

Introduction

Site Plan



Lovell Partnerships Ltd are working with Telford & Wrekin Council and their wholly owned housing company Nuplace Ltd, alongside an established Housing Association to deliver a unique housing scheme on this site, which directly meets housing need whilst enhancing and protecting our environment. The site, sitting within Muxton and adjacent to Donnington, extends to some 15.24 ha and is currently owned by Telford & Wrekin Council.

The site boundary has been established based on findings from preliminary surveys and associated constraints which have shown there to be many challenges to development on this site including past mining, ecology, topography and drainage, which will have a significant impact on development layout. However, these constraints also present an exciting opportunity to regenerate brownfield land, whilst delivering new homes and creating a vibrant sustainable community.

As part of the Stronger Communities Programme, the Council secured £3.3m of funding from the Marches Local Enterprise Partnership (LEP) to deliver a series of enabling works to support the delivery of the scheme, including the installation of two new highway accesses off Donnington Wood Way to serve the development. These works need to be completed by end March 2021 to meet LEP timescales and as such will be commencing in October 2020.

This public consultation provides an opportunity for people to view and comment on emerging proposals to allow these to be considered by the development team. There will be a further formal consultation process undertaken following submission of the planning application later this year.

We welcome all comments and ask that these be returned to us by **16th October 2020** either in writing or via email to info@nuplace.co.uk. Please use “**Donnington Wood Way - Public Consultation Comment**” as the email subject to help direct your response.

Vision

Our Vision

- To deliver a mixed tenure housing scheme with a high level of affordable housing to meet an identified under supply within the Borough.
- To deliver a range of specialist and supported housing for some of our more vulnerable residents and in doing so meet an identified under supply within the Borough and reduce costs to Social Care and the NHS.
- To secure a Housing Association partner for the site who we can trust to deliver a good quality service to our residents and with whom we can secure nomination agreements that meet our needs.
- To expand the Private Rented Sector Housing portfolio of Nuplace Ltd, the Council's wholly owned housing company.
- To deliver an intergenerational housing scheme that supports community cohesion and builds community capacity.

Development Aspirations

- To ensure effective integration of the development into the existing adjacent communities of Donnington and Muxton.
- To ensure the development sensitively responds to, enhances and promotes the adjacent Granville Country Park.
- To deliver a low carbon development that contributes to the Council's Climate Change commitments through the delivery and operational phases.
- To deliver social value through the development and operational phases.
- To regenerate 15.24 ha of brownfield land.

Green Credentials

- The development to include solar panels and electric car charging points combined with improvements to fabric of the building to improve thermal efficiency.
- Establish Biodiversity Metrics through native planting and wetland creation supporting the local ecology/species within the surrounding area.
- Enhancements to local nature reserve including accessibility improvements.



Development Proposals

We have developed an indicative housing mix for the site based on housing needs identified within the Council's draft Housing Strategy and the Council's adopted Specialist & Supported Housing Strategy. This housing mix will be refined over the next few months but it is anticipated to incorporate:

- A new Extracare facility for people over 55s, offering accessible housing at affordable rent with care provided as required, enabling people to continue to live independently as they age. This will incorporate a "high needs" element for people suffering from dementia.
- A range of care ready housing and bungalows for both affordable and private rent, owned and managed by the Housing Association and Nuplace Ltd.
- New homes for people with learning and/or physical disabilities, allowing them to remain living as independently as possible.
- A range of 1, 2, 3, and 4 bed homes for open market sale, private rent, affordable rent and shared ownership.

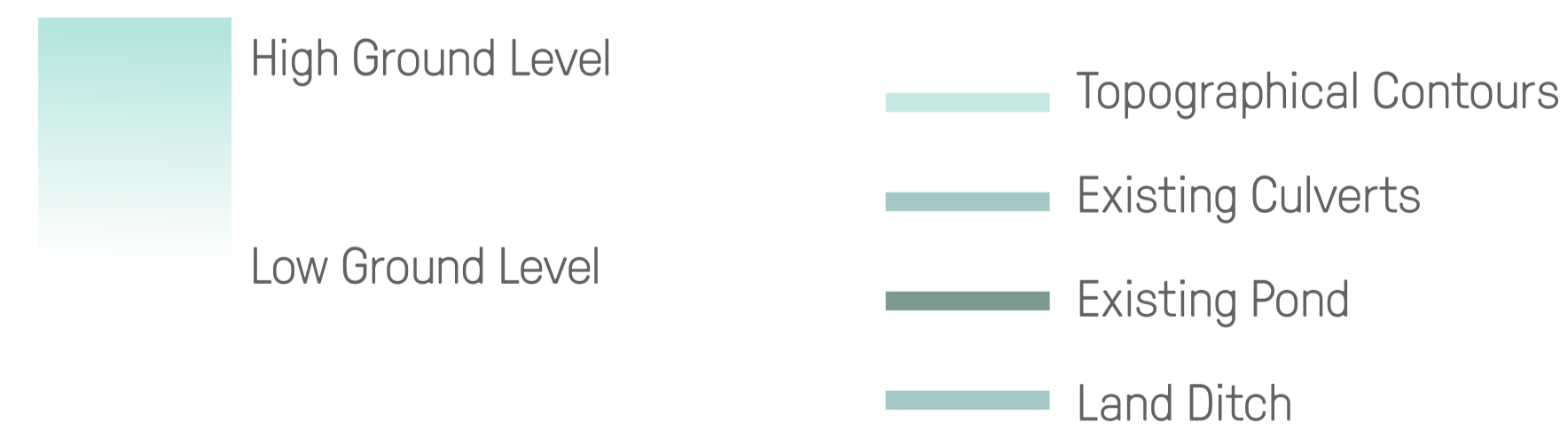
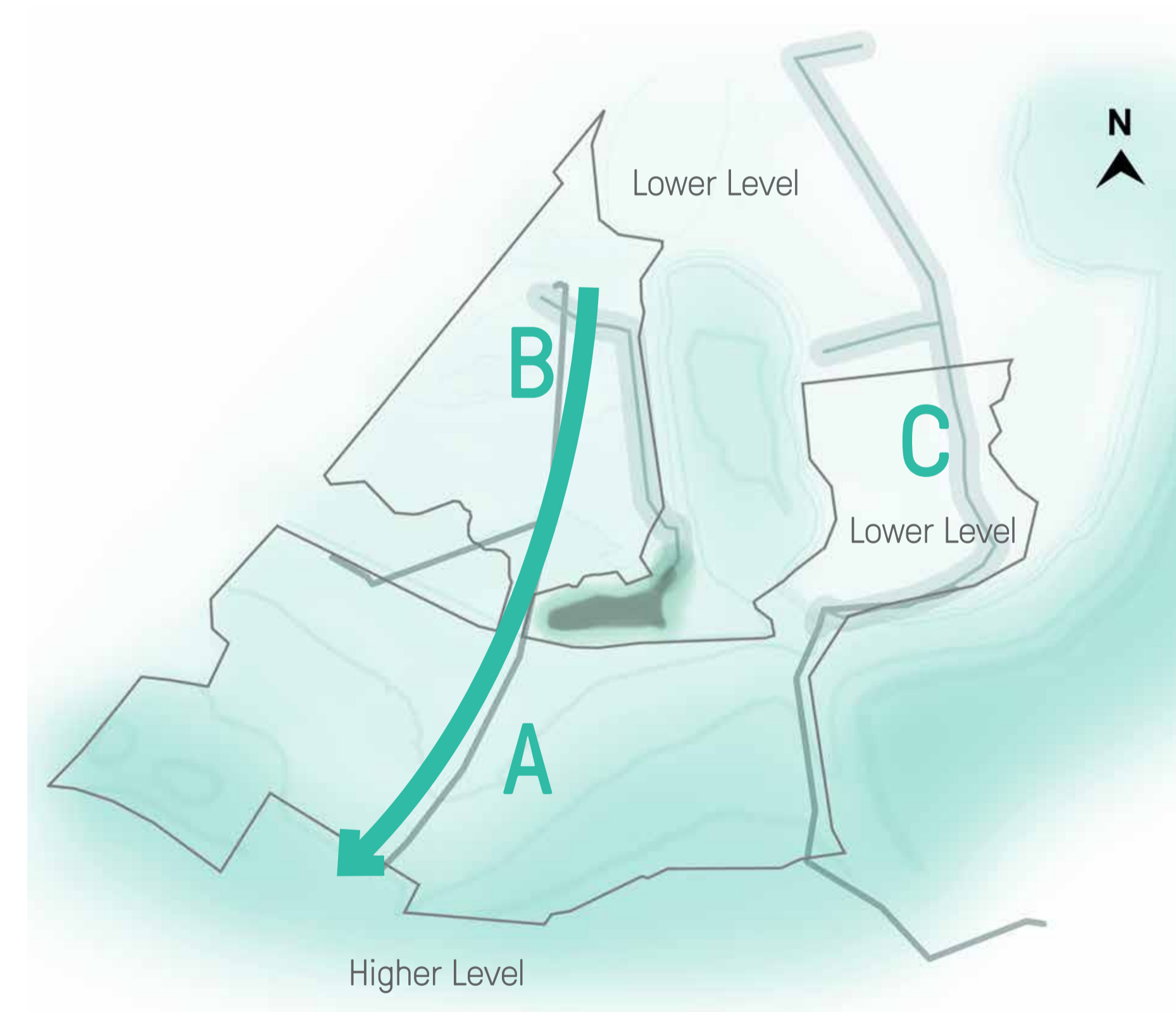
These housing types and tenures will be arranged within the site to maximise community interaction, integration and mutual support.



