building futures together™

Redevelopment of the former Ennstone Pipeworks site, Doseley.

Where quality lives

David Wilson Homes

Aerial view of proposal from north

Proposed design

The design proposed is traditional in style and detailing, inspired by the 'garden suburb' developments of the early 20th Century, featuring very high levels of landscaping and open space, with homes arranged around attractive:

- linear greens and ponds,
- landscaped courtyards,
- tree lined streets, and
- woodland settings.

The proposed scheme would consist primarily of two storey homes, supplemented by a small element of three storey properties.

The range of homes includes town houses, terraces, detached and semi detached houses.

A future planning application would be accompanied by a detailed Design and Access Statement to demonstrate the proposed design has been carefully assessed and responds to and enhances the character of the local area.

Proposed open space

The provision of new areas of open space and the protection and restoration of the site's existing mature woodland and water features was a key starting point when developing the proposed design and layout, ensuring both community and environmental benefits are achieved and the visual appearance of the site is improved.
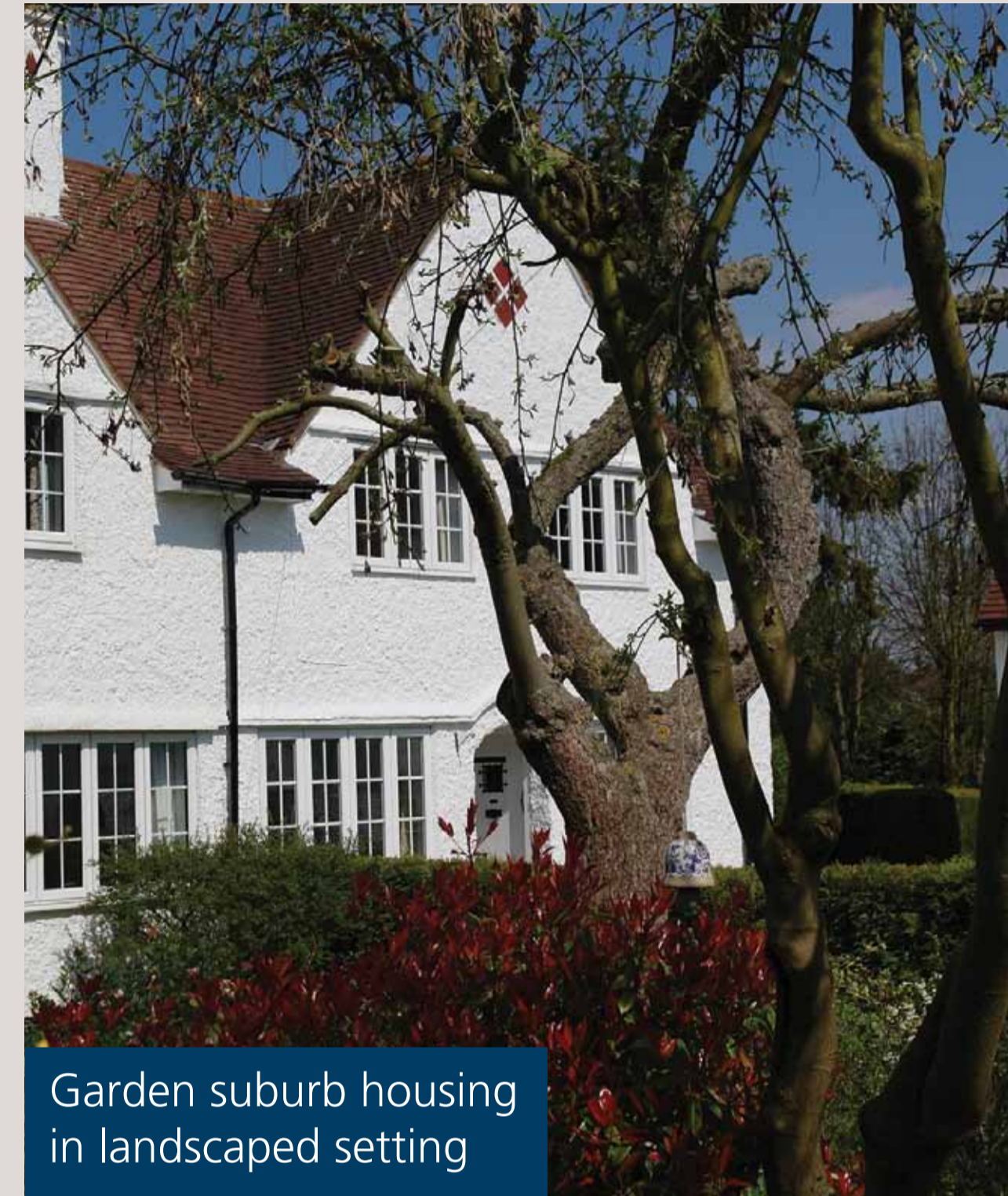
Garden suburb housing
in landscaped setting

