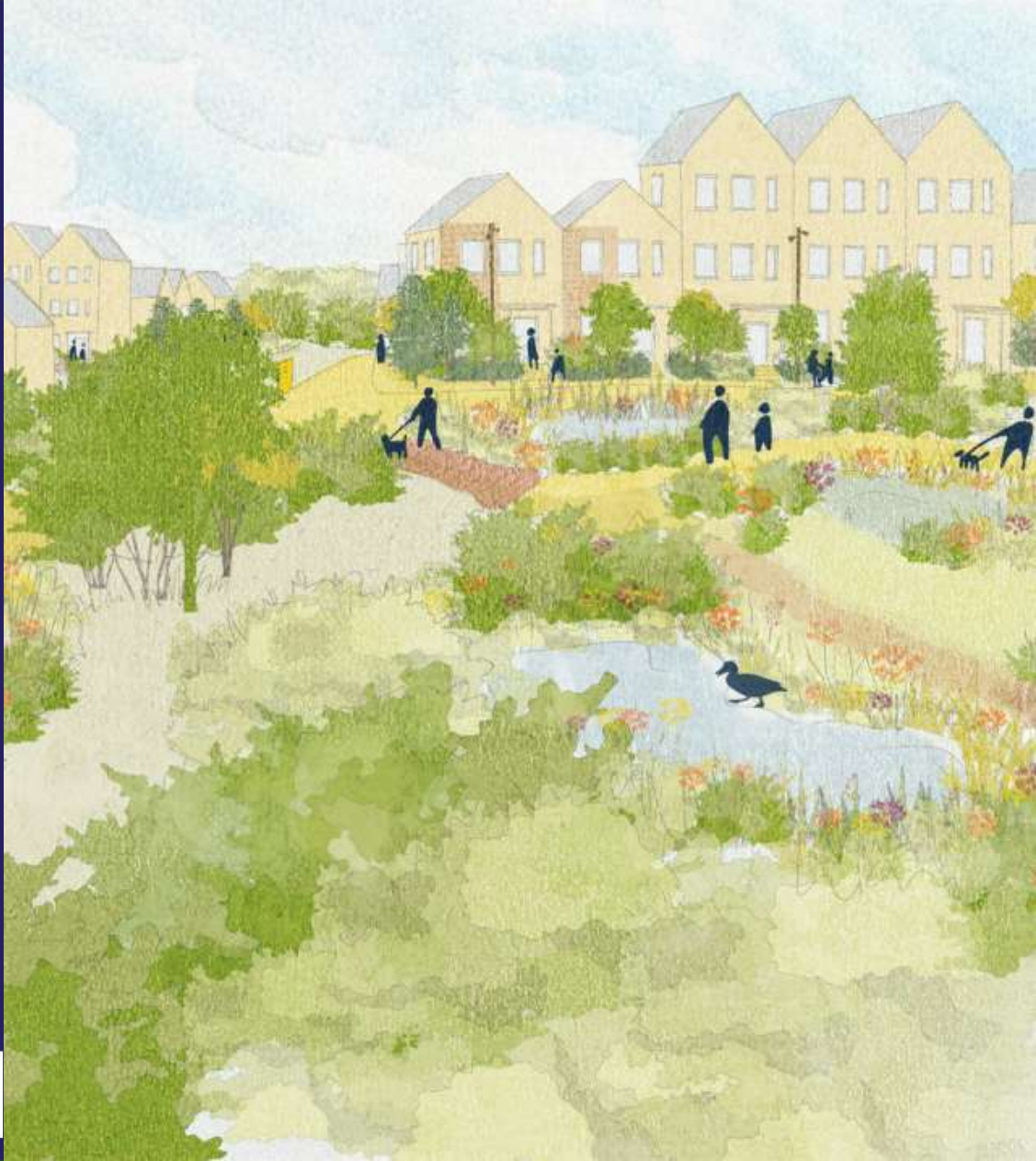


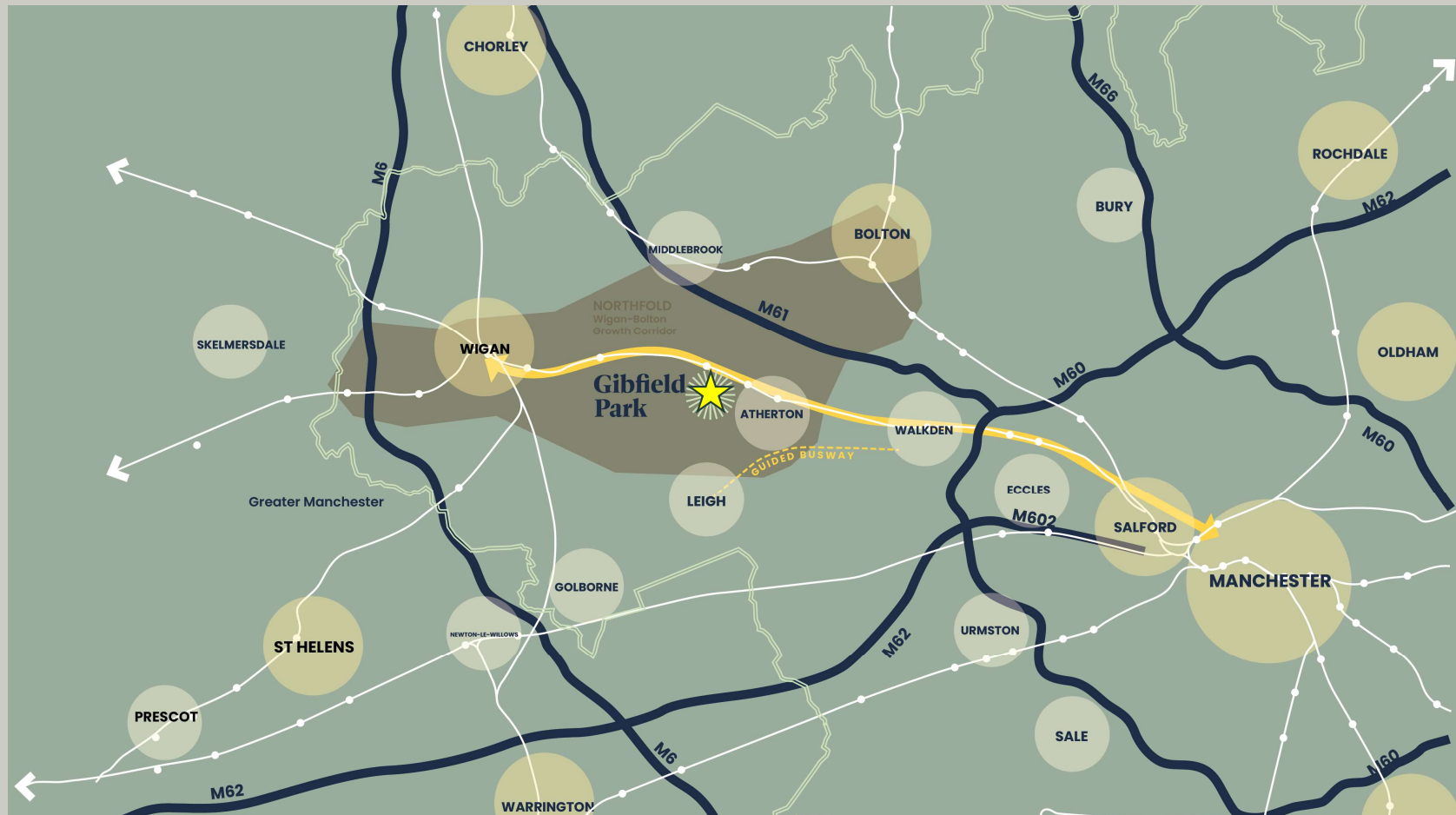
# Gibfield Park

Masterplan Consultation



# Northfold & Policy Context

- Allocated through Policy JP34 Land West of Gibfield in the Places for Everyone Plan (PfE) for up to 500 homes, up to 45,500sq.m of employment floorspace and a country park.
- PfE Policy requires the approval of comprehensive masterplan.
- Site sits within the Northfold Growth Corridor and includes a component of the critical East-West Road Link between the M6 and M61.



