

Welcome to the Boulton Moor 3 on-line Exhibition



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CORPORATION LIMITED

CENTRAL LAND HOLDINGS LTD
JSC FARMING LTD



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BOULTON MOOR

3

Introduction

JSC Farming Ltd and Central Land Holdings Ltd would like to welcome you to this on-line consultation of proposals at Boulton Moor Phase 3.

JSC Farming Ltd and Central Land Holdings Ltd vision for this site is to create a sustainable, landscape led development providing much needed homes, including affordable homes and new recreational spaces that will support recent and future growth at Boulton Moor.

The scheme upholds the holistic vision for the wider cross boundary allocation at Boulton Moor to create a distinct new sustainable urban extension on the edge of Derby City.

The upholds the sustainability goals by:

- Promoting accessibility and local permeability by making places that connect with each other and are easy to move through, giving pedestrians the priority over traffic.
- Encouraging sustainable living through the layout of the scheme in terms of transport, energy use, water use and use of materials.
- The schemes' connection to the district centre enhances the overall value of the development and create positive social, economic, and environmental benefits.

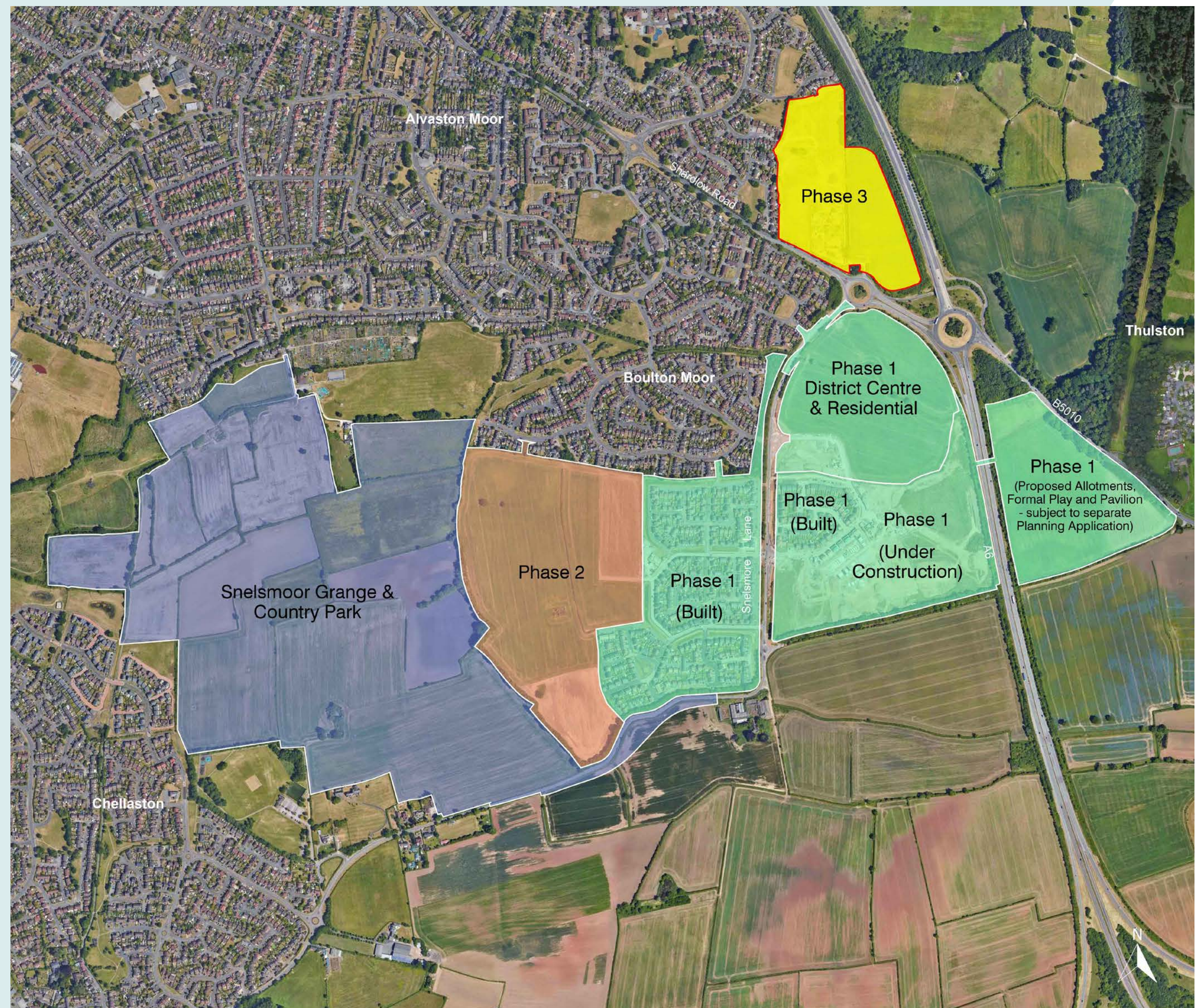
This is an opportunity for you to view the draft proposals and provide us with valuable feedback.



