APPENDIX 1

Consultation Leaflet

PROPOSED DEVELOPMENT AT OCCUPATION LANE, WOODVILLE

PUBLIC CONSULTATION EVENT

ALL LOCAL RESIDENTS WELCOME

Tuesday 28th May 2019
3pm – 7pm

WOODVILLE METHODIST CHURCH HALL
82 High Street,
Woodville,
DE11 7EA

Transform Regenerate Revitalise
www.harworthgroup.com

Harworth

PROPOSED DEVELOPMENT AT OCCUPATION LANE, WOODVILLE

PUBLIC CONSULTATION EVENT

LOCAL RESIDENTS ARE INVITED TO A PUBLIC CONSULTATION EVENT ON TUESDAY 28TH MAY WHERE HARWORTH GROUP WILL PRESENT THEIR PROPOSALS FOR THE REDEVELOPMENT OF THE LAND TO THE NORTH OF OCCUPATION LANE, WOODVILLE.

Harworth Group plc is one of the UK's most experienced land regeneration companies. We have a strong track record of turning brownfield sites into new residential and commercial developments. Our proposals for this brownfield site at Occupation Lane include new residential and employment development as well as a local centre, and new areas of public open space and landscaping.

The site has already been allocated for residential and employment development in the adopted South Derbyshire Local Plan Part 1 under Policy E6: Woodville Regeneration Area. The Woodville Regeneration Route also runs through the proposed development site in a north – south direction, intended to facilitate development of this site as well as providing better access to Swadlincote and traffic relief in Woodville.

The proposed development includes:

- Up to 300 new homes with a mix of house types;
- A new local centre;
- Approximately 4.4ha of employment land;
- Vehicular and pedestrian access from the Woodville Regeneration Route (to be delivered by the Council and partners), as well as from Moira Road to the east and Occupation Lane to the south; and
- New areas of public open space and landscaping.

These options will be presented on the day and we will be seeking residents' initial feedback on these prior to working up any future plans for submission to South Derbyshire District Council.

If you can't make it, we will also put our plans online from the same day at:

www.woodville-regeneration.co.uk

We look forward to seeing you on the day.

Transform Regenerate Revitalise

www.harworthgroup.com

Harworth

APPENDIX 2

Poster

Public Consultation

Proposed Employment and Residential Development at Occupation Lane, Woodville

Pegasus Group invites you to attend a public consultation event to explain the proposals for the above site.

Tuesday 28th May 2019
3:00pm – 7:00pm

Woodville Methodist Church Hall, 82 High Street, Woodville, DE11 7EA

The public consultation is open to all members of the local community and will provide an opportunity to view the proposals and speak with members of the development team.

We will be interested in hearing your views and there is the opportunity to submit your comments to us.

Harworth

Pegasus Group

APPENDIX 3

Poster Locations

A511
Bourne Way
Frank Bagicote Way
Sorrel Dr
Sage Dr
Jubilee Park
The Cutting
Hartshill Rd
Bleberry Way
Court St
Burton Rd
Hartshorne Rd
Falcon Way
Edward St
Merlin Way
Finch Close
Derby Rd
A514
Swadlincote Rd
Rose Hill
Kiln Way
Belvedere Rd
Station Rd
Millfield St
Pool St
Sun St
Chapel St
Thorn St
South St
Butt Ln
Occupation Ln
Hepworth Rd
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APPENDIX 4

Exhibition Boards

PUBLIC CONSULTATION

OCCUPATION LANE, WOODVILLE

WELCOME

Thank you for taking the time to attend this public consultation event today.

The purpose of this exhibition is to explain Harworth Group's proposals for residential and employment development on land to the north of Occupation Lane, Woodville. The proposals also include a local centre, as well as new areas of public open space and landscaping. The site comprises brownfield land associated with the former Dyson coal and clay workings site.

Harworth are committed to engaging with the local community and are keen to hear any suggestions or comments you may have.

ABOUT HARWORTH GROUP PLC

Harworth Group plc is one of the UK's leading land regeneration and property investment companies with a range of land and property interests. Harworth 'transform, regenerate and revitalise' the local communities in which we work, and our land portfolio spans over 27,000 acres across 200 sites. Harworth specialise in the regeneration of former coalfield sites and other brownfield land into new residential developments and employment areas.