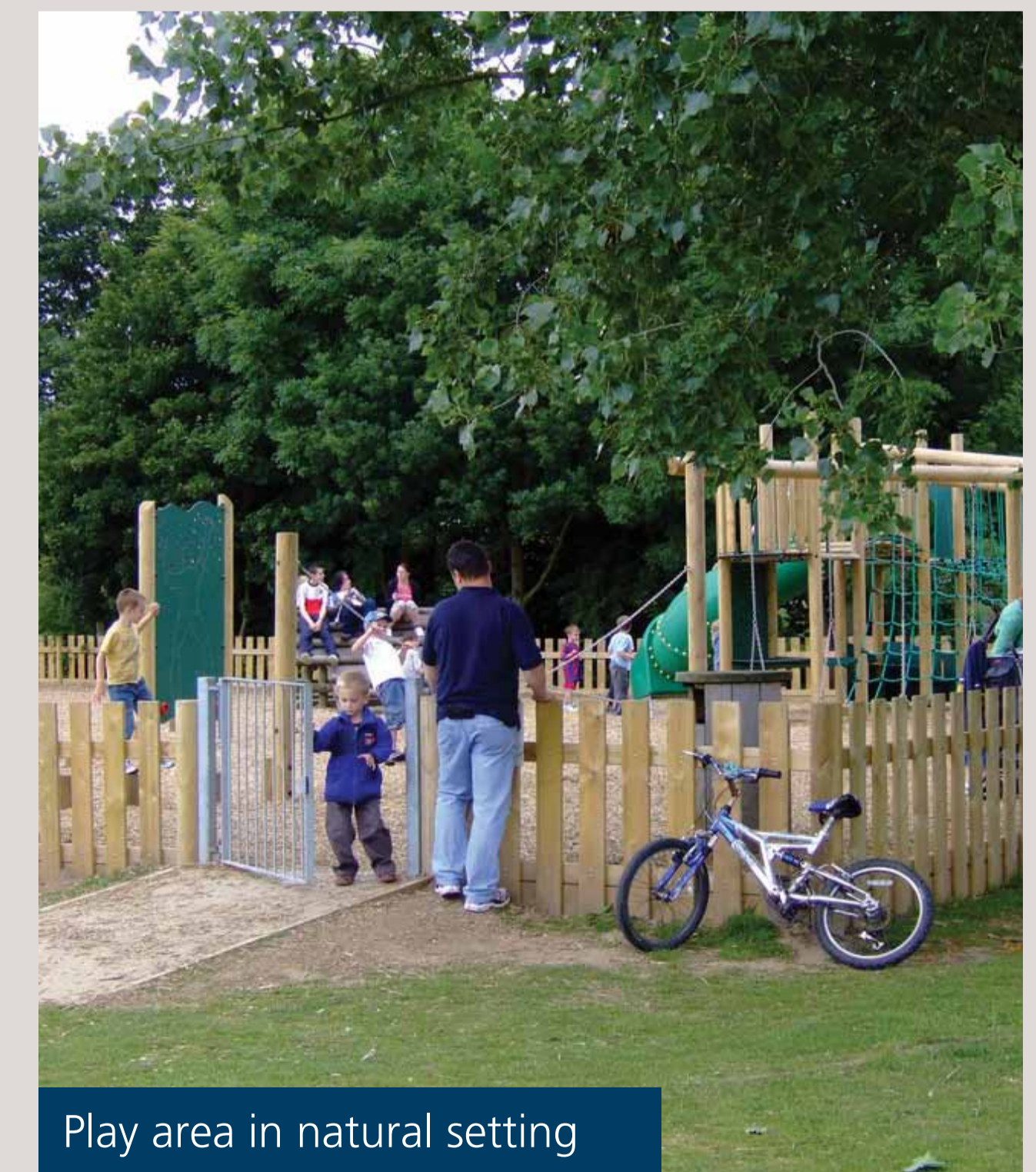Housing facing open space
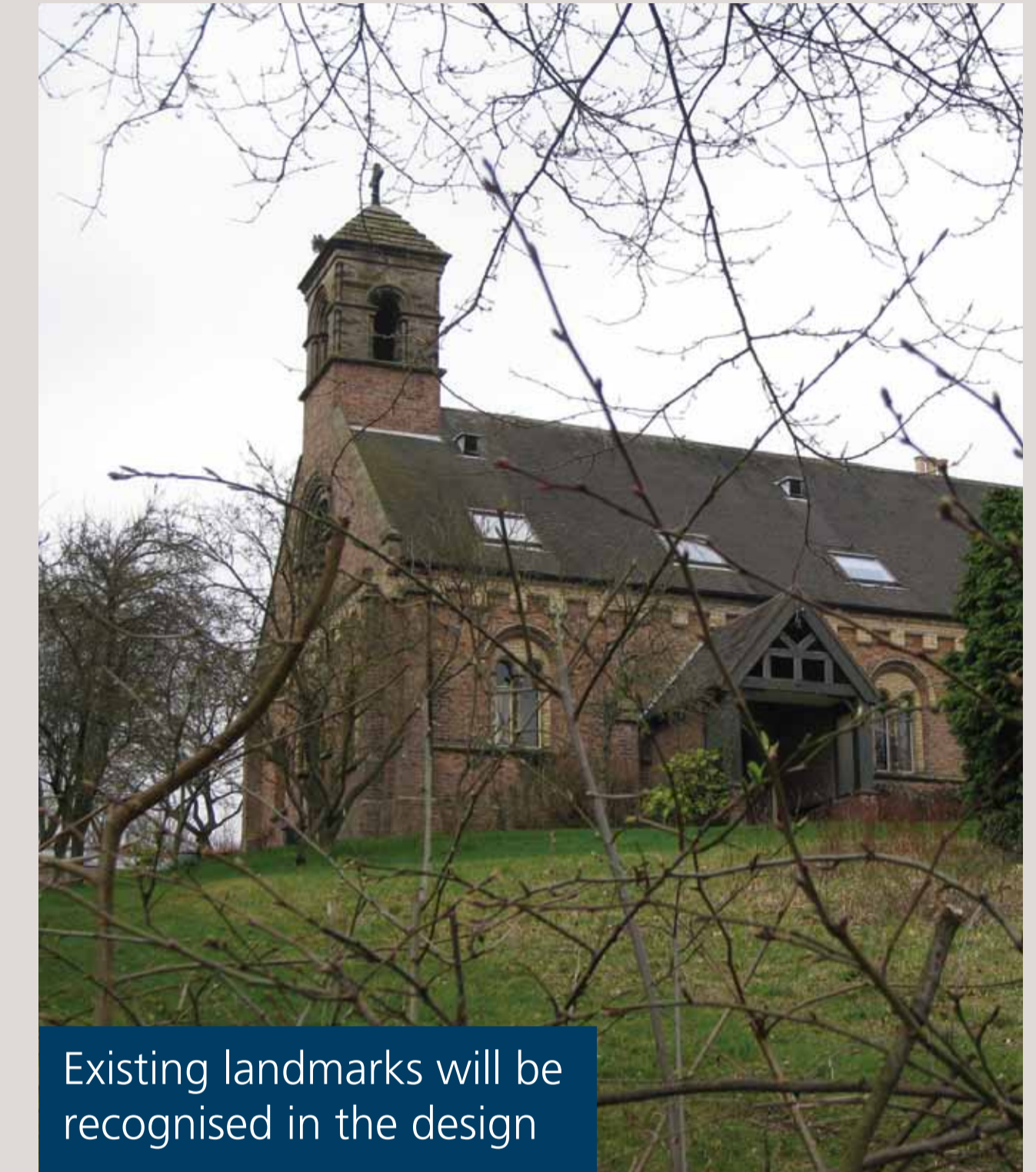
Existing landmarks will be
recognised in the design