# Site Opportunities and Constraints

## Constraints

- Former coal mining heritage – ground conditions.
- High pressure gas main – HSE COMAH Zone.
- Overhead power lines.
- Ecology – part of the site is a Site of Biological Interest designated for the protection of newts

## Opportunities

- Supportive policy context
- Creation of Country Park – long standing local aspiration
- Strong demand for more housing locally
- Highly accessible site – train, bus, car, cycle, pedestrians
- Extension of Gibfield Parkway
- New location for local businesses and employment generator



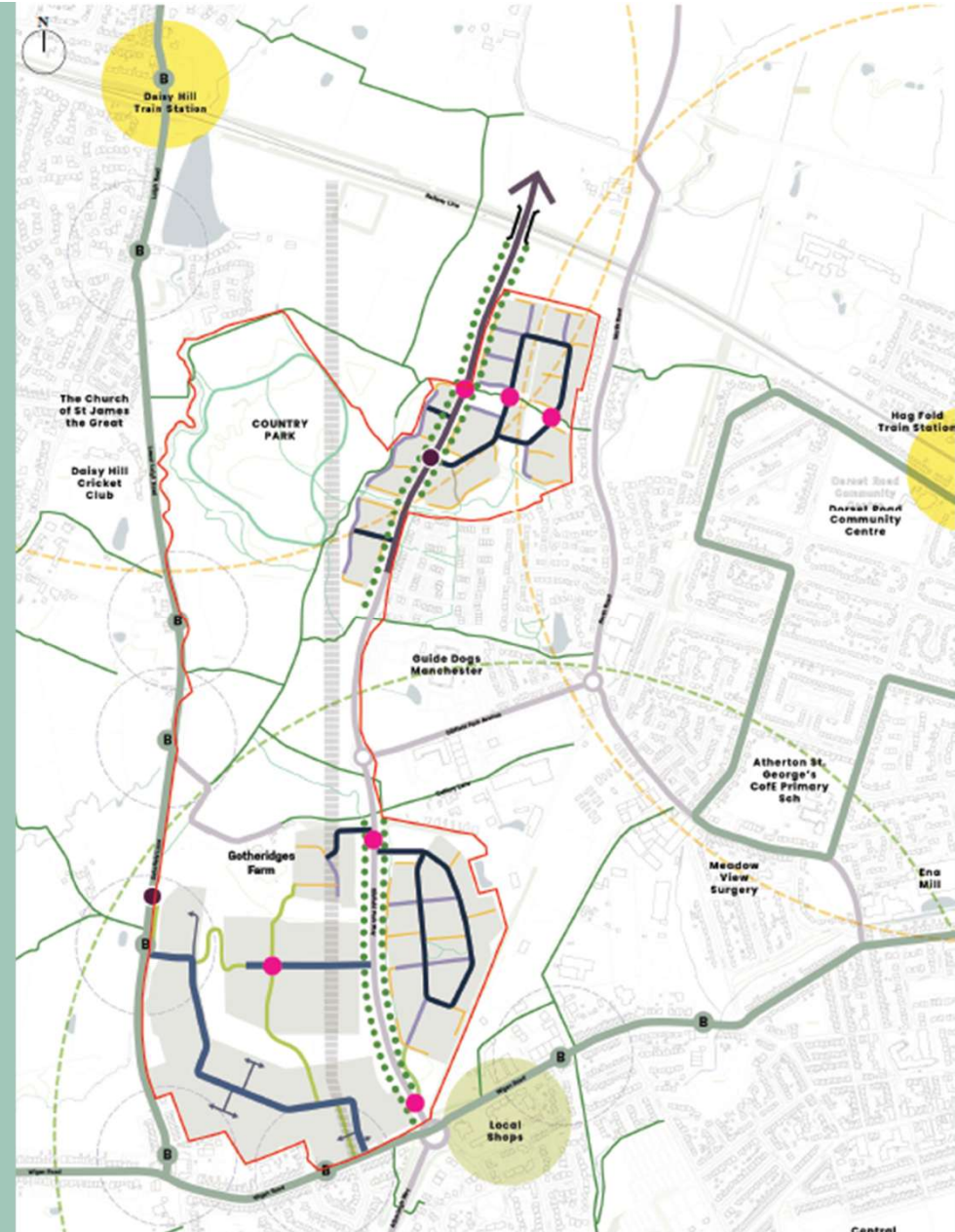
# Masterplan Overview

- The Masterplan sets the parameters for future development, based on technical evidence.
- Details will be in future planning applications.
- Phased development site.
- Up to **500 new homes** across two sites close to North Road and Gibfield Park Way
- Up to **45,500sq.m of employment** floorspace
- Extension of Gibfield Park Way northwards
- Creation of a **Country Park** - enhancing ecology, improving access and respecting heritage



# Transport and Connectivity

- Highly accessible location already – car, bus, train.
- Masterplan will further enhance connectivity
- The extension of Gibfield Parkway into the site (Part of M6-M61 East-West Link).
- Footpath connections make east west links promoting connectivity to bus stops and train stations.
- Safe and accessible streets within development areas.
- Pedestrian crossings of Schofield Lane.