Site Context

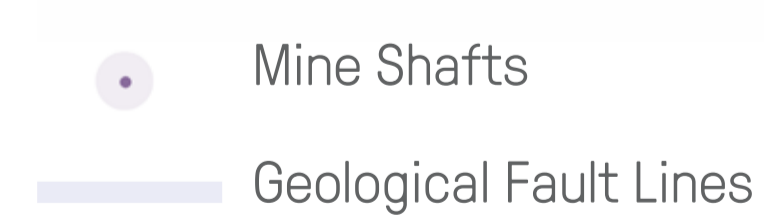
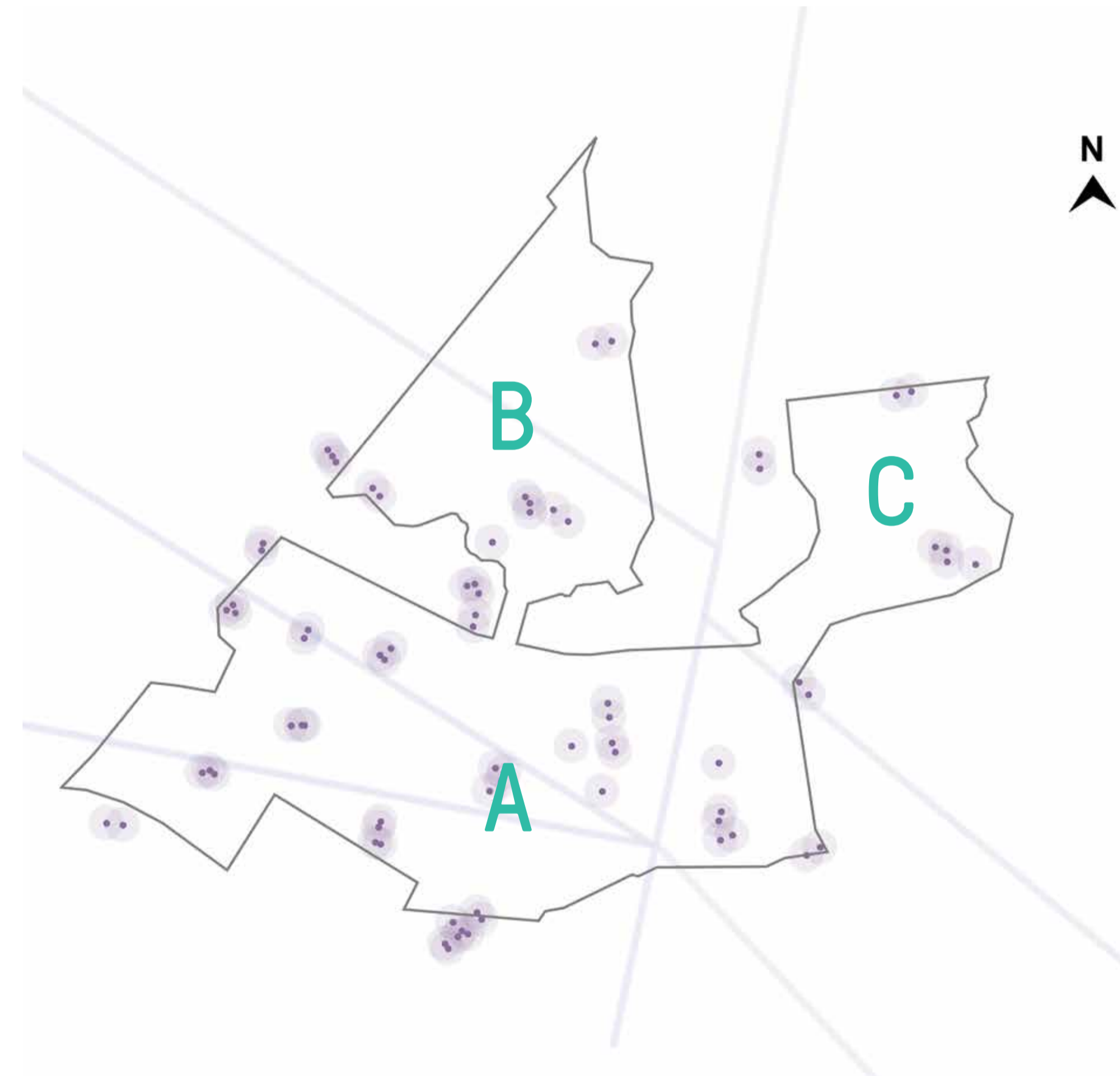
Topography and Drainage

- Generally flat parcels of land with steep level changes between parcels.
- Lowest areas of land are potential areas to include wetland Sustainable Urban Drainage Systems (SuDS).



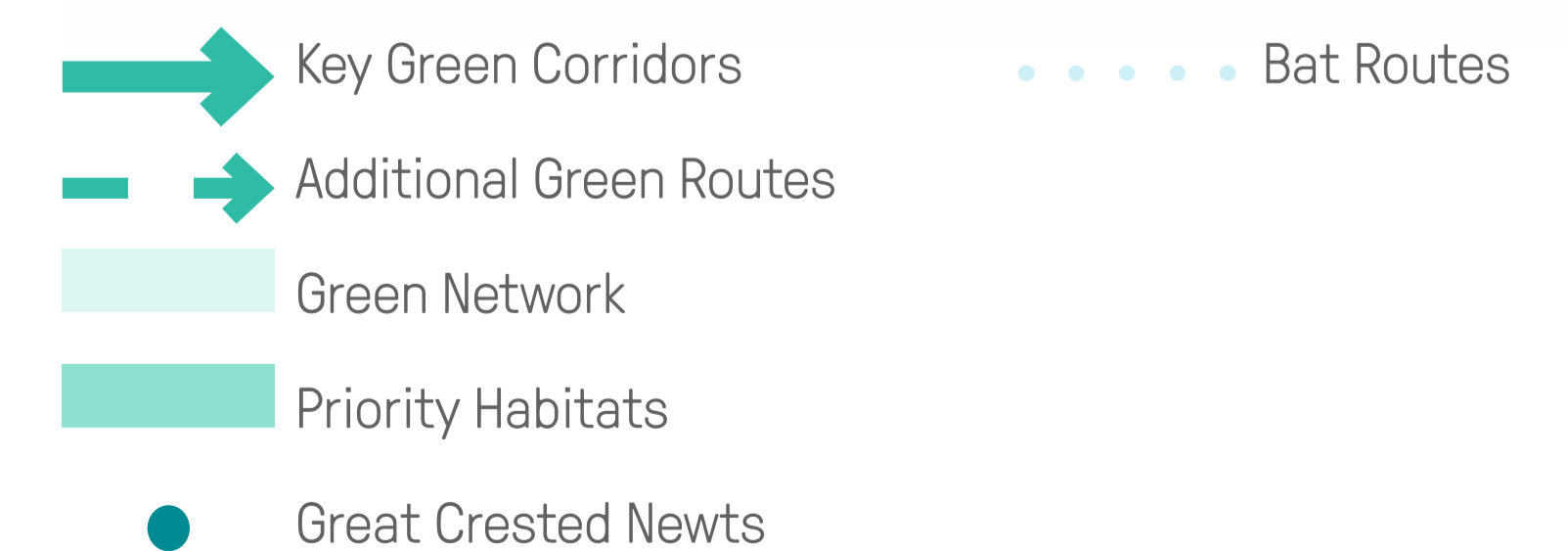
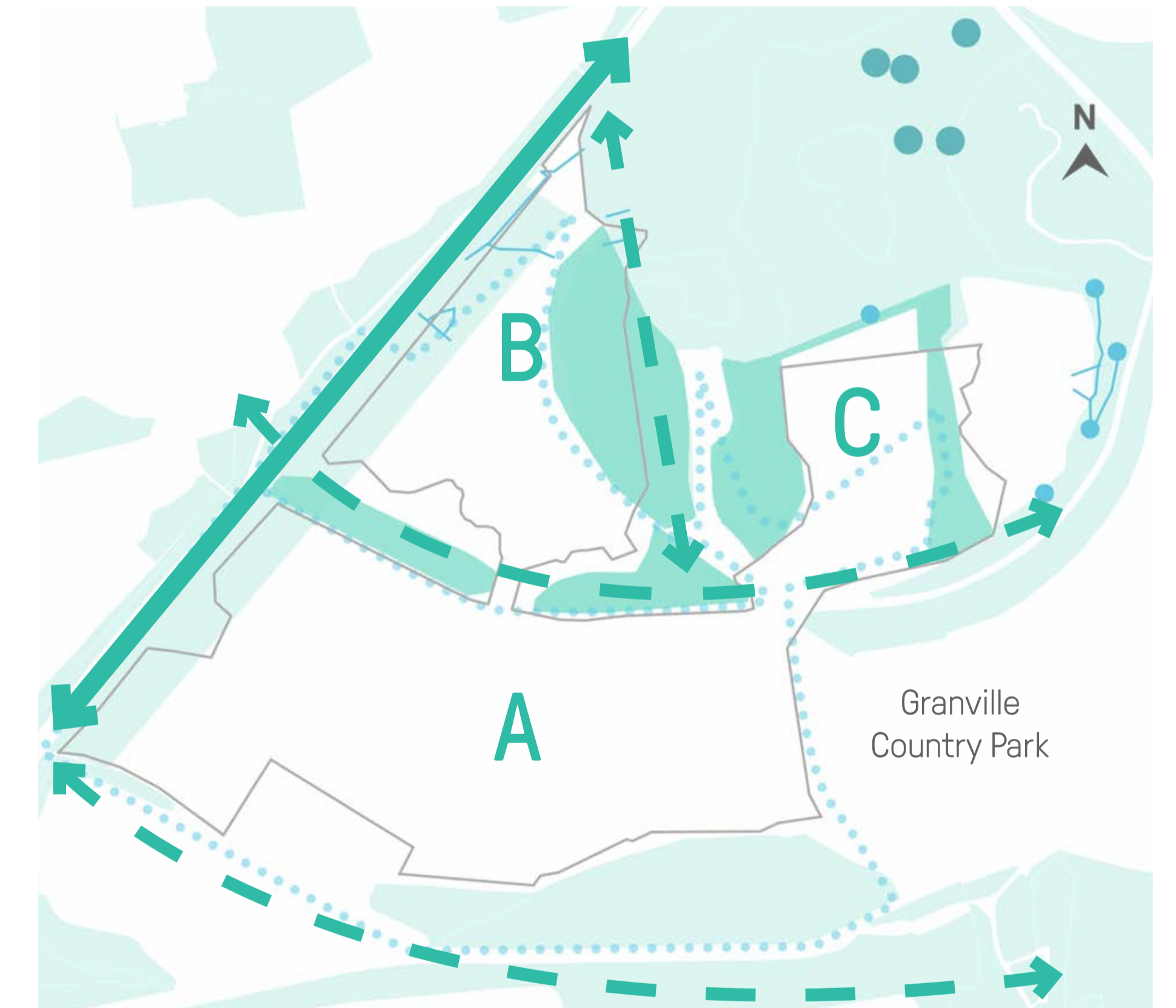
Ground Conditions

- The site lies on a brownfield land, previously forming part of Granville Colliery.
- Historic mine shafts scattered throughout the site.
- Geographic Fault Lines extending across the site.



Ecology and Biodiversity

- The site is in close proximity to Granville Country Park.
- Enhance existing habitats for Great Crested Newts, Badgers and Bats in neighbouring parts of the site.
- Opportunity to enhance and create additional habitats throughout the site.
- Enhance and retain a key green/wildlife corridor that currently runs along the Western boundary.