Sustainable drainage system

Provision of a new significant
area of open space

Play area in natural setting

Highways and access

The site is accessed, via St Luke's Road, which has previously been used by heavy industrial and commercial traffic. David Wilson Homes propose to retain the existing vehicular access to the site, which would be upgraded and improved, to ensure local highway safety.

- The proposal has numerous benefits in terms of local traffic generation, primarily by:

  – removing existing and future heavy industrial traffic to the site.

  – improving the existing site access point to comply with appropriate highway safety standards.

When a planning application is submitted it will be accompanied by a Traffic Assessment (TA) which will fully consider all highway issues associated with this proposal.
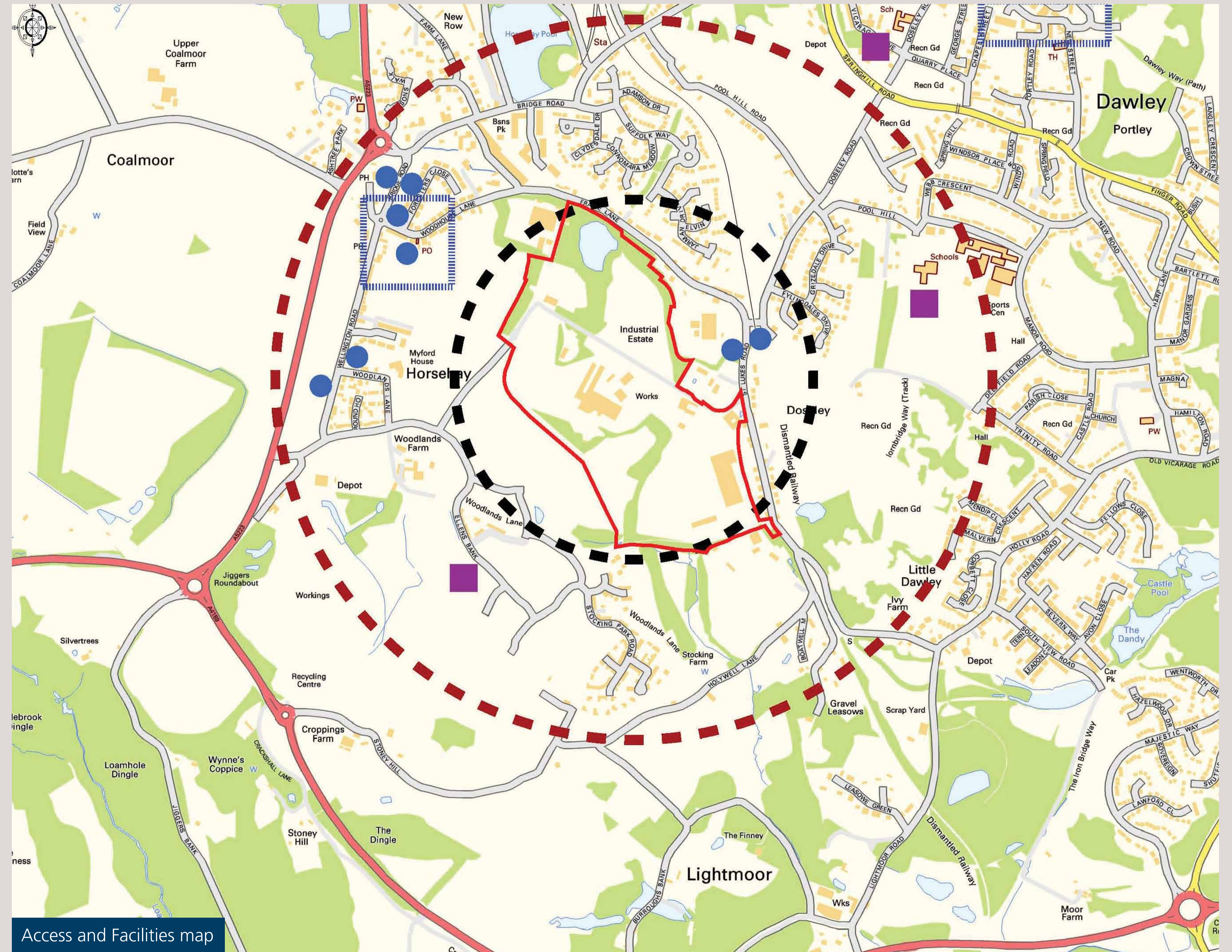
ACCESS & FACILITIES