The Site

The proposed development at Boulton Moor Phase 3 forms part of the 'Boulton Moor Sustainable Urban Extension' which is an allocation within South Derbyshire District Council's Local Plan to provide a sustainable urban extension to Derby City including providing approx 2,750 dwellings.

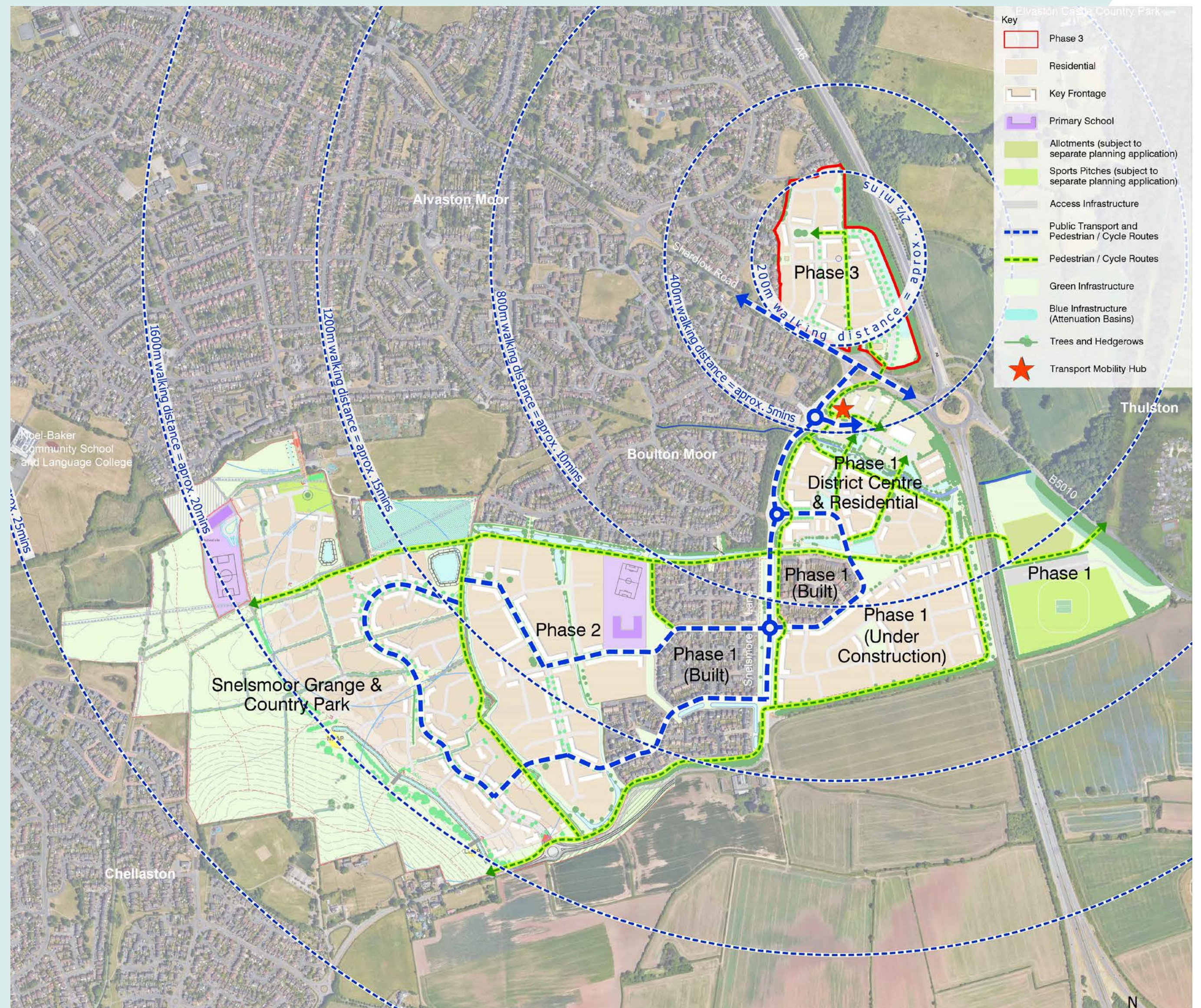
The Boulton Moor Sustainable Urban Extension includes Boulton Moor Phase 1, which is being built out by Persimmon, Boulton Moor Phase 2 (planning granted) and the Boulton Moor District Centre (resolution to grant, subject to signing of legal agreement). Furthermore, the Boulton Moor Sustainable Urban Extension includes land in Derby City Council referred to as 'Snelsmoor Grange' which also has granted planning permission.



