

# WELCOME

Thank you for taking the time to come to this exhibition which outlines our proposals to deliver a new residential development in Penkhull, Stoke on Trent. Your views, local knowledge and feedback are important to us.

## Background

The site covers 1.8 hectares of land to the west of Queens Road. It is bounded by existing residential development to the west and south. The location is highly sustainable, just 0.7 miles from the local shops and within walking distance of bus stops, local primary and secondary schools.

The site is located within an established residential area, a village within the wider City of Stoke on Trent. The local environment contains a mixture of residential and commercial buildings, with Stoke Cemetery beyond, which sits within a Conservation Area. To the east the site abuts existing residential properties fronting Queens Road. To the south the site extends to abut residential properties that front onto Lodge Road and Franklin Road.

## Proposals

Our proposals will comprise up to 59 high quality family homes. Building heights will be predominantly two storey, although there will be occasional two and a half storey dwellings. The areas within the site occupied by existing trees will be retained as open space and the substantial green infrastructure on the northern and western boundaries of the site will create an attractive framework for both existing and new residents.

There will be an opportunity to comment further on the proposals once the application has been submitted.

## The Landowner and Design Team

Lichfield Diocesan Board of Education owns the site and is supported by the following team of consultants:

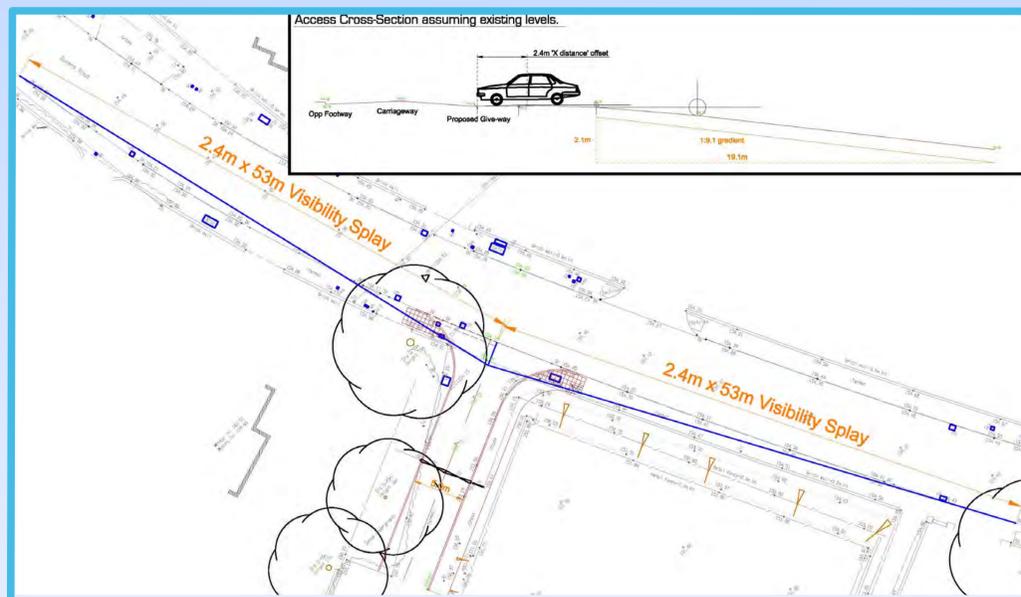


# TRANSPORT & HIGHWAYS

## Access and Connectivity

### Vehicle Access

Vehicle access to the site is proposed from Queens Road. A Transport Assessment has been undertaken which concludes that the number of trips likely to be generated by the development will not have a significant impact on the surrounding highway network and also confirms the acceptability of the existing site access from Queens Road.



### Increased Connectivity

The site is within easy walking and cycling distance of a wide range of facilities within Penkhull. Our proposal includes retention of the existing pedestrian and cycle links onto Lodge Road and Franklin Road.

**Bus stops for the 41/42 services are within 5 minutes' walk from the site at the junction with Newcastle Lane, providing access to shops and wider facilities and services in Newcastle or Hanley. There are 4 buses per hour per direction Monday to Friday. The service connects with Stoke railway station that is 1.4 miles east of the site.**



# THE SITE

## Environment & Benefits

The site is currently occupied by the former St Peter's school buildings and playing surfaces. The site is not of high ecological value however the landscape features within the site and over-hanging the site boundaries comprise existing trees, some of which are protected.

## Topography

The topography of the site is varied with a significant fall in the ground level from east to west. This means that following demolition of the buildings the site will be partially re-graded.

## Drainage

The site is located on land assessed as having a less than 1 in 1000 annual probability of flooding in any one year. A Sustainable Drainage System (SUDs) will be implemented at the site to manage rainwater run-off from the development. This could comprise over-sized pipes located under highways.