Site Context

Access and Highways

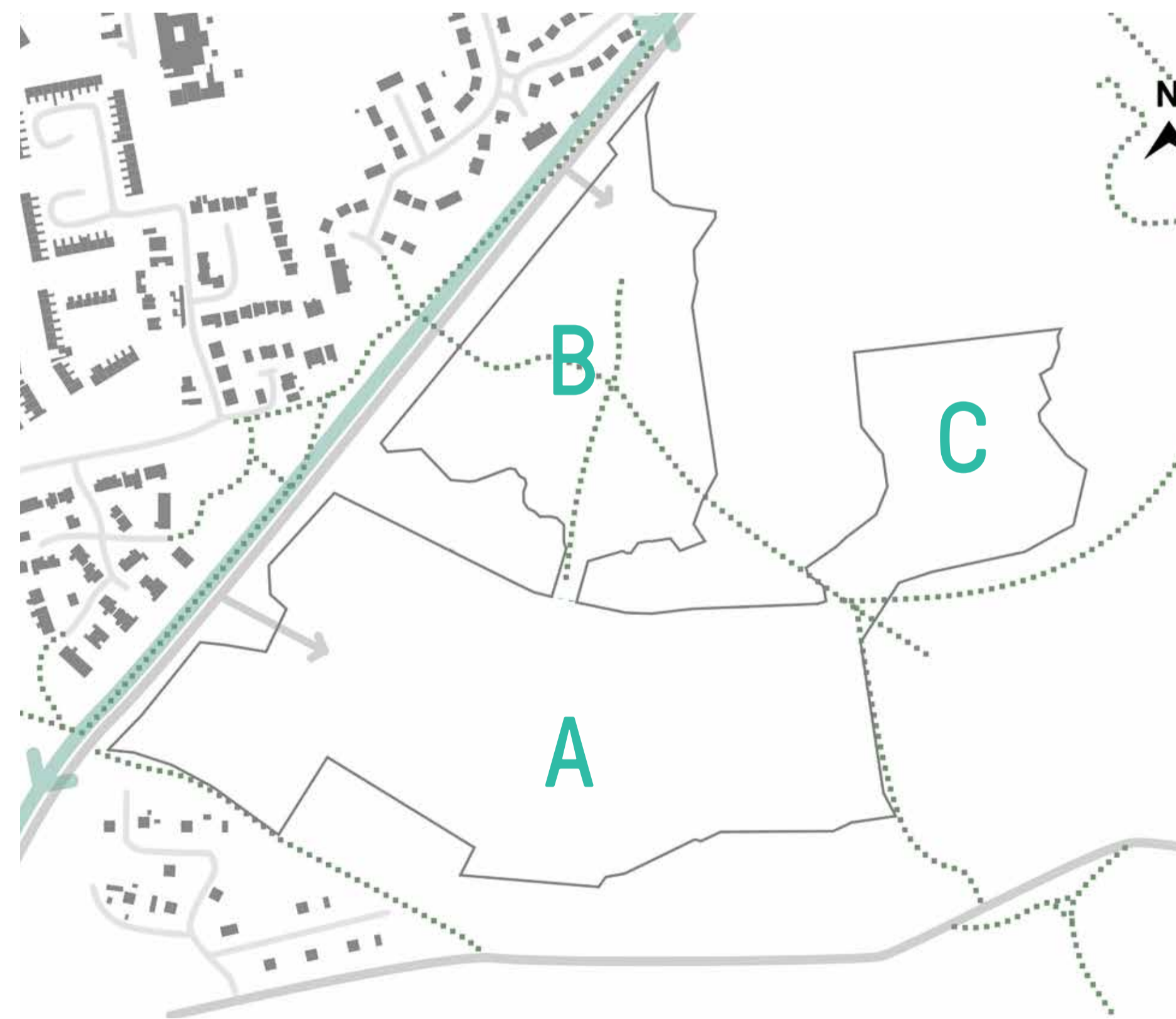
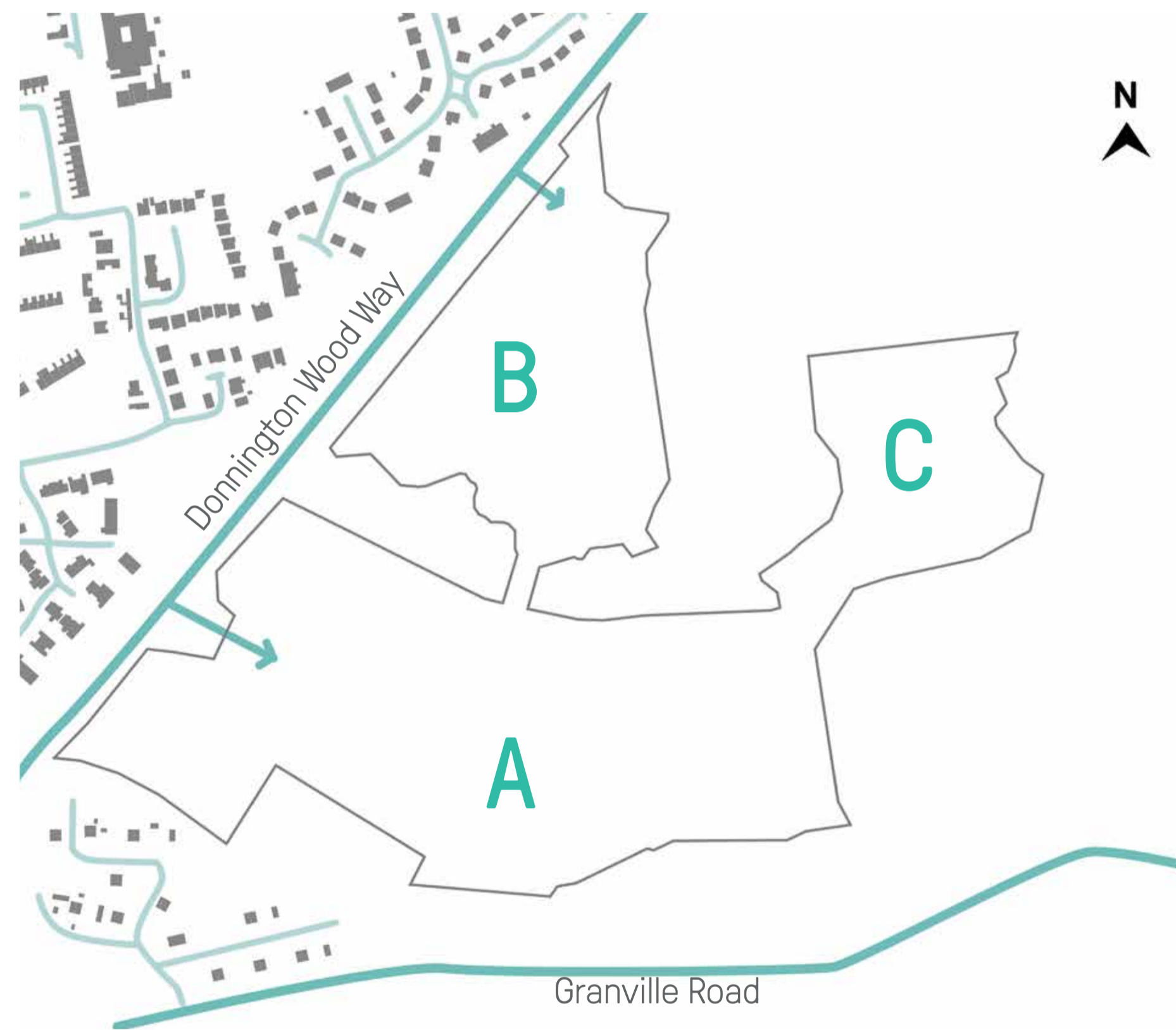
- New access points to be provided from Donnington Wood Way.
- Donnington Wood Way is a primary route connecting the site with Telford and Stafford.

Footpaths and Cycleways

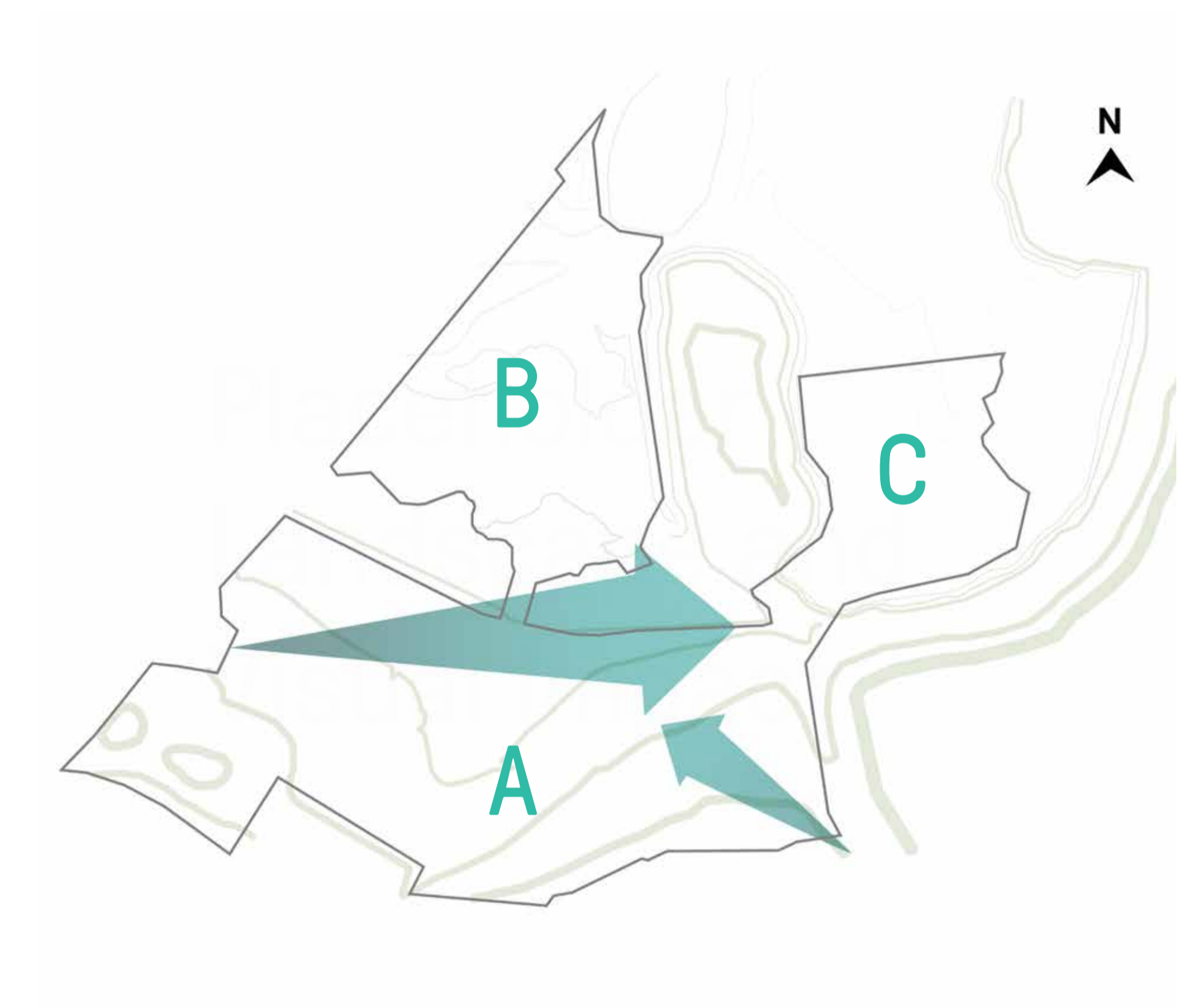
- An existing cycle path (NCN 55) runs along Donnington Wood Way with an opportunity to create a new cycle path connecting into Granville Country Park.
- An existing footpath crosses the site connecting Donnington Wood to Granville Country Park. There is an opportunity to enhance this route and create further connections from the development into Granville Country Park and beyond.
- Multiple footpaths also run around the site.

Landscape and Visual Impact

- The site generally sits lower than the surrounding land and therefore there will be a lesser visual impact on the landscape.
- There is a key view from the proposed access to Parcel A across the site towards the open countryside.
- Another key view into the site is from the higher land to the South Eastern corner looking across the site.
- There is an opportunity to enhance these views.