THE SITE IN CONTEXT

The site consists of an area of land extending to approximately 21.5ha associated with the former Dyson coal and clay workings site, located to the south west of Woodville and south east of Swadlincote Town Centre.

The site adjoins existing residential and employment development off the A514 Swadlincote Road and Woodhouse Street to the north, existing housing off Moira Road to the east, employment development off Bridge Street to the west, and residential dwellings and employment development off Occupation Lane to the south.

THE PROPOSALS

The site is an allocated site for residential and employment development in the adopted South Derbyshire Local Plan Part 1 under Policy E6: Woodville Regeneration Area.

The Woodville Regeneration Route runs through the proposed development site in a north – south direction. The route has planning permission and is intended to facilitate development of this site, as well as providing better access to Swadlincote and traffic relief in Woodville, in particular at the A511/A514 'Clock Island' junction. The route will be delivered by the County Council and partners.

AERIAL LOCATION

Key

- Site Boundary — 21.49Ha
- Development - Residential — 7.85Ha / 19.10 Ac - Up to 300 dwellings @33dph
- Development - Employment
- Development - Local Centre — (Indicative Access Points Shown)
- Public Open Space
- Play Space — LEAP or natural play equivalent
- Existing Trees & Vegetation — FPCR
- Proposed Trees & Vegetation — Shown Indicatively
- Drainage — Curtins/Aecom
- Vehicular Site Access Points
- Further Access into Employment Areas
- Link Road (by others) — Aecom - WVL-AEC-XX-XX-DR-LP-00001 Landscape planting-REV B
- Existing Public Rights of Way
- Realigned Public Rights of Way
- Pedestrian Land/or Cycle Links

TECHNICAL STUDIES

Transport

The primary access to the development would be taken from the Woodville Regeneration Route (to be delivered by others); from the existing Occupation Lane/Hepworth Road roundabout to the south. Further access points into the site are proposed from Occupation Lane and Moira Road to the south and east, as well as an additional access into the employment areas to the west of the site.

A Transport Assessment will accompany the planning application and will consider the impact of the traffic generated by the proposed development in terms of highway capacity and safety. The Local Plan Part 1 makes clear that the Woodville Regeneration Route will open up access to the proposed development site, whilst helping to mitigate the transport impact of the proposals, including the relief of congestion and environmental impacts at the A511/A514 'Clock Island' junction.

Ground Conditions

The site is a former opencast colliery and ground investigations have previously identified that the majority of the material present is typical of colliery spoil.

A Geo-Environmental Desk Study will be submitted with the planning application and will assess the likely ground conditions and make recommendations for suitable mitigation. A Coal Mining Risk Assessment will also be provided.

Flood Risk and Drainage

The site is located within Flood Zone 1 and therefore is suitable for more sensitive uses such as residential.

A Flood Risk Assessment and Drainage Strategy has been produced and will accompany the planning application submission. This has reviewed all sources of flood risk both to and from the proposed development site and proposes mitigation measures. The Illustrative Masterplan shows a series of surface water attenuation ponds, which will ensure that the proposed development will not be at any significant flood risk and will not increase flood risk elsewhere.

Several additional technical studies to inform the proposals have been commissioned and are ongoing. These include assessments of landscape and visual issues, heritage, noise and ecology.

The proposals under consideration include:

- Up to 300 new homes, to include a mix of house types;
- A local centre comprising approximately 1.5ha;
- Approximately 4.4ha of employment land;
- Vehicular and pedestrian access from the Woodville Regeneration Route (to be delivered by others), as well as from Moira Road to the east and Occupation Lane to the south; and
- New areas of public open space and landscaping.

NEXT STEPS ...

Harworth would like to hear people's views on the proposals.

Given the need to provide for new homes and employment land, and deliver the allocation identified within the adopted South Derbyshire Local Plan Part 1, we consider that it is an appropriate time to bring forward proposals for this site.

Information on the proposals can also be viewed on the website:

www.woodville-regeneration.co.uk

All comments received by Friday 14th June 2019 will be considered as part of the planning application preparation process.

Thank you very much for attending our public consultation event today.

Harworth

Pegasus Group