## New Homes Bonus

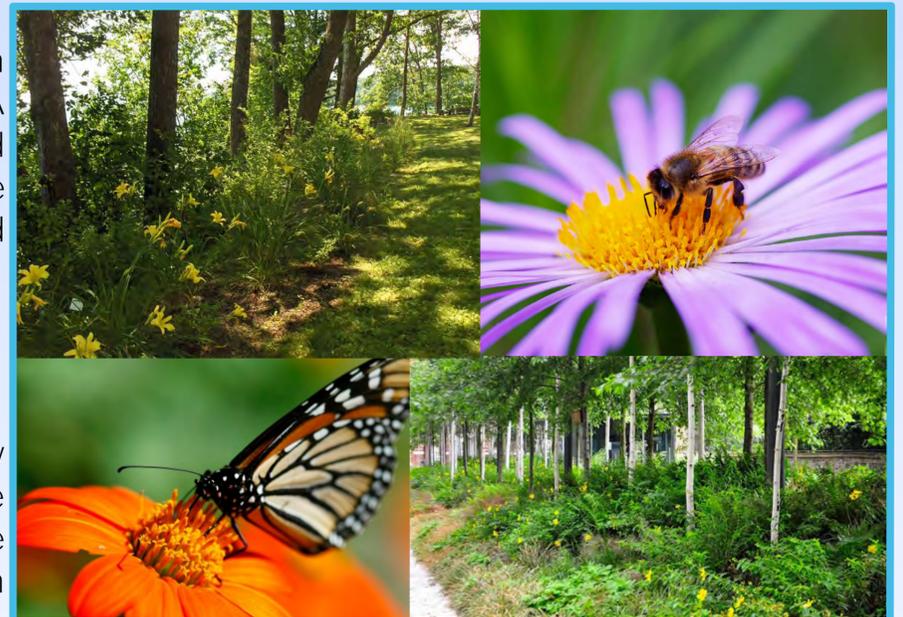
Under the previous Coalition Government initiative a New Homes Bonus will be granted to the local authority where new housing has taken place. This money will match the average council tax band associated with a property on the new development and will be paid over a period of six years.

A development of 59 houses will deliver approximately £400,000 over the six years.

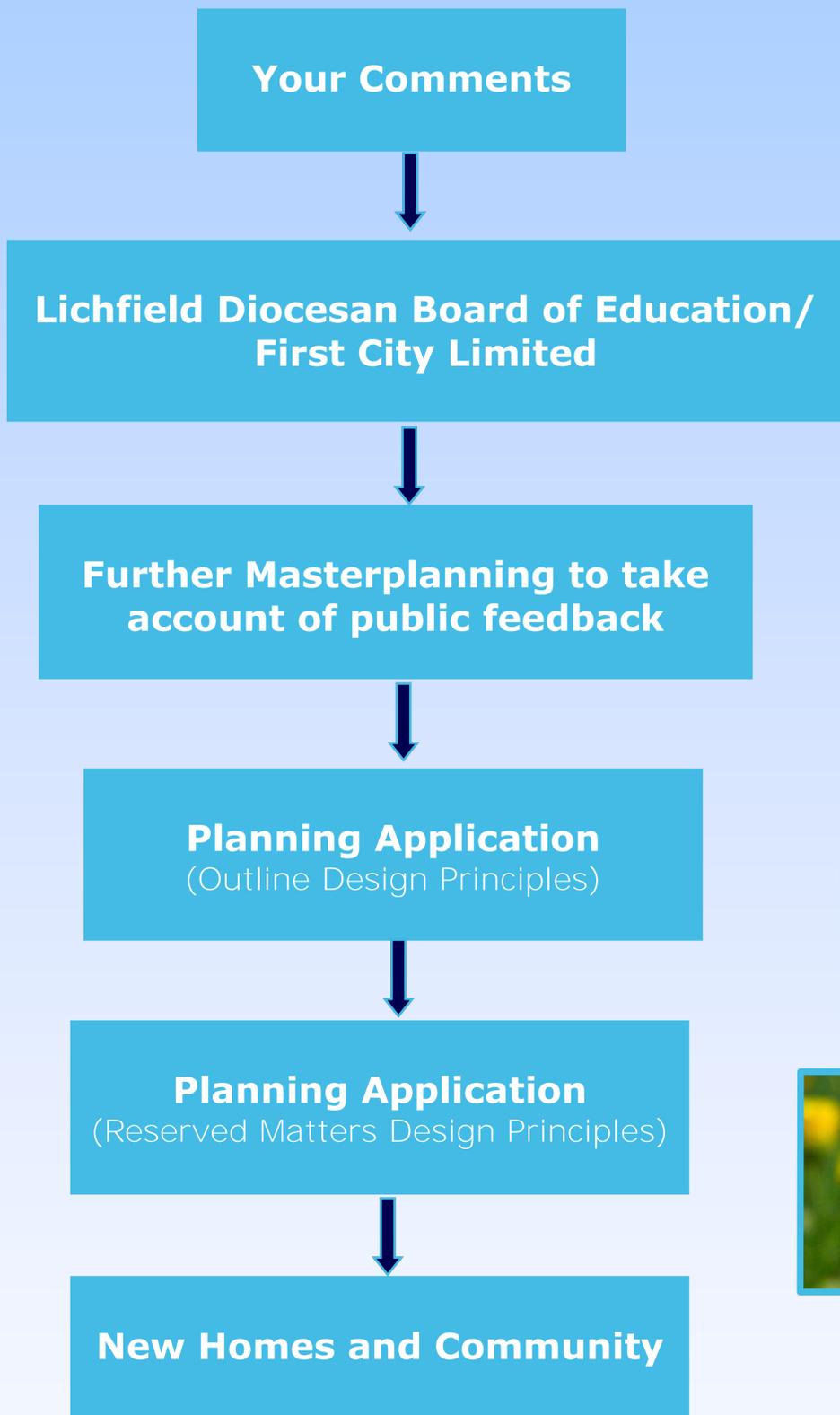
## Existing & Proposed Green Infrastructure

