

## Proposed Housing



Illustrated Street Scene - Long Section



11-17 Calwich Close

Proposed Housing



### Your Comments

You can let us know your feedback on the proposals via our website [www.firstcity.co.uk](http://www.firstcity.co.uk) or by email [firstcity@firstcity.co.uk](mailto:firstcity@firstcity.co.uk)

We look forward to hearing your comments.

The closing date for comments is Friday 5th February 2016.

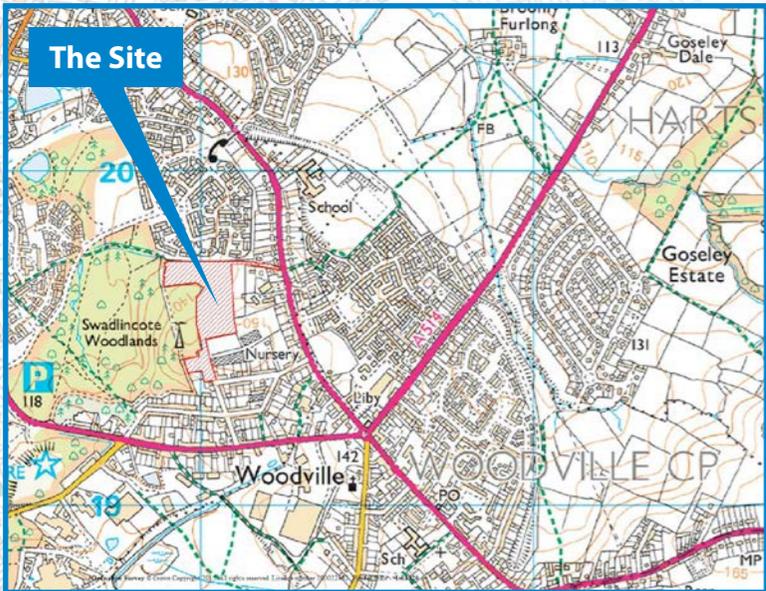


January 2016

## Welcome to our Newsletter

We would like to take this opportunity to introduce ourselves and let you know of our intention to submit a planning application to develop land adjacent to **Court Road** and **Frederick Street** in **Woodville** for residential use.

We are keen to provide you with an early opportunity to view an illustration of our proposals (found overleaf) and although this layout is still being developed, we would like to hear your thoughts.



## About Us

Trine Developments Limited will promote the application. Trine are a responsible developer committed to public consultation and listening to the views of local residents.

## About the Residential Proposals

The scheme proposes the introduction of up to 80 new homes and would provide a well-balanced mix of accommodation, aimed at all walks of life from the retired through to families. These will be two, three and four bedroom homes.

An element of much needed affordable housing as required by South Derbyshire District Council will also be included in our proposals alongside ample car parking for all homes.

As this will be an outline application, to confirm the principle of the development, the consideration of appearance, scale and layout will be reserved for a future detailed planning application. However an illustration of the likely form of development and typical 'street scenes' are shown in this consultation leaflet.

The site will be accessed via the existing access road onto Court Street and Frederick Street and possible highway alterations are shown overleaf to accommodate two way traffic. This road will then be offered for adoption as a public highway.

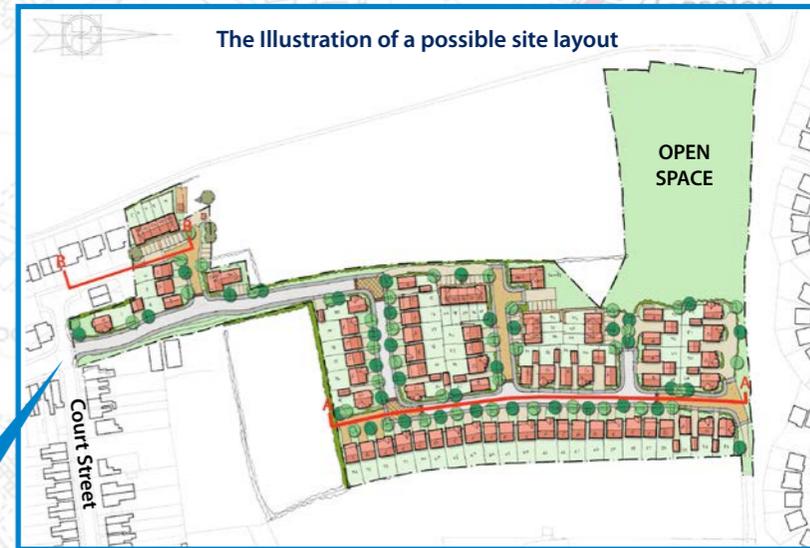
Trine supports the principle that the benefits of the development should be directed back to the community at a local level in conjunction with the Parish Council. As well as on-site open space, financial contributions towards local schools, and the Tollgate Island/Swadlincote Regeneration Route project are likely to be provided.

## The Issues and Benefits of the Development

The site falls within the settlement boundary for the Swadlincote Urban Area, incorporating Woodville. The principle of residential is acceptable to the local planning authority, however there are planning designations and technical issues that we need to consider.

The principle issue is likely to be access and the effect of traffic on the local road network (Court Street, Granville Street, Frederick Street and Bernard Street). Traffic calming and parkings issues will be addressed through the planning process.

The site comprises an area of pasture land and the development would span over the crest of the Woodville ridge. We have prepared a landscape and visual impact assessment that considers 'horizon views' in the local areas although the site is visually contained on the western side by the existing woodland.



The Illustration of a possible site layout

Possible highway alterations on Court Street

The development illustrated above will deliver 56 market houses and 24 affordable dwellings. There is an accepted need for affordable housing across the district and the general provision of housing will provide both direct and indirect jobs in the short term.

The site lies entirely within Flood Zone 1; the lowest zone of flood risk and the development will determine an appropriate surface water drainage regime across the site.