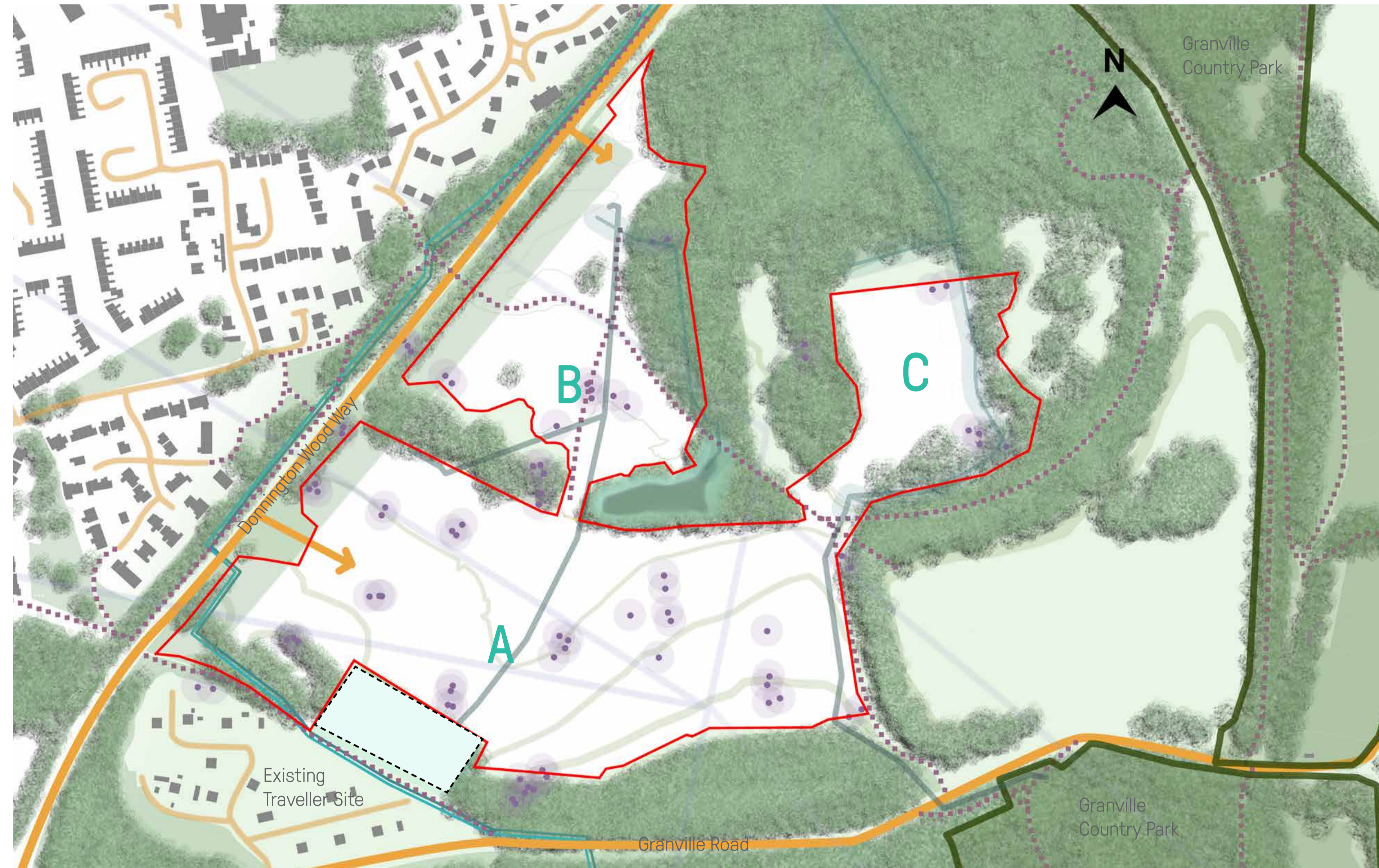
- Cycle Path (NCN 55)
- Footpath



- Topographical Contours
- ← Key Views

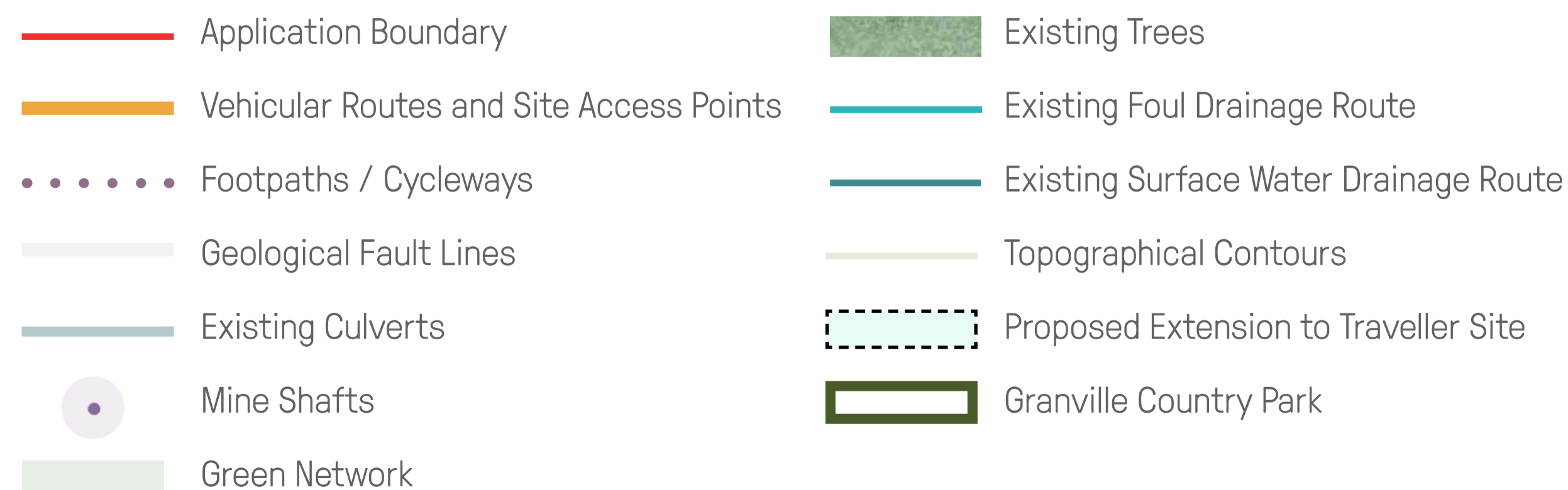
Site Constraints

Constraints Plan



Key Constraints and Opportunities

- Retain existing drainage across the site using low lying land for SuDS.
- Protect, retain and enhance ecological habitats.
- Provide acoustic attenuation to mitigate traffic noise from Donnington Wood Way.
- Maintain and improve connectivity throughout the site and to the wider context.



Enabling Works



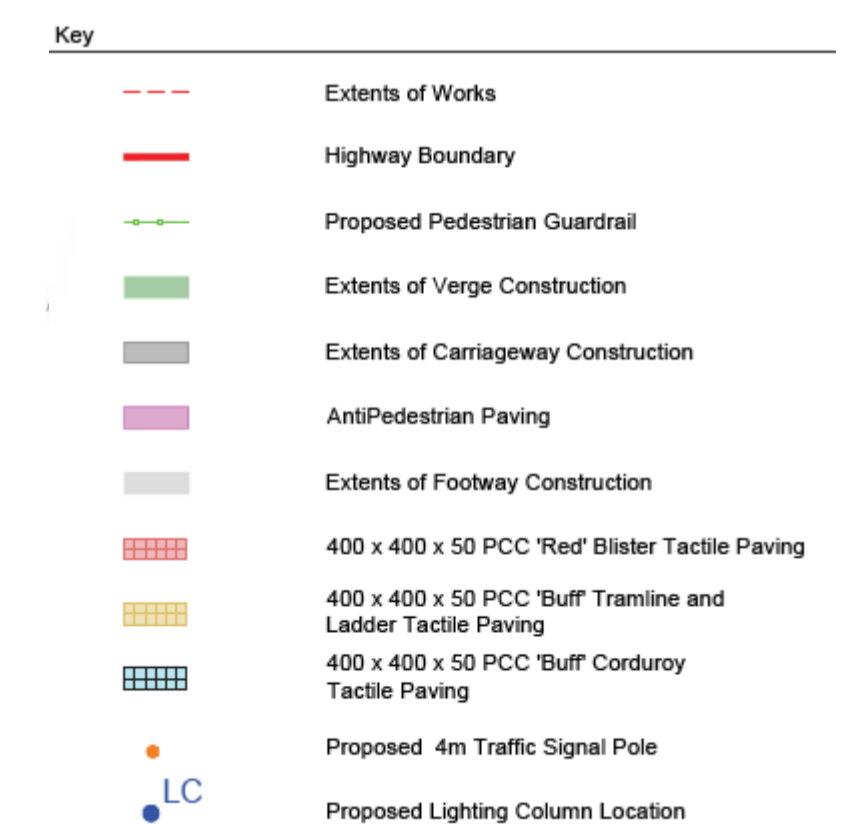
Primary Access



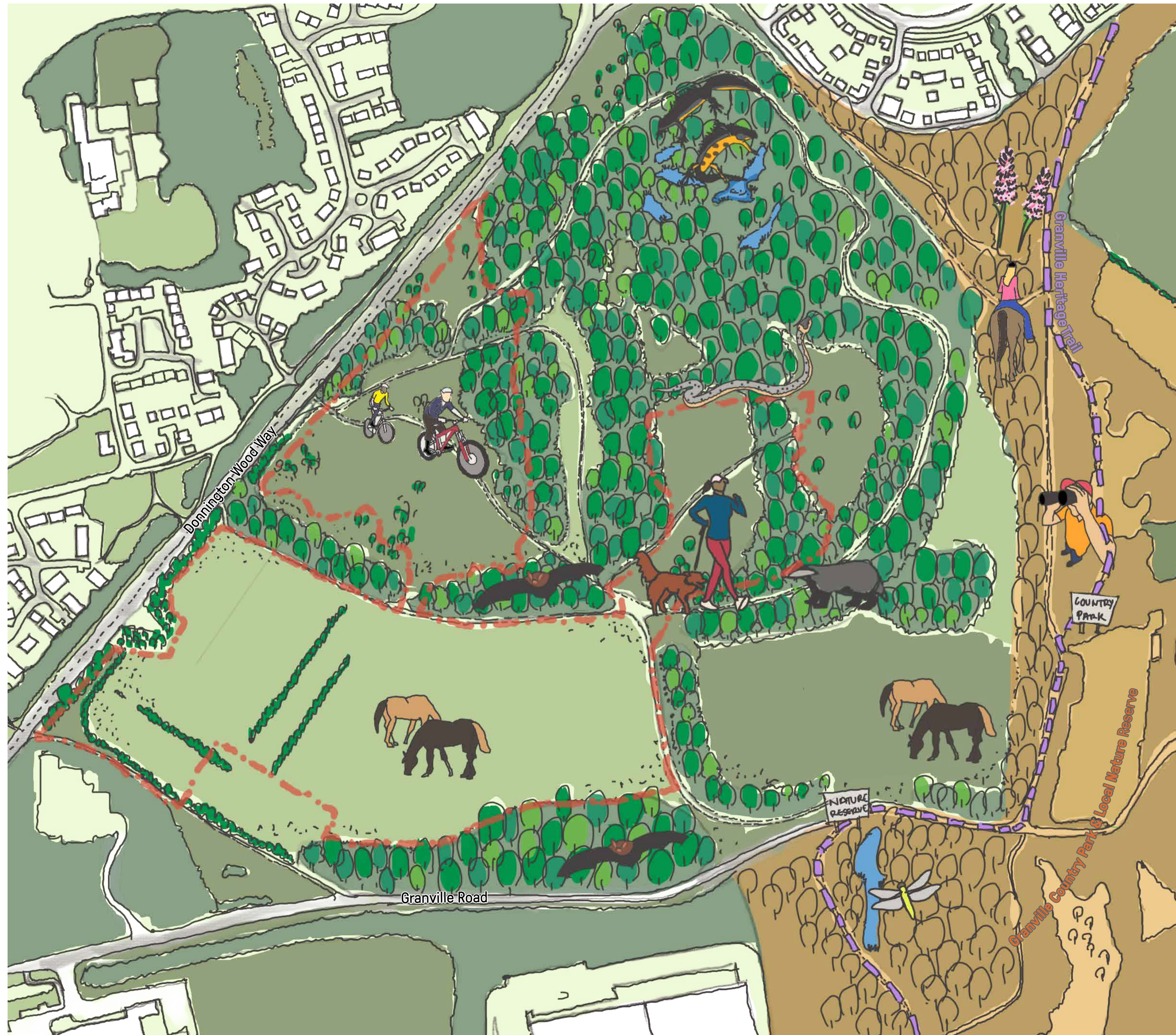
Secondary Access



Traveller Site Access



Ecology and Biodiversity



Notable Habitats

The site contains a range of habitats including woodland, grassland areas, scrub and wetland areas supporting a range of species. Surveys have identified most sensitive features, of which our proposals seek to avoid these and make them integral to the development.