The proposals include protecting existing on site green infrastructure and steps will be taken to improve biodiversity and to provide an attractive framework for new residents. New landscaping and tree planting within gardens will further enhance the site.

There are few trees within the site. However a group of three Lime trees are present within the southern part of the site adjacent to the school buildings are protected by Tree Preservation Orders.



# NEXT STEPS



We aim to submit an outline planning application to Stoke on Trent Council before the end of the year. This will be to agree the principle of the development. If the application is successful then the detailed design of the proposals will be reserved for approval by Stoke-on-Trent City Council in due course.

Your thoughts on the proposals you have seen today are important to us. Please complete a comments form and drop this into the box provided before you leave the exhibition. All comments will help to assist in the proposals and preparation of the outline planning application. The exhibition boards will be available to download from 1st October 2015 together with the comments form from the First City Limited website.

**The closing date for comments on the exhibition is 31st October 2015**

**Further information is available  
by calling 01902 710999  
or emailing  
[firstcity@firstcity.co.uk](mailto:firstcity@firstcity.co.uk)**

# INDICATIVE MASTERPLAN



**Strategic Woodland Planting**



**In the region of 59 new family homes, including those for first time buyers.**



Aerial View obtained from Google Earth Images  
— denotes indicative site boundary



**New Landscaping**

Accommodation Schedule						
Type Ref	No. Beds	Sqft	No. Units	Total Sq.ft	Type	Percentage
B	2	590	5	2950	2 bed terrace	8.5%
C	3	853	10	8530	3 bed terrace	16.9%
D	3	982	13	12766	3 bed semi	
DV	3	982	5	4910	3 bed semi	30.5%
E	3	905	6	5430	3 bed detached	
S	3	1050	6	6300	3 bed detached	20.3%
F	4	1080	2	2160	4 bed detached	
G	4	1260	2	2520	4 bed detached	
H	4	1343	3	4029	4 bed detached	
J	4	1390	3	4170	4 bed detached	
T	4	1300	2	2600	4 bed detached	
U	4	1175	2	2350	4 bed detached	23.7%
<b>Total</b>			<b>59</b>	<b>58715</b>		

# INDICATIVE STREET SCENE

Street Scene A-A



EXISTING BUILDINGS ON QUEENS ROAD

HOUSE TYPE J  
PLOT 1

HOUSE TYPE H  
PLOT 2

HOUSE TYPE T  
PLOT 3

ACCESS ROAD

EXISTING BUILDINGS ON QUEENS ROAD

Street Scene B-B



Site Boundary

HOUSE TYPE Dv  
PLOT 19

HOUSE TYPE D  
PLOT 20

HOUSE TYPE D  
PLOT 21

HOUSE TYPE Dv  
PLOT 22

HOUSE TYPE Dv  
PLOT 24

HOUSE TYPE E  
PLOT 25

ACCESS ROAD

Street Scene C-C



Site Boundary

Site Boundary

Access to  
Plots 8-10

TYPE E  
PLOT 10

TYPE C  
PLOT 11

TYPE C  
PLOT 12

TYPE B  
PLOT 13

TYPE B  
PLOT 14

TYPE C  
PLOT 15

TYPE C  
PLOT 16

TYPE B  
PLOT 17

TYPE B  
PLOT 18

LODGE  
ROAD