The Context plan

The Boulton Moor Sustainable Urban Extension will not only provide a wide variety of homes, including affordable homes, but will also:

- Promote accessibility and local permeability by creating places that connect with each other and are easy to move through including public transport connections.
- Include a new district centre, incorporating a transport mobility hub, as a key to connectivity to cater to local needs.
- Include new primary schools provided in accessible locations serving the development as a whole.
- A network of easily accessible and well-connected open spaces with links to existing spaces and routes.
- Be designed around the existing landscape including providing opportunities for biodiversity.



The Proposals

The Boulton Moor Phase 3 proposals will:

- Provide up to 250 high-quality homes supporting housing needs within the local area.
- 30% of dwellings (75 homes) to be provided as affordable homes in line with adopted policy.
- A sustainable location forming a component part of the Boulton Moor Sustainable Urban Extension, within a short distance of the facilities that will form the proposed Boulton Moor District Centre.
- Good pedestrian and cycle connectivity to and from the site.
- A landscape led development with new public recreational spaces creating a linked network of green spaces throughout.
- Opportunities for areas of play for both existing and proposed residents.
- Opportunities for habitat enhancement and creation.
- Existing allotments to be re-located to the 'Triangle' land east of the A6 (currently subject to a separate planning application).



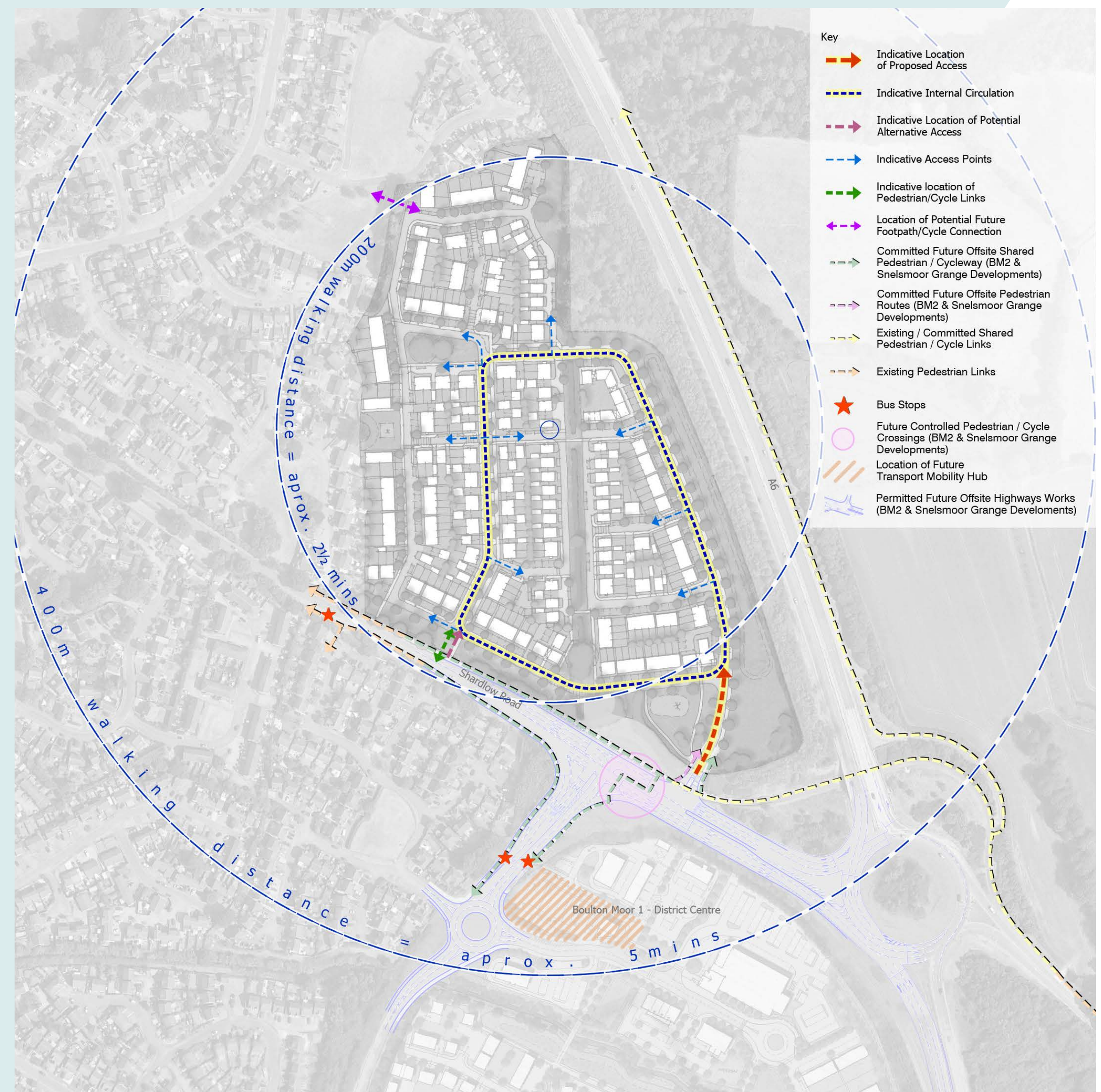
This image shows an illustrative layout of what could be provided at the site.