Protected Species

The wider location is home to various protected and notable species, including great crested newts, badgers, foraging and commuting bats, as well as grass snakes, toads and even notable butterfly species. The development will preserve habitat and connectivity for the benefit of these species.

Granville Country Park & Local Nature Reserve

The Granville Country Park & Local Nature Reserve is located to the east and south-east of the site and is home to a variety of habitats and wildlife. A Heritage Trail, various footpaths and a bridleway, make the site accessible and engaging, offering an excellent opportunity to connect with and experience nature.

Access to Nature

Overall, the site lies in a unique natural setting, and our proposals seek to ensure that this setting retains its character and value, while making access and interaction with nature an integral part of the new community.



Extensive footpaths at Granville Country Park



Bridleways at Granville Country Park

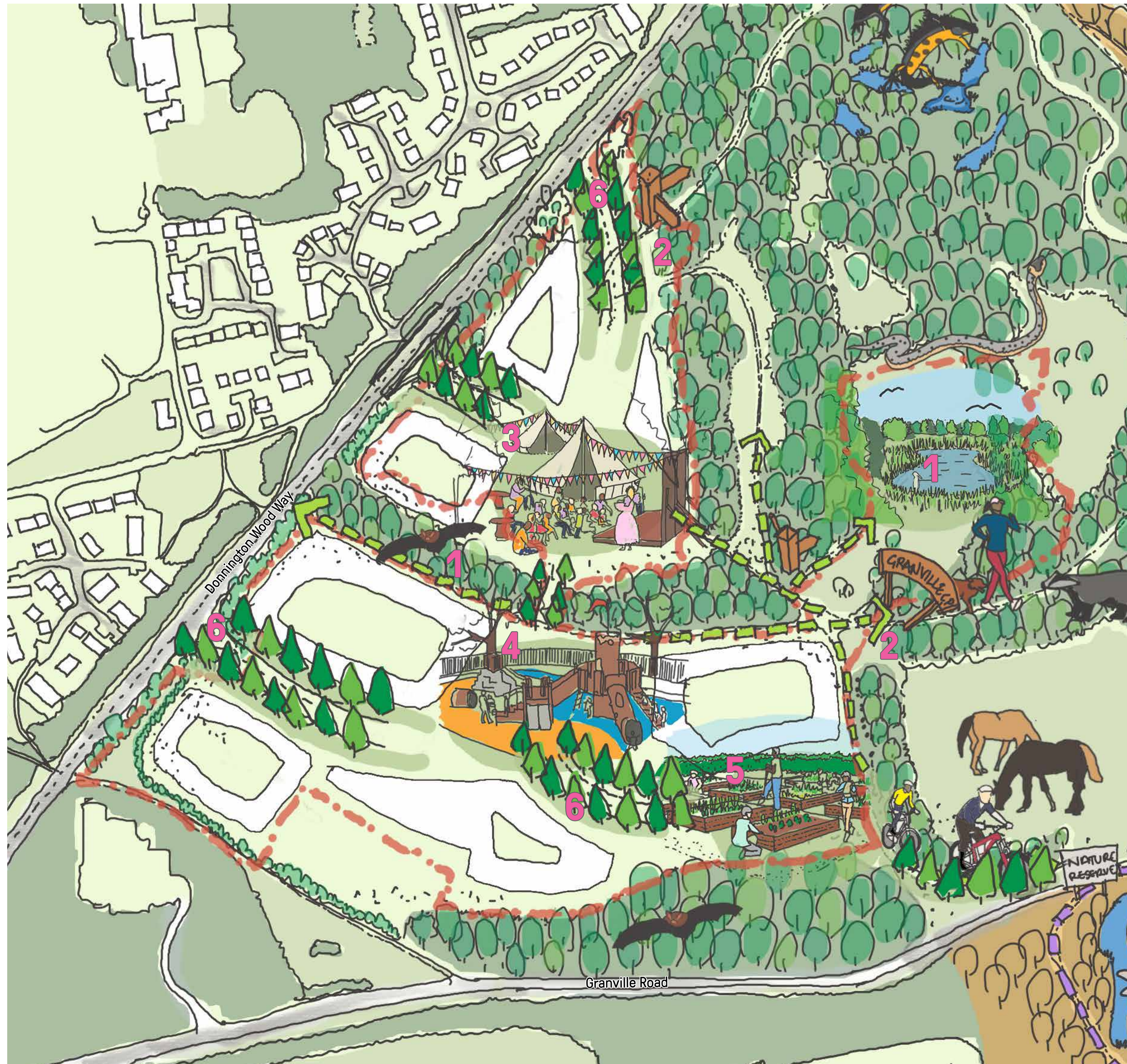


Extensive footpaths at Granville Country Park



Bridleways at Granville Country Park

Landscape Vision



1 Protect, Retain and Enhance Existing Habitats
Our landscape strategy aims to create a scheme that is integral to the surrounding habitats by reinforcing habitat connectivity, creating new habitats and providing opportunities for engagement with nature and physical activity.



2 Wayfinding Strategy to Emphasise and Encourage Access to Adjacent Country Park and Nature Reserve
A simple wayfinding strategy will allow new residents and the wider community to confidently access and use the adjacent Granville Country Park and Local Nature Reserve.



3 Open Spaces that Promote Activity & Community Interaction
A series of open spaces such as 'Village Greens' and 'Pocket Parks' will give the development character and a sense of place, while also providing space where the community can gather and socialise, organise events and play sports informally.



4 New Play Areas
A new fully equipped playground will provide engaging and safe play opportunities for children of all ages. Use of timber and careful siting will help the play area contribute to the character of the development and encourage children to interact with the rich wildlife and habitats of Donnington Wood and Granville Country Park.



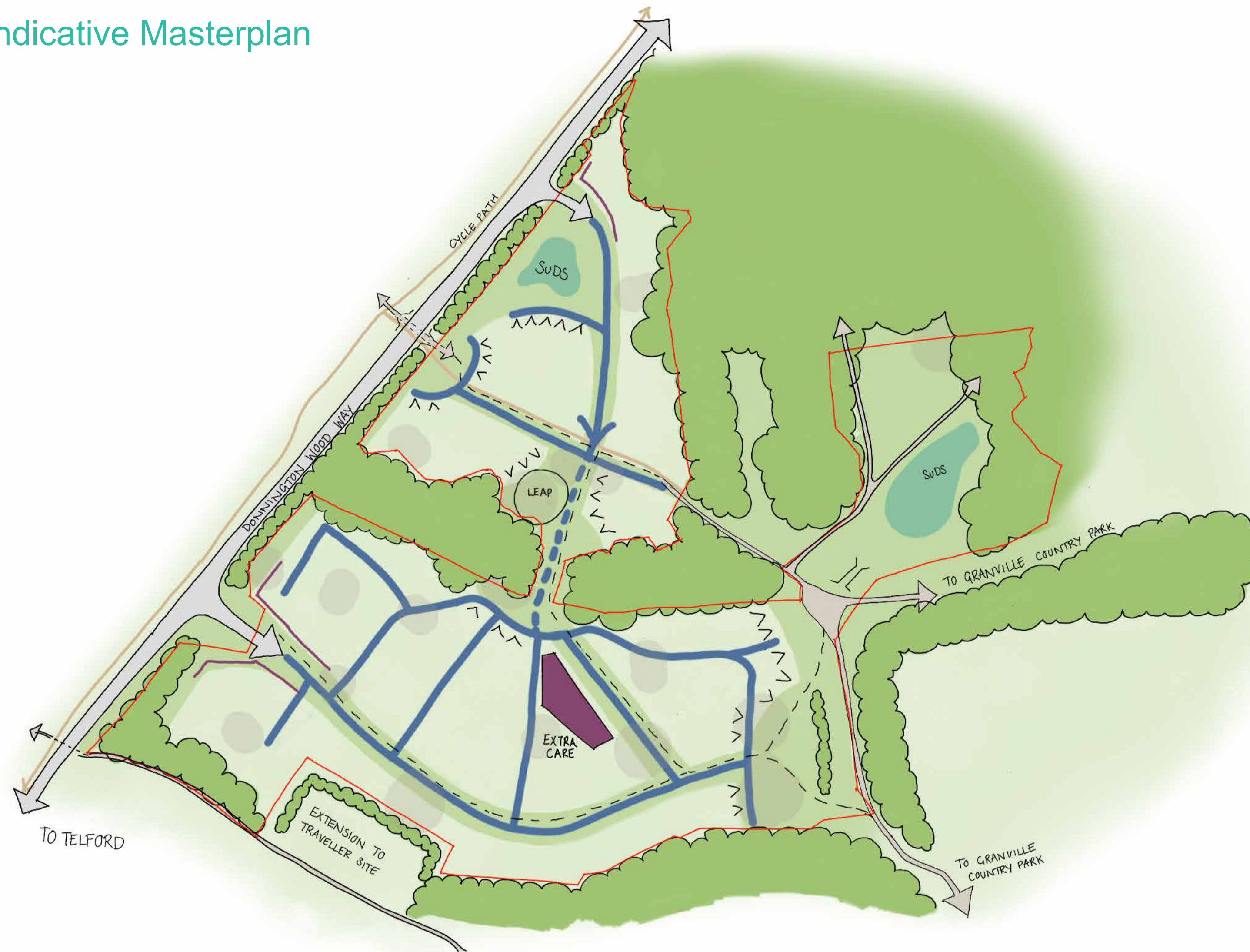
5 Therapeutic Landscape and Gardens
The scheme will include Extra Care and Dementia Care facilities. Our proposals will provide safe outdoor spaces where residents can do some gardening themselves or just enjoy the flowers, benefiting from the therapeutic effect these activities offer.



6 Boulevards for Attractive Arrival & Movement
A series of boulevards and tree-lined paths and streets will create gateways and connect the proposed outdoor spaces and way-finding strategy, creating a more formal feature of the landscape that contrasts with the wild and informal setting of the site.

Masterplan Development

Indicative Masterplan



Key Principles of the Development

Access and Connectivity

Retain and enhance connections between Donnington Wood and Granville Country Park.

Landscaping

Retain and enhance and create green networks throughout the site.

Open Space

Provide Local Equipped Areas for Play and engage with the surrounding public open space.

Extracare Facilities






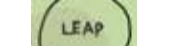




Extracare facilities should take a prominent position within the development.

