

Land south of

Shuttington Village Hall



WELCOME TO OUR EXHIBITION

Fisher German are working on behalf of the Landowners to prepare an outline planning application for a residential development on land south of Shuttington Village Hall.

Members of the Project Team are here today to answer any questions you may have about the proposals.

We hope you find this exhibition useful and informative.

We want to share our draft proposals with the local community, to seek your views on how best to deliver development in this location.

We welcome your thoughts and comments.

WHAT HAPPENS NEXT?

We are very keen to understand the local community's views on the proposed development on the land south of Shuttington Village Hall, and to identify the key benefits which could be delivered as part of the development.

All feedback provided by residents will be considered and used to assist the evolution and refinement of our proposals, ahead of submitting an outline planning application to North Warwickshire Borough Council.

Please pick up a feedback form and complete it with your comments, you can leave these in the comments box provided today, or return them to:

**Fisher German Planning Team
The Estates Office
Norman Court
Ashby de la Zouch
LE65 2UZ**

Or via email to:

planning.consultations@fishergerman.co.uk

We request that all feedback be provided by **Wednesday 12th December 2018.**

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THE SITE

The site extends to approximately 1.13 hectares (2.78 acres) and currently comprises an agricultural field. Access is currently gained via an existing entrance off Main Road.

The southwestern boundary adjoins existing commercial properties and the southeastern boundary adjoins existing dwellings on Main Road. Shuttington and Alvecote Parish Hall and Playing Field are located to the northeast of the site. Agricultural land lies to the north west.

There are a range of local services and facilities within close walking distance of the site and the site is close to established public transport, making it a sustainable location for new development.



THE NEED FOR HOUSING

There is a requirement for all Councils to ensure that they have a sufficient supply of housing to meet the housing needs of their area.

WHY IS SHUTTINGTON SUITABLE FOR HOUSING?

The Council have identified the village as a suitable location for development within the emerging North Warwickshire Local Plan. This identifies the site as a proposed housing allocation for 24 new homes.

Development here will help Shuttington maintain its range of services and facilities, therefore assisting the village to maintain and enhance its vitality.

WHY IS THE SITE SUITABLE?

The land south of Shuttington Village Hall is considered to be a suitable location for housing because:

- It is capable of delivering a development that is in keeping with the character of the surrounding village.
- It is within short walking distance to local services and facilities within the village and bus stops which link the site to Tamworth town centre.
- Due to its close relationship with the edge of the village, the site is considered to be a logical infill to the settlement pattern of Shuttington.
- There are no overriding constraints which would mean that the site cannot be developed.



Examples of Shuttington Services and Facilities

ASSESSMENT WORK UNDERTAKEN TO HELP US UNDERSTAND THE SITE

Our team of planning, design and environmental specialists have been working collaboratively to assess all aspects of the site. This information has informed the creation of the Illustrative Masterplan available to view today.

Public consultation with the local community is a key part of this process, in order to gain valuable local knowledge, identify key areas of concern and highlight the community's preferences for the way in which development is brought forward. The feedback received from this consultation exercise will be used to help refine and improve the proposed development, prior to the submission of an outline planning application.

HIGHWAYS AND ACCESS

The proposed development will utilise the existing access point from Main Road.

It is proposed that the access will be widened slightly to achieve a 5.5 m road and new pavement into the site. A new pavement along the northern side of Main Road will also be provided to link the site with the existing pavement which ends near the junction with New Road.

A Transport Statement which fully considers highway capacity and highway safety will be submitted with the planning application.

FLOOD RISK AND DRAINAGE

The Environment Agency's (EA) Flood Risk Map identifies the site as being located within Flood Zone 1 (Low Probability of Flooding from Rivers and Sea).

Surface water runoff from the site will be carefully controlled by a Sustainable Urban Drainage System (SuDS) which will store surface water in an attenuation pond.

A detailed Flood Risk Assessment and Sustainable Drainage Strategy fully addressing these matters will be submitted with the planning application.

ECOLOGY

An Ecological Survey has been completed to identify the key habitats onsite.

The majority of the site is grassland which is of limited biodiversity value.