# Gibfield Park - Phases 1 and 2

- Up to 200 new homes on two development areas
- 25% affordable housing
- Accessed from the existing Gibfield Parkway
- The eastern area will form the first phase of development on the site.
- It will include a play area for the community and enhancements to the Country Park



# Gibfield Park - Phase 3

- Up to 300 homes.
- 25% affordable housing.
- Extension of Gibfield Parkway (Part of the M61 to M6 East-West Link).
- Further extension of Link Road across railway line to the North will need to be subject to further consents.
- Adjacent to Country park, with direct access.
- It will include a play area for the community and enhancements to the Country Park.



# Gibfield Park - Phase 4

- Up to 45,500 sq.m of employment floorspace
- Difficult levels and site constraints
- Modern employment spaces for local businesses to grow – retain local businesses in area
- Employment spaces to attract new investment into the local area
- Several hundred new jobs will be created
- High quality environment – green corridors and will have direct access into the Country Park



# Gibfield Country Park

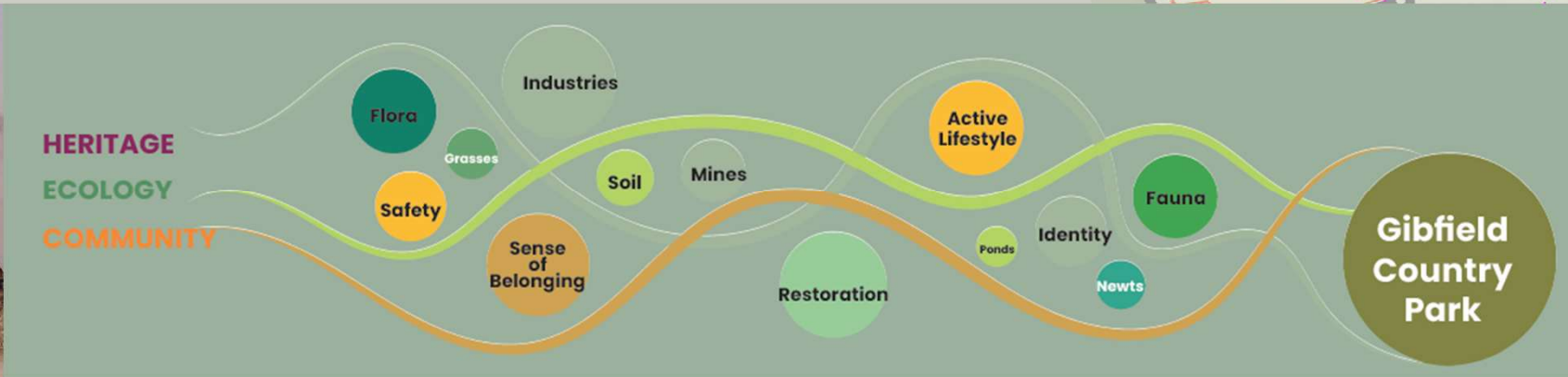
29 hectares of Country Park

Retained in Green Belt

3 key components:

1. Ecology - habitat and newt mitigation and enhancement. Protected areas to preserve ecology.
2. Community - Formal footpaths connected into the existing community east and west and the new development areas. There will be a 1km accessible running/walking route alongside informal play areas, seating clusters and cycle routes.
3. Heritage - A heritage trail with local art and educational boards respecting the sites history.

Long term management of the site.



# Delivery and Phasing

- Masterplan will identify phasing of development parcels and the infrastructure to be provided with each phase.
- Country Park will be delivered in phases as the development progresses. Starting with access improvements.
- Detailed infrastructure requirements to be dealt with through planning applications, with the masterplan to be used as the starting point.



# Public Consultation

- To commence on Friday 6<sup>th</sup> of February for 2 weeks.
- Leaflet to local residents.
- Website providing more detailed information.
- Comments can be provided by phone, post and form on website.

**Any questions?**