Ecology

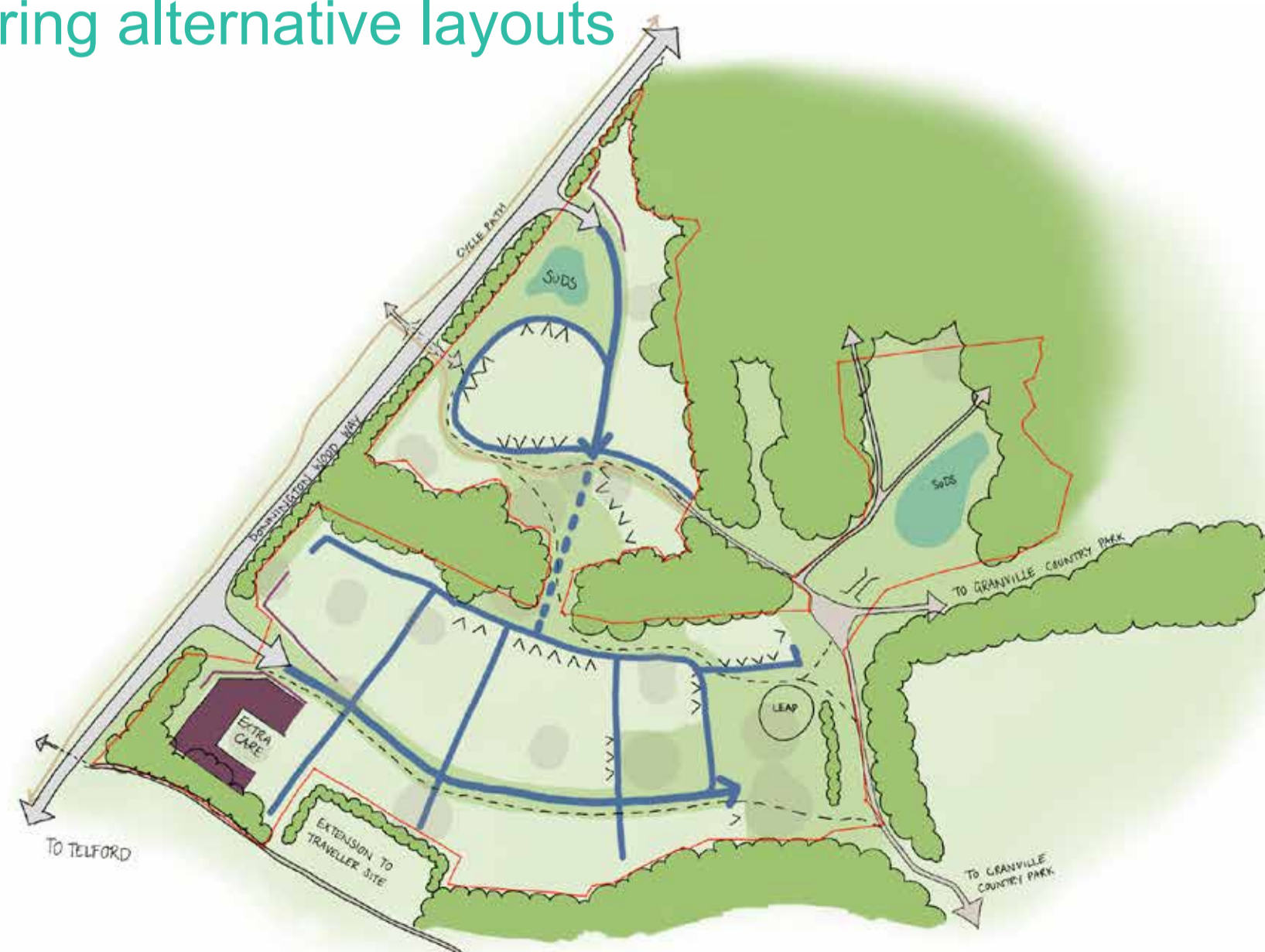
Protect and enhance existing habitats surrounding the site.

Security

Upgrade the existing underpass and provide natural surveillance throughout the development.

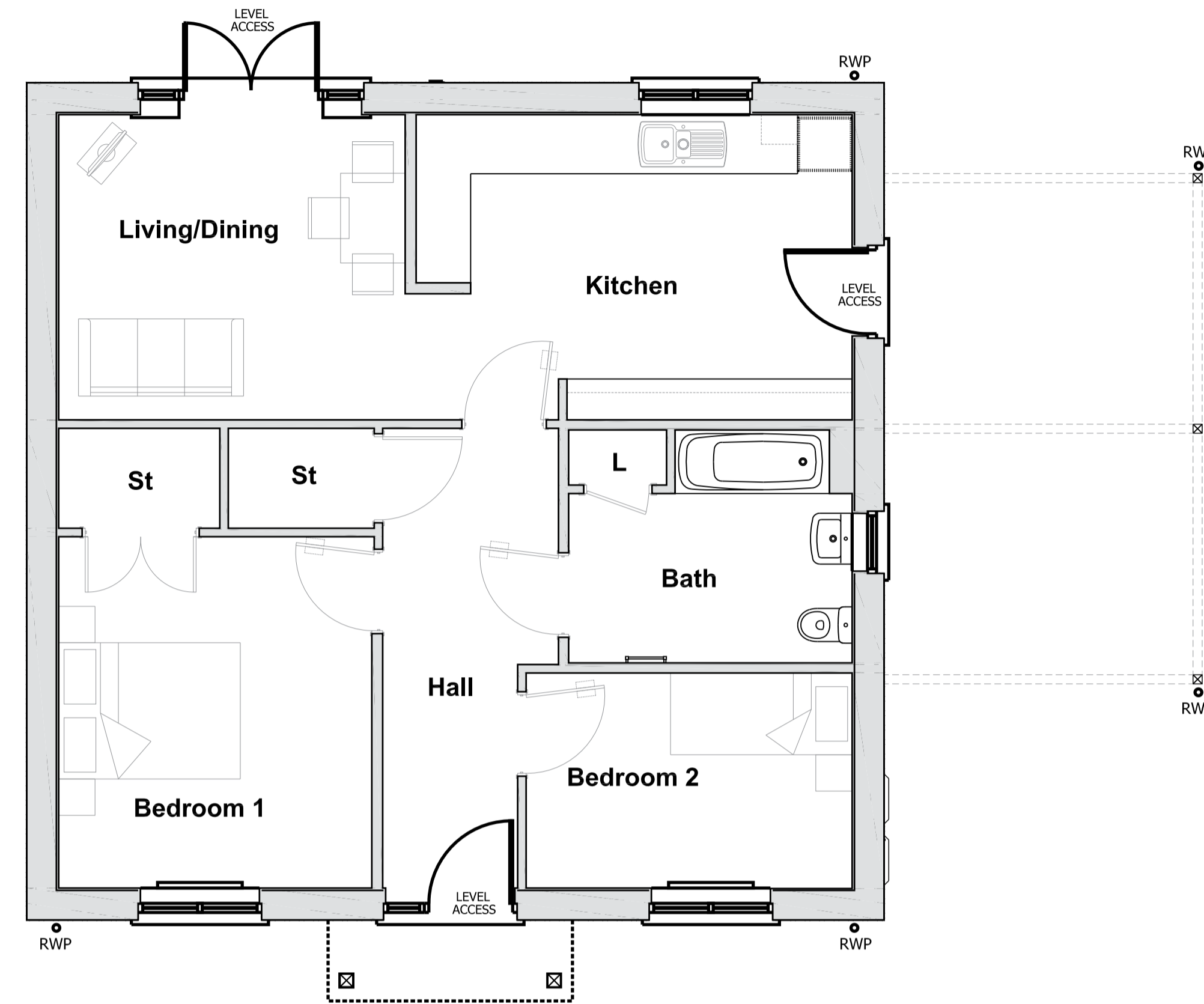
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|---|----------------------|---|---|
|  | Application Boundary |  | Extra Care Facilities |
|  | Vehicular Routes |  | Sustainable Urban Drainage |
|  | Cycle Routes |  | Local Equipped Area for Play |
|  | Pedestrian Routes |  | Prominent Facades |
|  | Mine Shafts |  | Properties fronting woodland / open space |