▢ Site boundary	● Bus Stops
⬭ 400m radius/5 min walk	▢ Local shops and services
⬭ 800m radius/10 min walk	— 'A' Roads
	— 'B' Roads
■ Schools	— Unclassified Roads

Access and Facilities map

Environmental

Ecology and landscaping

- The proposals would be subject to appropriate ecological surveys, to ensure important plants and wildlife features are protected.

- The existing natural features will be fully considered to ensure the responsible redevelopment of the proposal site.

- Part of the site and its boundaries contains mature trees, woodland and a quarry pond. These natural features and potential habitats will be retained and enhanced to encourage wildlife.

- David Wilson Homes is committed to ensuring the development is landscaped to a very high standard with the appropriate planting of new trees, shrubs and other plants - improving the overall appearance of the proposed development and increasing on-site biodiversity, helping to encourage wildlife.

- The proposals would be subject to appropriate environmental surveys and appraisals, including for on-site contamination and drainage.

Sustainability

The proposed homes would achieve the appropriate 'Level of the Code for Sustainable Homes' and include;

- Energy efficient heating systems

- Energy efficient water supply systems

- Enhanced home insulation

- Rainwater harvesting, in the form of water butts for domestic recycling

- Installation of water efficient appliances, such as dual flush toilets and shower attachments that encourage a reduction in water use

