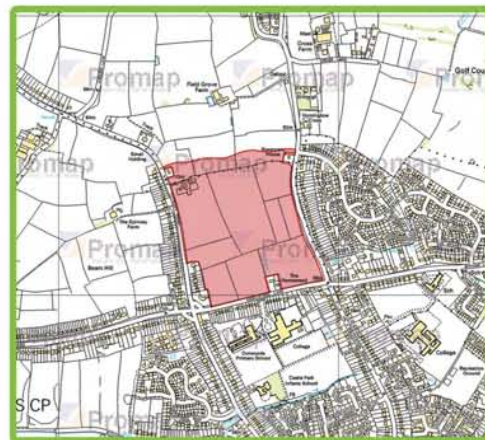
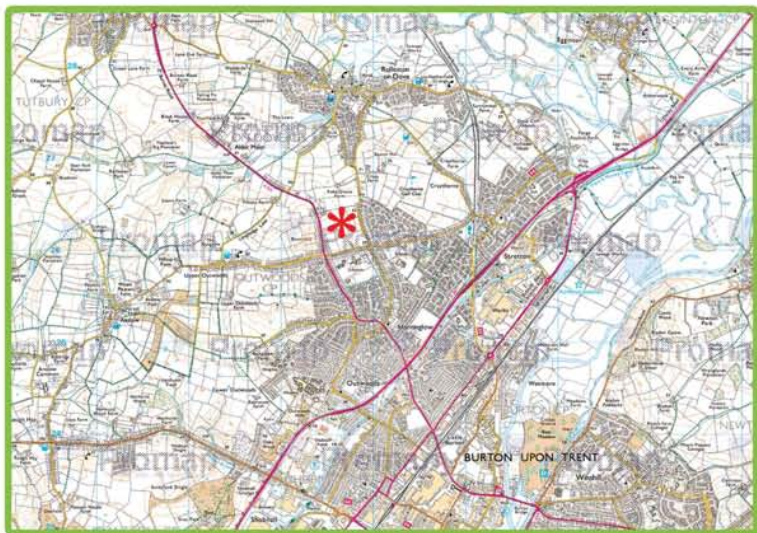


Thank you for taking the time to come to this exhibition which outlines our proposal to deliver a new residential community in Outwoods, Burton Upon Trent. Your views, local knowledge and feedback are important to us.

The County Council's proposals displayed in this exhibition contain some early ideas on the design and layout of a new Primary School, with access from Tutbury Road, which will be constructed as the centrepiece of the new residential community. Representatives from our Design Consultant Team will be on hand at the exhibition to explain to you the ideas for the new residential development that is included within the scheme. This includes a high percentage of affordable homes together with a major new area of public open space. These applications will be submitted at the same time later this year.

We are keen to hear your views on the proposals, where feasible these comments will be taken into account within the development proposals. There will be an opportunity to comment further on the proposals once the planning application has been submitted.

SITE LOCATION



The site lies between Tutbury Road (A511) and Rolleston Road

THE STAFFORDSHIRE COUNTY COUNCIL DESIGN TEAM

Staffordshire County Council create imaginative and well designed new schools across the County that are sympathetic to the local environment. A comprehensive master planned proposal is being prepared for the land off Tutbury Road that is supported by the following team of consultants:

First City Limited are Town Planning Consultants who are responsible for the overall Planning Application

Kevin R Twigger & Associates Limited are providing the Master Planning service for the development

JMP Consultants Limited are responsible for the Flood Risk Assessment and Transport Assessment

Middlemarch Environmental Limited are responsible for the Ecological and Habitat assessment

Pleydell Smithyman Limited are undertaking a Visual and Landscape assessment

OPUS international are carrying out a Site Investigation

The development of the concept plan provides an initial vision for the zoning of the uses and also for the circulation routes through the development. This is particularly important when considering the school as the central focus of the scheme and the boulevard entrance from Tutbury Road. New dwellings will be orientated to front and face over the access road and further into the site dwellings will gather around open space to create overlooked and legible spaces.

In terms of developing the concept plan, one of the primary considerations is arrival and, on this basis, the gateway into the scheme of Tutbury Road, at the western edge of the site is considered to be an important feature. On this basis a water feature has been added to provide a sense of arrival and a distinguishing feature at the entrance to the school. This will then provide the origin for a green corridor which will link through to the open space that feeds through the site to a pocket park at the low point in the south east corner of the site, bordering Harehedge Lane and Rolleston Road.

The northern site boundary adjoins the open countryside and will be strengthened through a strategic landscape buffer and also to preserve views to the open countryside. New tree planting can strengthen this boundary.

By ensuring the school site and linked green infrastructure is the primary consideration, this and the internal loop road then begins to zone residential areas. It is desirable for the new housing to have a direct relationship to the existing properties fronting Tutbury Road and Rolleston Road to show that this is an organic evolution of the existing built up area rather than a bolt on housing estate.



SITE ANALYSIS

These are the physical and environmental opportunities and constraints that we have identified, which influence the layout and design of the development.

OPPORTUNITIES

TOPOGRAPHY - The site is relatively flat and gently slopes towards Harehedge Lane. New development will follow the existing topography with the sustainable urban drainage system (SUDs) features situated at the lower end of the site.

LANDSCAPE & ECOLOGY - The existing vegetation to the site periphery is a strong feature of the site and will be retained within the new development. Ecological habitats will be introduced as part of the park and SUDs area to the south of the site allowing opportunity to enhance the site's biodiversity.