Access and Movement

Boulton Moor Phase 3 is the last phase of allocated development within the Boulton Moor Sustainable Urban Extension. The effects of the overall planned development have been assessed cumulatively and robust mitigation is already agreed to deal with increased traffic in the area. Those works are planned to commence with Boulton Moor Phase 2 and Snelsmoor Grange developments.

Vehicular access for the proposals will be from Shardlow Road which will tie into highway works which are committed through other developments in the Boulton Moor Sustainable Urban Extension (Boulton Moor Phase 2 & Snelsmoor Grange). Vehicle access can also be achieved to the west of the existing Shardlow Road roundabout and will be considered in the planning submission.

Pedestrian and cycle access is focused on the Shardlow Road corridor including the existing cycle way. Public transport using the Skylink Derby hourly service is immediately accessible on the Shardlow Road corridor within 400m of the whole site. The 1/1A service operates every 20 minutes on Keldhome Lane 600m from the centre of the development and via the Woodchester Road connection within 400m. The Boulton Moor Sustainable Urban Extension has planned enhancement to bus services (January 2024). These services will call at the existing stops on Shardlow Road fronting the site and the proposed Transport Mobility Hub at the District Centre.



Landscape, Ecology & Drainage

The green infrastructure plays a vital role in the design that has been developed for the site with existing vegetation providing a mature landscape setting.

Retaining these important landscape features, which contribute to the character of the site, creates a 'framework' allowing new open spaces to be stitched into the development.

The proposals for the green infrastructure and open spaces allow for an extensive range of landscape uses to be included, such as sustainable drainage, informal recreational, play and habitat areas creating an attractive and welcoming place to live.

New planting will give a vibrant green character with species used to maximise wildlife opportunities, enhancing biodiversity to establish a rich mosaic of landscape features, including hedgerows, wildflower meadows, species rich grassland and tree planting.

The site lies in Flood Zone 1 (the low probability area) and is therefore not considered to be at risk of inundation from the local watercourses.

The localised surface water flood risk at the low point in the field will disappear once the site is developed and the rainwater formally managed by a Sustainable Drainage System (SuDS).



Public Benefits

Provision of up to 250 new homes of mixed size and tenure weighted heavily towards two-and three-bedroom houses, and the provision of 30% of homes as affordable housing of social and affordable rented tenures. Proposals will look to include bungalows popular with older residents or those with ambulatory issues.

A walkable and cyclable development with proposed facilities and amenities to be provided at the District Centre within 800m of the new housing, reducing the need to use a car.

The additional housing will support the expanded bus services in the area and the proposed Transport Mobility Hub to be located at the District Centre.

Landscape led development that will use existing trees and hedgerows, in addition to proposed landscaping, to create a linked network of green spaces throughout including new public recreational spaces.

Homes will be designed to minimise energy loss, with proposed landscape features to assist in responding to the possible effects of climate change in the future, including sustainable drainage features to avoid the risks of flooding, and tree planting to provide natural shading in higher temperatures.

Additional support for the local economy by providing additional local expenditure including supporting the facilities and amenities which will come forward at the proposed District Centre.

Additional funding for additional school spaces at local schools and health care.



Have Your Say

The visual sketch adjacent, as viewed from the top of the site, indicates how the proposals would be seen in the context of the surrounding area, including the proposed Boulton Moor District Centre (in the background) and the existing residential dwellings.

JSC Farming Ltd and Central Land Holdings Ltd are targeting to submit a planning application to South Derbyshire District Council during this summer. This will be an 'outline' planning application, where permission is sought for the principle of development and the uses proposed. Detailed design and layout matters would be for future consideration by the Council.

We invite you to kindly complete the [feedback form](#) found on the website. You can also contact the team by email, Freephone and FreePost, via the details on Feedback board.

Your comments are important to us and will form a part of the planning application for these proposals.



Feedback

If you have any questions or would like more information or help, please get in touch.



By Email

Send us a message and we'll get back to you as soon as we can:

david@bluebridgecommunications.co.uk



By Phone

If you want to chat to someone, give us a call
(from 9am to 5pm Mon – Fri)

0800 112 3540



By Post

If you would rather put pen to paper, please send to us at:

Freepost

ConsultationFeedback

This is the full address, no postcode or stamp required.