It is intended to offer all new homes sufficient space for recycling facilities, either in integrated bin stores or within kitchen or utility areas. Where possible, a compost bin within the gardens of each home would also be provided.
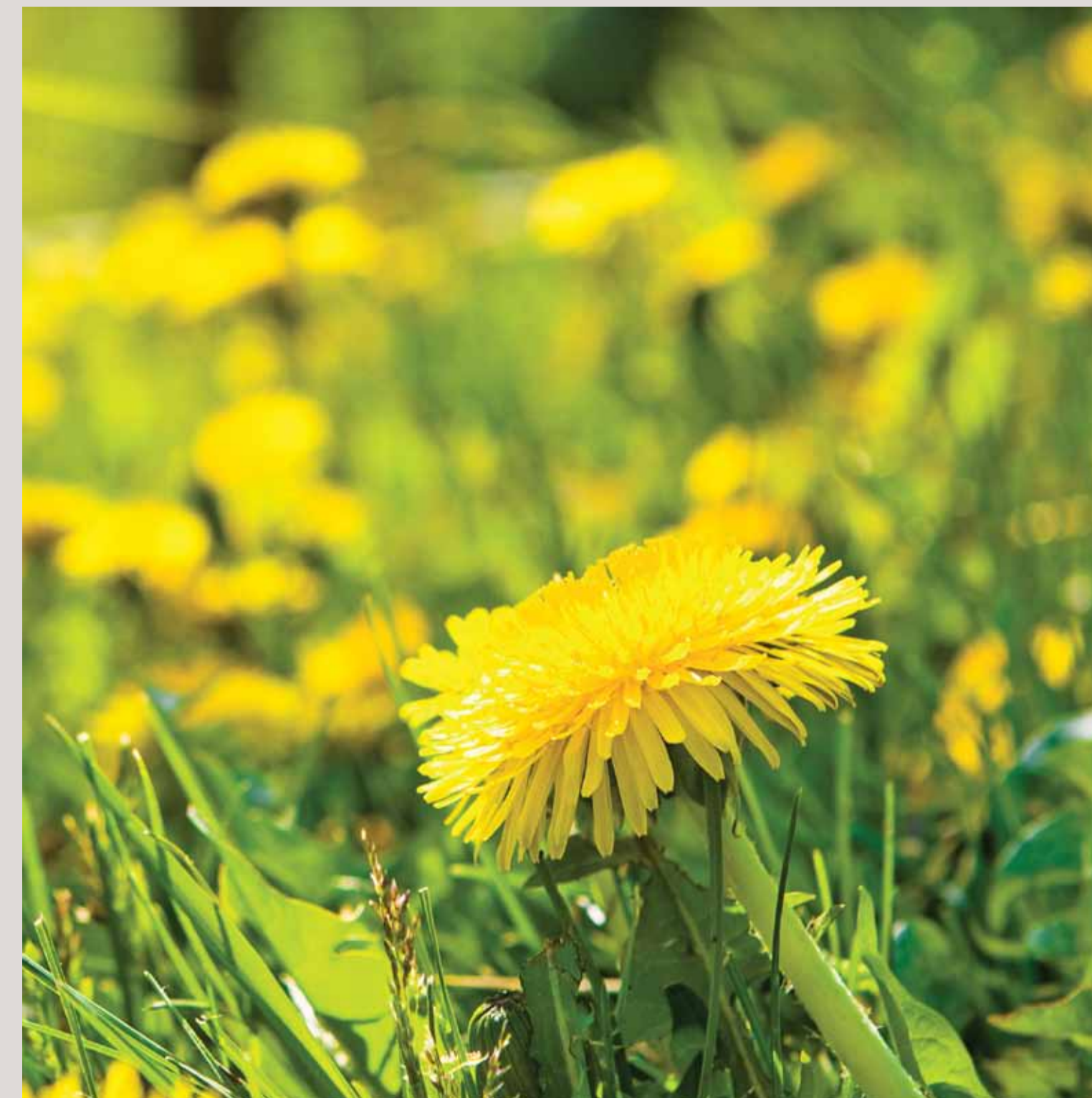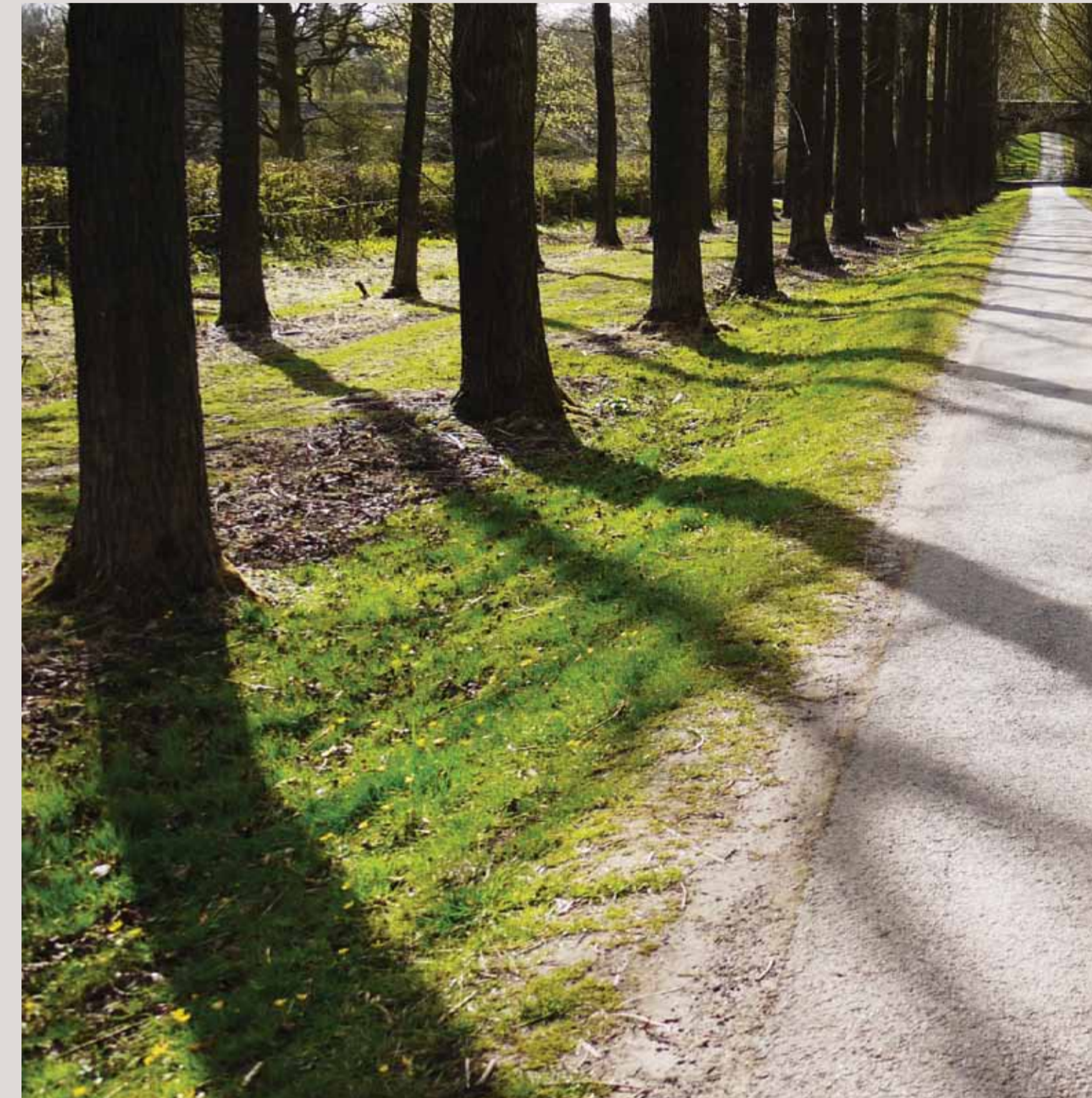
Summary of benefits, feedback and timescales