Exploring alternative layouts



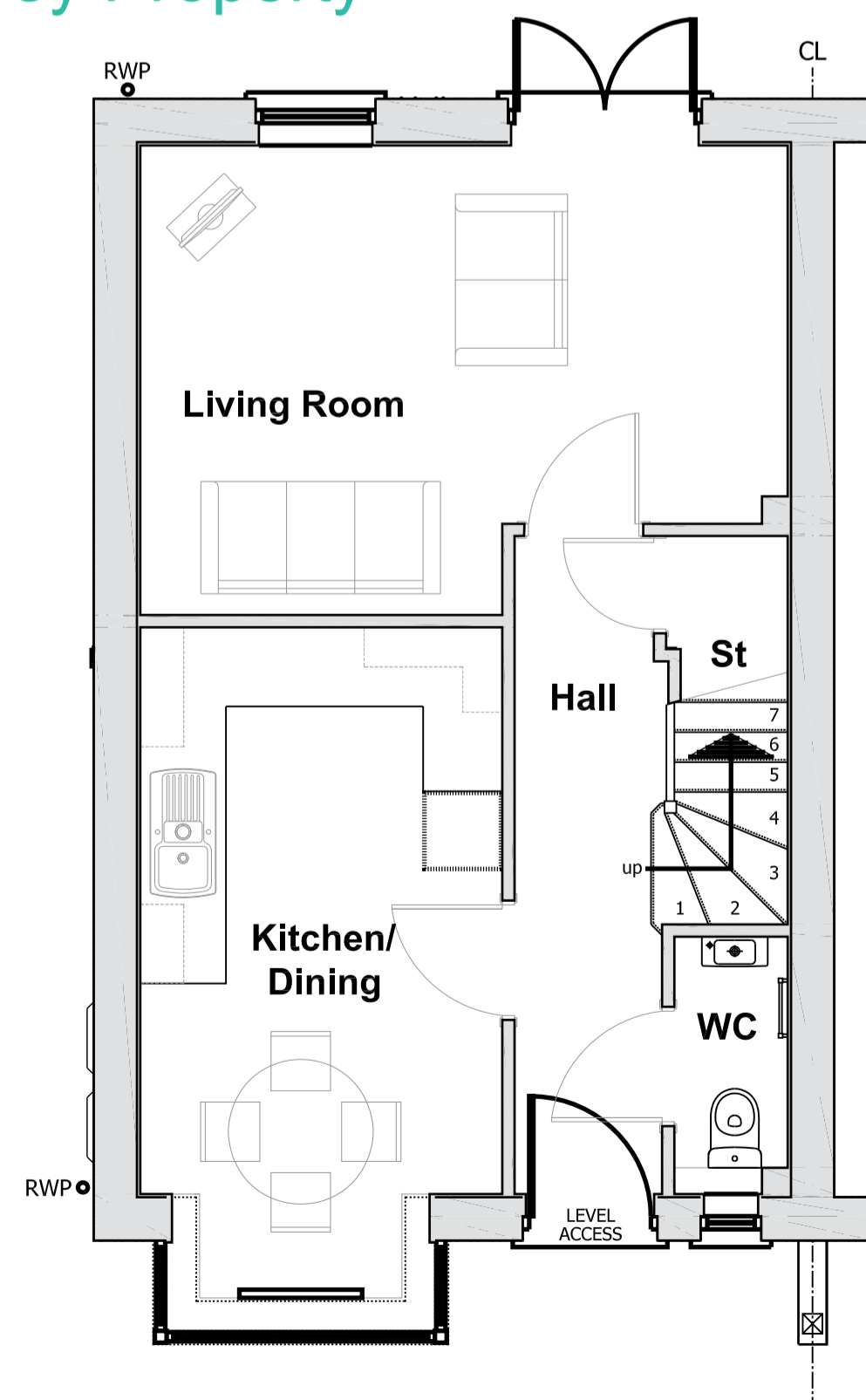
Example House Types

Typical Bungalow

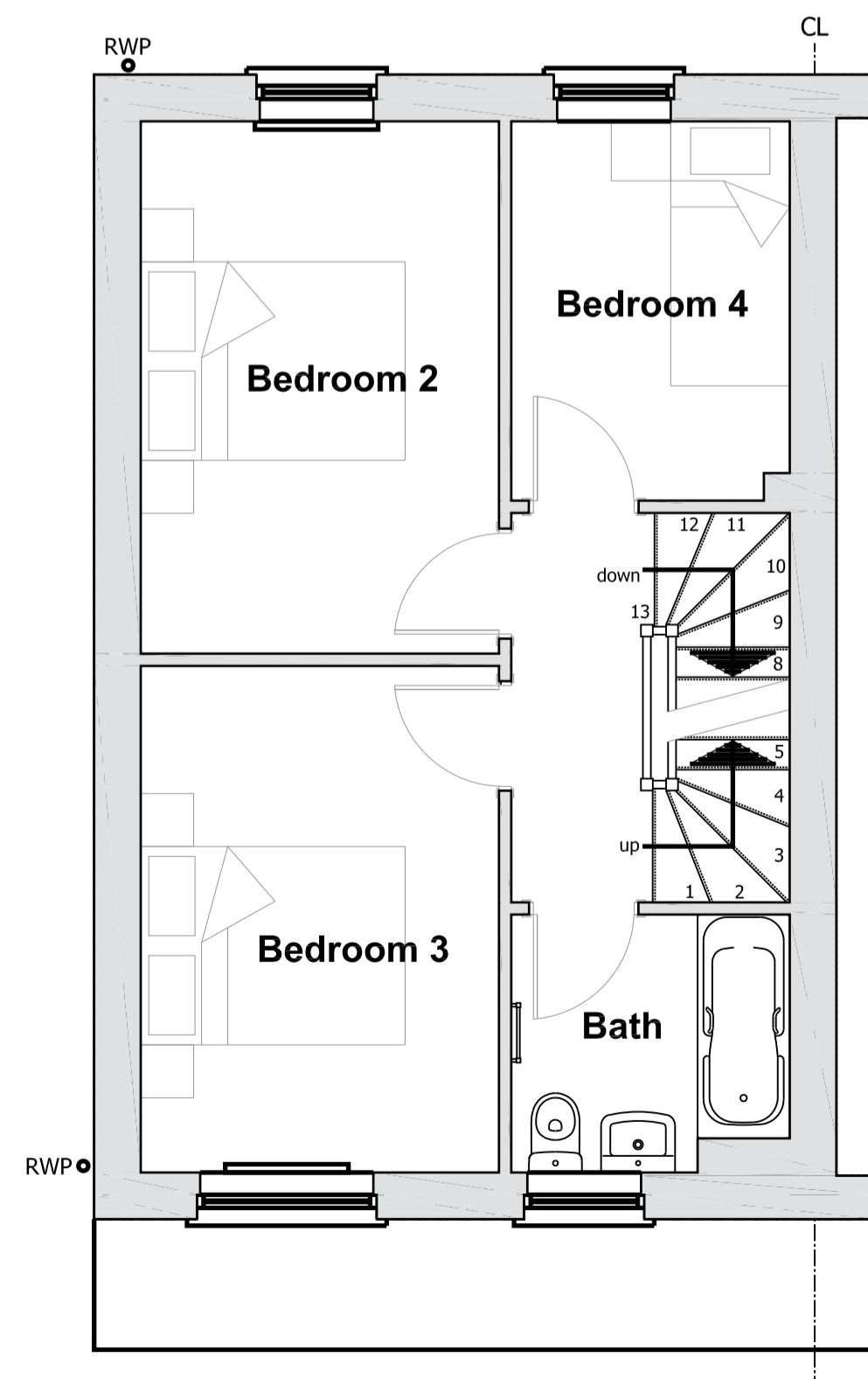


GROUND FLOOR PLAN

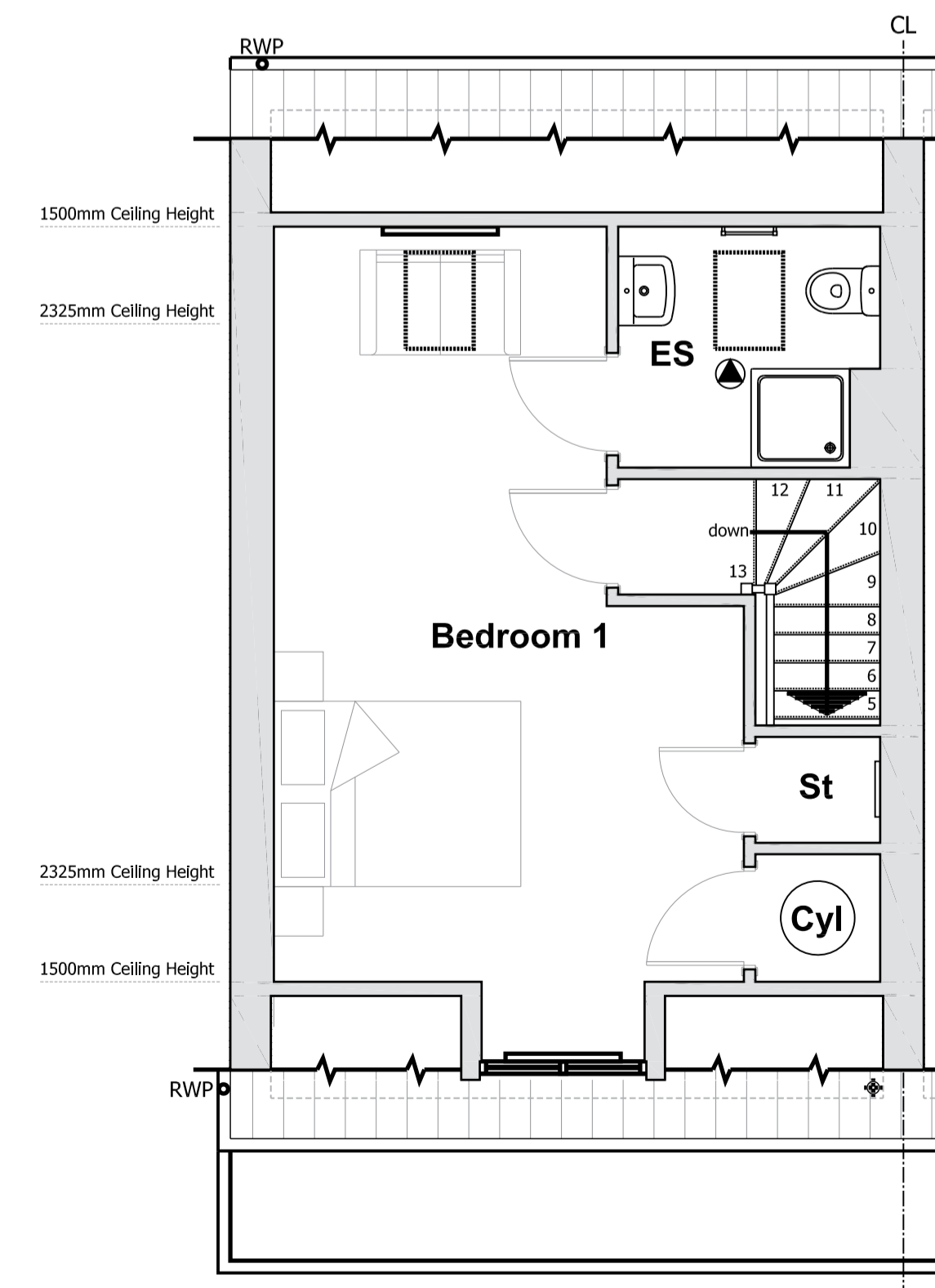
Typical 2.5 Storey Property



GROUND FLOOR PLAN



FIRST FLOOR PLAN



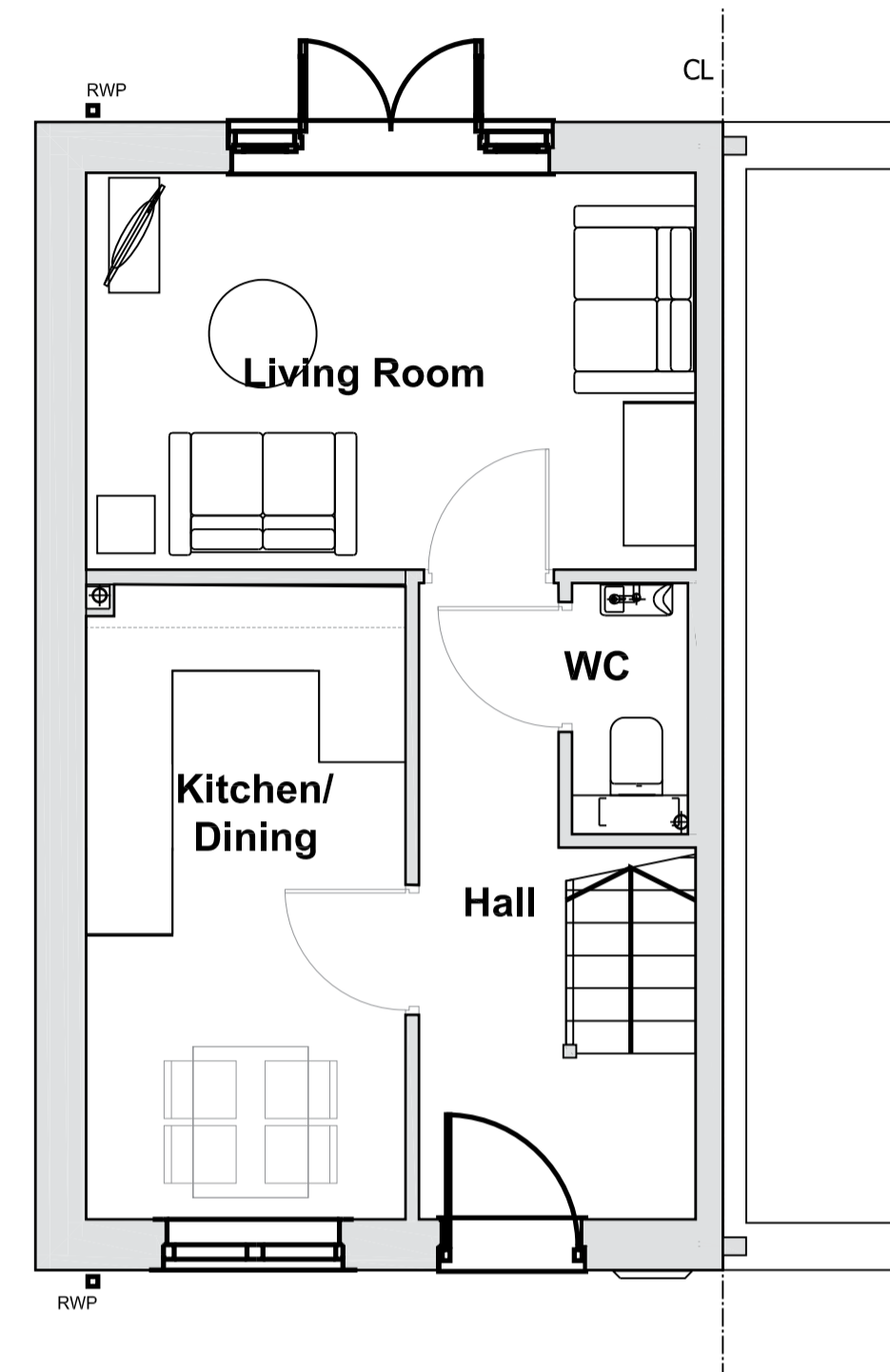
