

## THE SITE

The site constitutes an area of open space of 6.16ha adjacent to Westbury Academy in Bilborough and approximately 4.3 miles west of Nottingham City Centre. The site is in a wholly sustainable location close to local facilities and services in Bilborough which are easily accessible by public transport, walking and cycling. The site is bound on all sides by existing development; Chingford Road to the south, Westbury Academy to the south east, Denewood Crescent to the east, Yatesbury Crescent to the north and Wigman Road to the west.

The site is allocated in the adopted Nottingham City Land and Planning Policies Document - Local Plan Part 2 2020 (LPP2) for a residential development of between 120 – 160 dwellings (site reference SR21).

## NATIONAL HOUSING CRISIS

The country is currently experiencing a national housing shortage which is only exacerbated by the ongoing Covid-19 pandemic and the associated slowdown in construction work. The government is committed to significantly boosting the supply of housing.

In December 2020, the Government published an updated version of the standard method figures which includes a 35% uplift in housing numbers for the 19 most populated urban areas and cities in England, of which Nottingham is included. It is the responsibility of Nottingham City Council (NCC) to plan for this housing need.

Nottingham City Council has a known shortage of family housing and consequently the policies of the development plan support much needed new family housing. NCC continues to lose families to the surrounding boroughs due to outmigration, and the city has a particularly low proportion of homes suitable for families when compared to surrounding authority areas and the national average. It is therefore essential to bring new family housing forward throughout the city.

We understand that NCC is committed to working with partners to bring forward their housing delivery plans to further strengthen the city and its economy. It is allocated sites such as this that can bring forward suitable development in the short term to help address the housing need.

## PLEASE SEND US YOUR VIEWS

Leaflets are being delivered to properties near the site so that we can hear your views about our proposals. We have also set up a consultation website that sets out further information on the scheme. Your response will help us shape the finalised proposals that will be submitted in the planning application to Nottingham City Council.

The website will go live on **Monday 6th June 2022.**

[www.chingfordroad-bilborough.co.uk](http://www.chingfordroad-bilborough.co.uk)

**Please use the online form on the website to provide comments or post them to:**

**Land North of Chingford Road, Bilborough**

Marrons Planning

Shakespeare Martineau

Waterfront Plaza, Waterfront House

35 Station St

Nottingham NG2 3DQ

The deadline for comments is 11.59pm on

**Monday 27th June 2022.**

## PLANNING APPLICATION SUBMISSION

Strata aims to submit a full planning application to Nottingham City Council for development of the site in the summer of this year. The Council will notify local people when the application has been registered and will request formal views on the submitted scheme.

**We look forward to receiving your comments on our proposals.**

strata

**PUBLIC CONSULTATION**

# Land North of Chingford Road, Bilborough



strata

 Marrons  
Planning

 Marrons  
Planning

## THE PROPOSALS

Strata are preparing a full planning application for circa 130 new homes at the site.

The key elements of the proposals are as follows:

- Circa 130 new dwellings;
- 20% affordable housing;
- A mix of 2-5 bedroom high quality house types;
- Vehicular and pedestrian access is to be taken from Chingford Road;
- Retention of the pedestrian link to the north of the site;
- Public open space is focused to the north-west of the site providing a suitable buffer to the nearby listed buildings and thereby protecting and enhancing their setting;
- The green infrastructure totals 2.1ha including the provision of a large amenity area of public open space and an attenuation basin for drainage purposes. Importantly, the proposed green infrastructure equates to 34% of the site and will create new recreational and ecological opportunities.
- Retention of existing vegetation where possible in addition to new tree and shrub planting throughout the site.