The small area of semi-mature hawthorn, ash and oak trees to the south of the site is of greater biodiversity value and is therefore proposed to be retained.

Furthermore, the existing hedgerows on the site are also proposed to be retained.



Example of a SuDS Attenuation Pond

ASSESSMENT WORK UNDERTAKEN TO HELP US UNDERSTAND THE SITE

HERITAGE & ARCHAEOLOGY

A Heritage Impact Assessment has been prepared to identify and address any impacts that the proposal may have on designated and non-designated heritage assets.

The nearest designated heritage asset is the Grade II Listed Church of St Matthew, the proposed development is identified as having a neutral impact on this asset due to there being no visual relationship between the site and the Church.

A Geophysical Survey has also been undertaken to assess the potential for archaeological remains within the site. This survey has not recorded findings that can be confidently attributed to potentially significant archaeological remains.

LANDSCAPE & VISUAL IMPACT

A Landscape and Visual Appraisal has been undertaken to assess the likely effects the proposed development will have on the landscape and the site's immediate setting.

The Appraisal highlights that because the site is located immediately adjacent to existing development, a development will not result in significant impacts on landscape character.

The proposed retention of existing trees and hedgerows will ensure that the development will be screened and well contained.

NOISE

A Noise Assessment will be submitted with the planning application to assess the likely noise impact that the neighbouring commercial buildings and Village Hall may have on the site. It will also recommend noise mitigation as appropriate.

COAL MINING RISK

A Coal Mining Risk Assessment has identified that whilst there are no recorded coal mines under the site, there are coal seams close to the ground surface which may have been worked on at some time in the past.

Accordingly, a moderate risk of unrecorded mining in the area has been identified. Further investigation into this risk will take place before any development takes place.

We believe that developments which have been shaped in response to local people's comments are better for the local area.

We are keen to listen to your views, comments and suggestions.

Please feel free to ask us about the proposals. You can also tell us what you think on our feedback form.

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DEVELOPMENT PROPOSAL

Our proposal has evolved as a result of the aforementioned assessment work, which has enabled the Project Team to understand the site and how it could be developed. An artist's impression of the proposal is provided below, whilst the next board shows an Illustrative Masterplan.

The Masterplan and artist's impression have been created to enable you to view how the site could be developed and generate a conversation about what the site could deliver.



Enhanced Access Arrangement



Public Open Space



Range of Dwelling Types



SuDS Attenuation Pond



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ILLUSTRATIVE MASTERPLAN

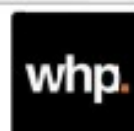
The following Illustrative Masterplan shows how the site could be developed. Please note that our planning application will seek outline planning consent, therefore the fine details of the development design will be 'saved' for agreement at a later date.

Plot Number	Description
1	3 Bedroom Detached
2	3 Bedroom Detached
3	3 Bedroom Detached
4	4 Bedroom Detached
5	4 Bedroom Detached
6	4 Bedroom Detached
7	4 Bedroom Detached
8	4 Bedroom Detached
9	5 Bedroom Detached
10	5 Bedroom Detached
11	4 Bedroom Detached
12	4 Bedroom Detached
13*	3 Bedroom Detached
14	3 Bedroom Semi Detached
15	3 Bedroom Semi Detached
16*	3 Bedroom Semi Detached
17*	3 Bedroom Semi Detached
18*	2 Bedroom Semi Detached
19*	2 Bedroom Semi Detached
20*	1 Bedroom Apartment
21*	1 Bedroom Apartment
22*	1 Bedroom Apartment
23*	1 Bedroom Apartment
24*	1 Bedroom Apartment

* Affordable Housing Allocation



Land off Main Road, Shuttington
1719-1CB - Proposed Site Layout Plan



The Masterplan shows how the site could comprise:

- An enhanced access off Main Road;
- A characterful residential development comprising 24 new homes;
- A range of house types including detached and semi-detached homes and 40% affordable housing (in line with the Council's policy);
- A new area of public open space;
- New tree planting and landscaping;
- A sustainable urban drainage attenuation pond to manage the surface water, ensure there is no increased risk of flooding, and provide an enhancement to local wildlife habitat.