Benefits

- Removal of a non-conforming industrial site, which could be re-used for a variety of heavy industrial processes

- A high quality residential redevelopment of an existing brownfield site

- A beneficial mix of new housing, including family homes

- An attractive design, the new homes are primarily two storeys set within generous garden plots

- A spacious layout, which fully considers the site's existing natural features, surrounding landmarks and neighbouring boundaries

- Provision of substantial new areas of open space and landscape enhancement

Timescales

Following this event David Wilson Homes will review the feedback received and will use these views to inform the next stage of the design, prior to submitting a full planning application to the Council.

The proposed timescale for this is as follows:

- Feedback to be received on the preliminary options for the site by 23 May 2012

- Plans for site to be reconsidered

- Amendments to be made

- Planning application to be submitted in June 2012

Feedback

Thank you for taking the time to view our proposals. Your feedback is very important to us. Please take the time to fill out a feedback form.

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Feedback

Your feedback is important to us. Let us know what you think about the proposals here today. The comments made will be fed back into the planning process before the application is submitted. We'll also keep you informed regarding the progress of the application.

You can pop your completed form in the ballot box or send it to by post, fax or email. Closing date for feedback is 23rd May 2012

Telephone: 0800 298 7040
Fax: 01962 893 883
Email: feedback@consultation-online.co.uk
Post: Remarkable Engagement, The Pump House, Garnier Road, Winchester, SO23 9QG
Web: www.consultation-online.co.uk/ennstonepipeworks

Please let us know your contact details below:

Name:

Address:

Postcode:

Email:

Telephone:

Please **do not** keep me informed of updates to this application ☐

David Wilson Homes   www.dwh.co.uk | www.consultation-online.co.uk/ennstonepipeworks

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