ACCESS - Pedestrian and cycle routes will connect the new development to existing surrounding neighbourhoods and facilities.

TRANSPORT - A new right hand turn junction will be provided along Tutbury Road to accommodate the new development.

DRAINAGE - A sustainable urban drainage system (SUDs) will be implemented to serve the development. This will be designed to encourage site ecology, increasing both habitat and recreational opportunities.

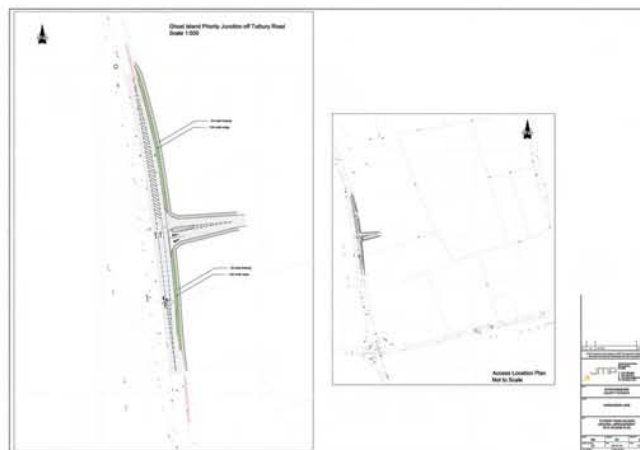
CONSTRAINTS

ARCHAEOLOGY - A desktop survey possibly leading to a further geophysical survey of the site will be undertaken to assess the potential for surviving archaeological remains. Any remains found will be subject to a detailed evaluation as part of the planning process.

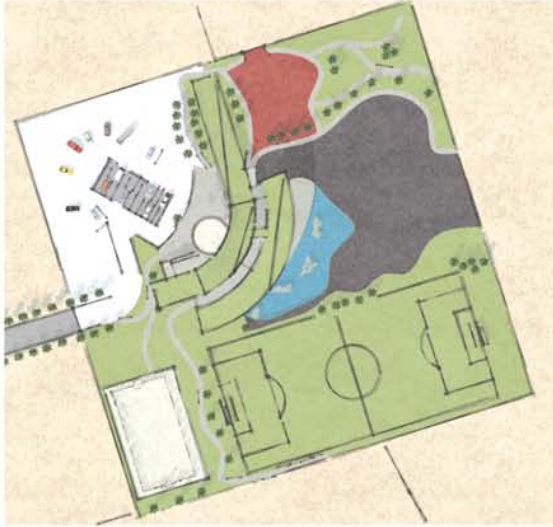
TRANSPORT

The new development will deliver the following:

- The delivery of a new dedicated right hand turn junction to Tutbury Road forming the single vehicular access to the new development.
- Improvements to existing walking and cycling networks to and from the site via the new site access junction and the provision of several sustainable access points.
- A Green Travel Plan to encourage future residents to reduce their use of private cars in favour of walking, cycling and public transport.
- Pedestrian links to established public transport routes.



School proposals



The proposed new Primary School building and site will be designed with the environment and landscape at its heart. Not only will the site include all of the facilities of a modern primary school, but will also include many sustainable features such as rainwater harvesting, high levels of daylight and passive ventilation to save energy. (See image right).

The proposed new Primary School building will blend seamlessly with its surroundings, being at one with the landscape. It will include green roofs that can be walked upon, thereby ensuring the school is a green oasis at the heart of the proposed development. (See image right).



Proposed New Primary School, Tutbury Road, Burton upon Trent

These impressions show how the proposed new Primary School may look. The school could accommodate 420 pupils on a site that would include a modern school building designed to be a part of the landscape, hard and soft play areas, habitat spaces, a sports pitch, an all weather games area and a car park. The scheme includes pathway links to all adjoining parts of the proposed new housing development (see image left).

The school building (hall) is orientated from the tree lined boulevard entrance to the housing development (see image below), making a striking feature to the entrance of the development.

The school site will be designed to include both indoor and outdoor community accessible facilities.



The hub of the proposed development will be the Primary School. It will have its own landscaped carpark immediately adjacent to a striking entrance, from which all parts of the school and the site will be easily accessible, affording opportunity for community use facilities. (See image left).

We will provide

RECREATION AND LEISURE FACILITIES

Outwoods Green Park

If you enjoy the outdoors, there is a range of new facilities proposed as part of this scheme.

The new Outwoods Green Park will become home to a new children's playground together with allotments.

The Park and linked amenity and semi natural green space within the scheme will provide for a wide range of outdoor activities within a natural environment from a leisurely stroll, a healthy jog or exercising the family dog.



Masterplan



TYPICAL STREET SCENES

Next steps...



Your comments



Staffordshire County Council/
First City Ltd



Revised proposals



Planning Application

(Outline Design Principles)



Planning Application

(Reserved Matters Design Principles)



New homes and
community



We aim to submit an Outline Planning Application later this year. This will be to agree the principle of the development. If the application is successful then the detailed design of the housing, transport proposals and landscaping will be reserved for approval by East Staffordshire Borough Council in due course.

COMMENTING ON THE PROPOSALS

Your thoughts on the proposals you have seen today are important to us. Please complete a comments form and drop into the box provided before you leave the exhibition. All comments will help to assist in the revised proposals and preparation of the Outline Planning Application.

The exhibition boards will be available to download from the 18th of November 2011 together with the comments form, please visit:

www.firstcity.co.uk