SECOND FLOOR PLAN

Precedent Images

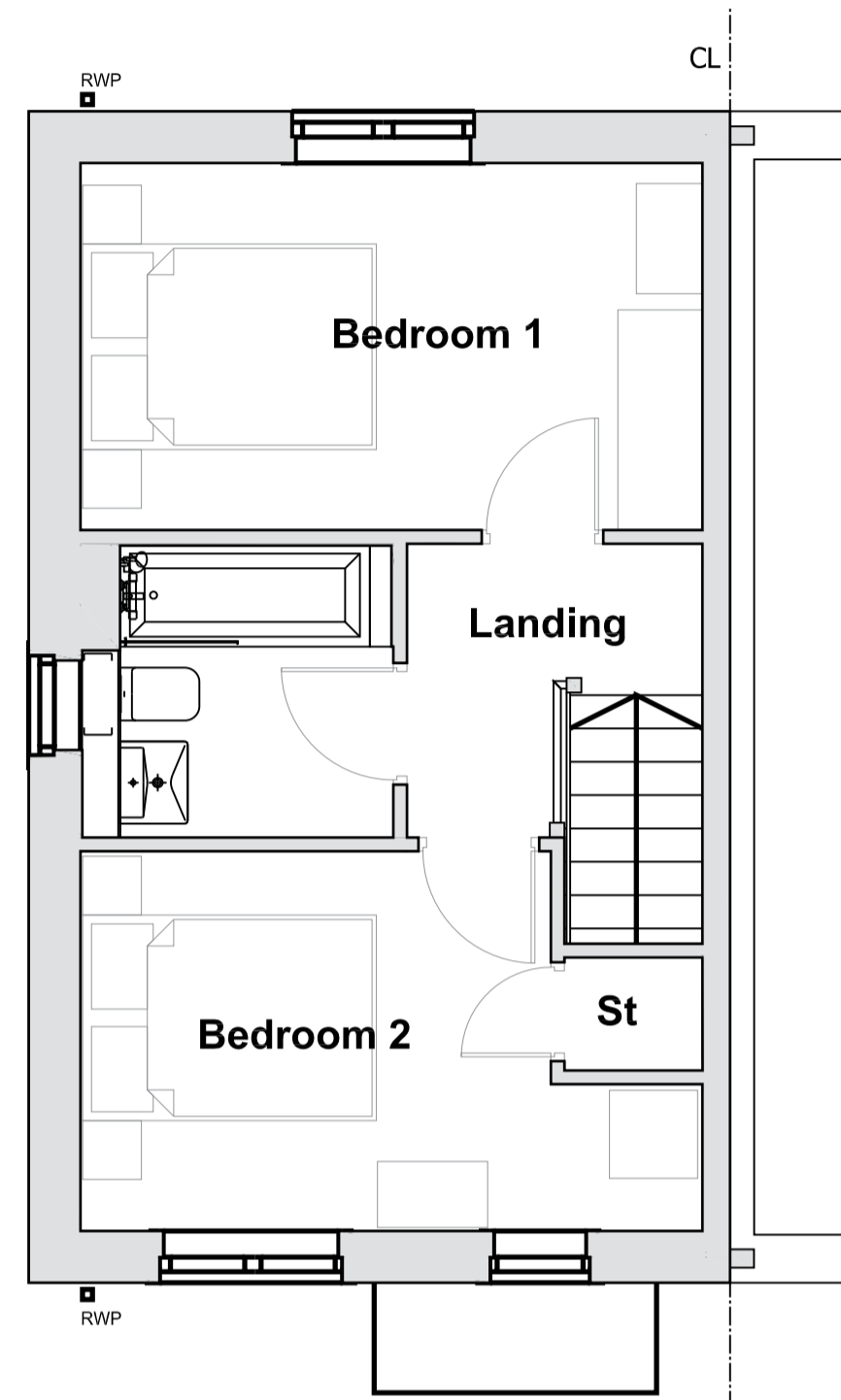


Example House Types

Typical 2 Bed Property

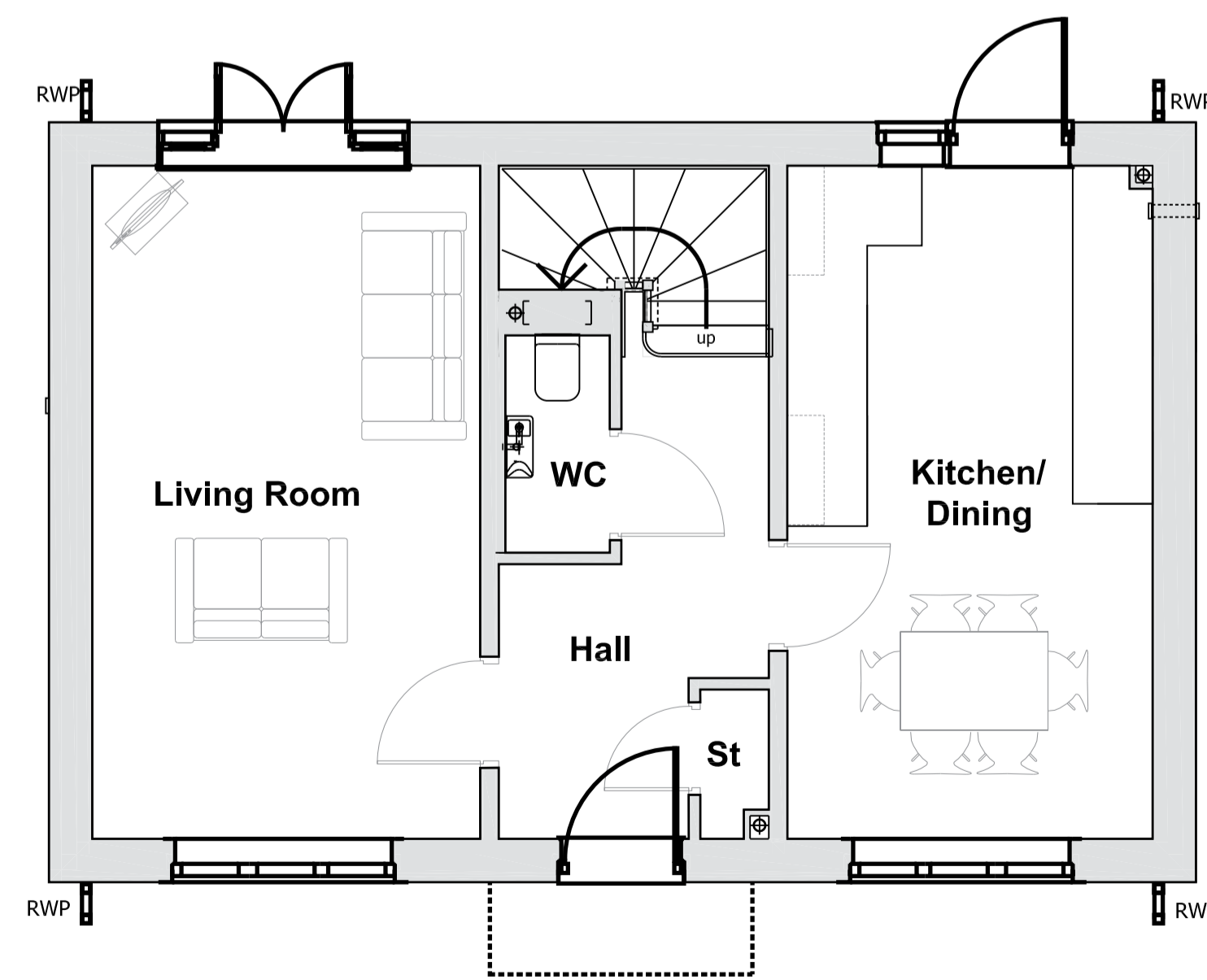


GROUND FLOOR PLAN

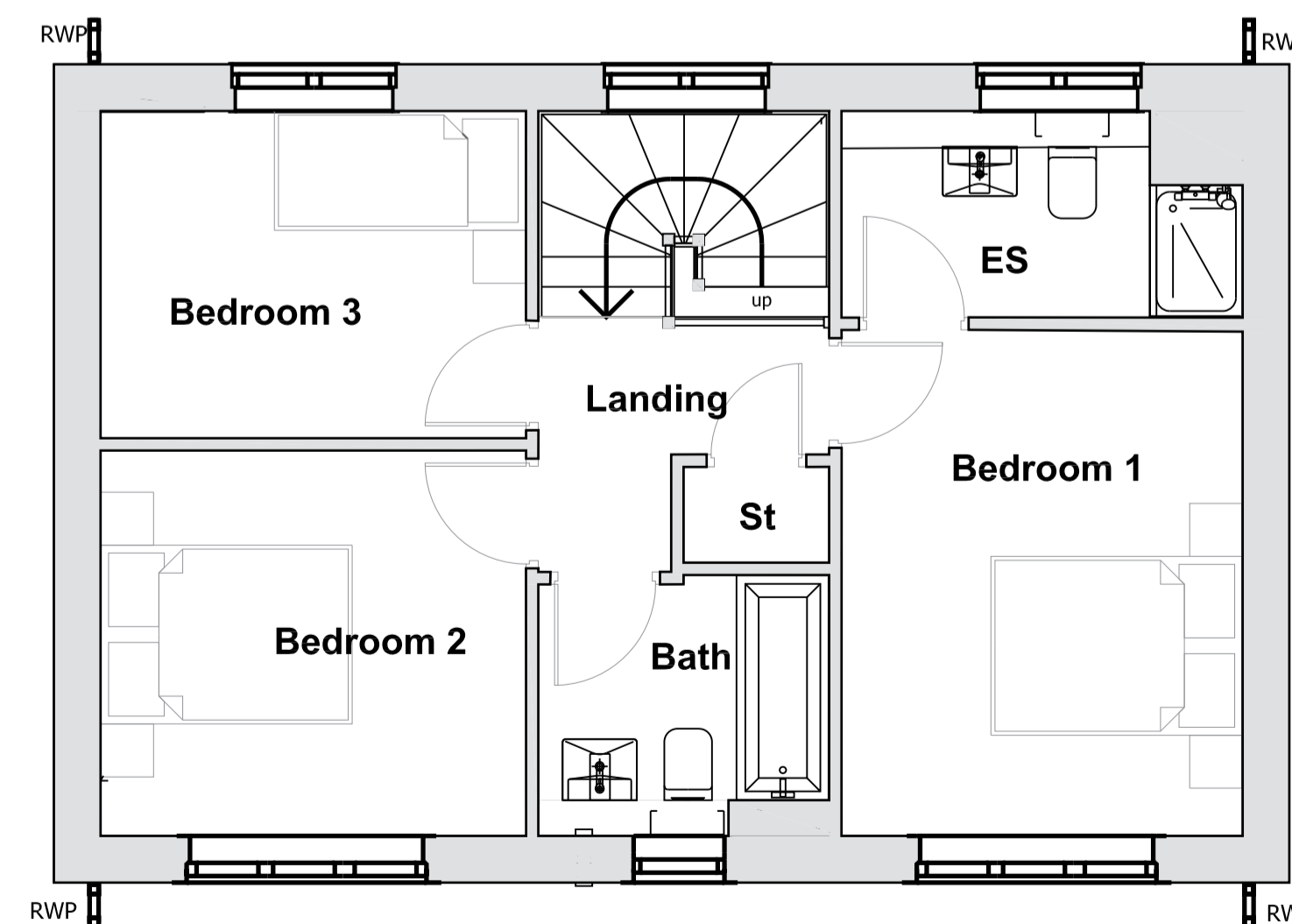


FIRST FLOOR PLAN

Typical Corner Property



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Precedent Images