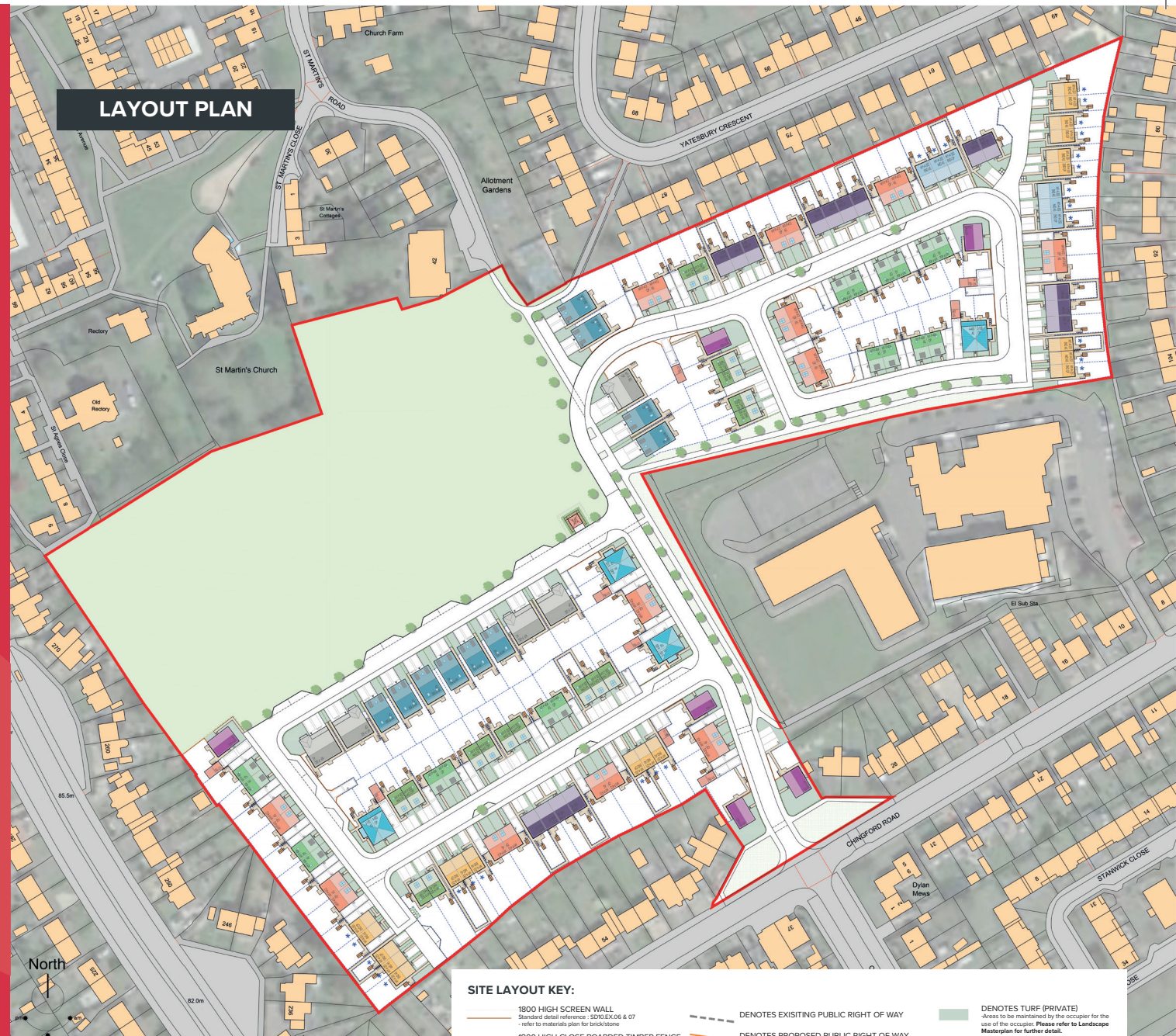
The proposals have been designed sensitively to take into account the site context. The proposed open space to the north-west of the site will act as a suitable buffer to the listed buildings. The scheme will provide a high quality, attractive and distinctive housing scheme with appropriate housing types, associated open space, landscaping and access.

## ABOUT STRATA

Strata are a family run house-builder and geographically have developments across Yorkshire and the Midlands. The company specialises in place-making and unique design rather than volume house-building putting their customers at the heart of everything.

For more information on Strata please visit: [www.strata.co.uk](http://www.strata.co.uk)

## LAYOUT PLAN



### SITE LAYOUT KEY:

1800 HIGH SCREEN WALL Standard detail reference: SDO EX.06 & 07 refer to materials plan for landscaping	DENOTES EXISTING PUBLIC RIGHT OF WAY	DENOTES TURF (PRIVATE) Areas to be maintained by the occupier for the use of the occupier. Please refer to Landscape Masterplan for further detail.
1800 HIGH CLOSE BOARDED TIMBER FENCE Standard detail reference: SDO EX.17	DENOTES PROPOSED PUBLIC RIGHT OF WAY	MAINTENANCE STRIP AROUND THE SUB STATION
600 HIGH TIMBER KNEE RAIL Standard detail reference: SDO EX.22	INDICATIVE CAR PARKING SPACE	PUBLIC OPEN SPACE
TREES TO BE RETAINED	900mm WIDE REAR ACCESS GATE	ELECTRIC VEHICLE CHARGING POINTS DENOTES 6'x4' TIMBER SHED refer to specific detail for shed base
TREES TO BE REMOVED	1800x2700 HARD STANDING AREA FOR REFUSE BINS	DENOTES 900mm WIDE PATH refer to specific detail for composition
INDICATIVE TREE PLANTING	DENOTES LANDSCAPED BIN COLLECTION POINT 900x900mm hard standing area per plot served	DENOTES SUB STATION refer to services layout for details
TITLE BOUNDARY - PROVIDED THROUGH VENDOR INFO	SHOW HOMES	
STRATA TITLE OVERLAY	WELCOME CENTRE	
EASEMENT / BUFFER	WELCOME CENTRE VISITOR PARKING	
INDICATIVE HAUL ROAD	SOCIAL HOUSING	
	LOW LEVEL BOUNDARY HEDGING	

