

FIELD FARM

BUILDING A COMMUNITY

Home is where our family and friends are. Staying together gives us a strong sense of who we are and makes us proud of where we live; bringing to life community spirit.

If this community is to keep each of these special qualities, families need homes to grow into and people need homes to grow old in. After all, more of us are being born and we're living longer.

At Westerman Homes, we want to provide new homes in Stapleford, in a way that will contribute positively to this community. Westerman is a family-run, local building company. We started in Chilwell in 1933: three generations later, we are proud to say we are still here. You may know us. We may even have built



your house. If so, you will know that in our 80 years of building houses in this area, we have tried to be a good neighbour and develop real communities. Trowell Park is one of them.

On our land at Field Farm, north of Ilkeston Road, we are designing a neighbourhood which presents a solution for the community: giving children at school today the opportunity to stay in their town when the time comes for them to have their own home.

We think it is important that our children are able to live nearby and take pride in the place they grew up. We know it matters to other local families too.



We're aiming to create a popular neighbourhood with a community feel at Field Farm, similar to Trowell Park.

WE ARE LISTENING

We want the neighbourhood we design to be fit for Stapleford. So, we have attended all sorts of public meetings over the last few years, at which we have come to understand your concerns. We have kept those at the forefront of our minds while developing the masterplan; finding solutions wherever possible.

Whilst we are ready to submit our planning application, we are continuing to listen to your concerns and aspirations. We are inviting you to help strengthen Stapleford's development and evolving identity by providing comments that will help to make Field Farm an attractive and vibrant part of the town.

Please look at the masterplan here, or online at www.fieldfarm.info. Do contact us for information, to tell us about issues we've missed or to make suggestions. Email us at feedback@fieldfarm.info or via Three Seas Communications, Mansfield i-Centre, Hamilton Way, Mansfield, NG18 5BR.

To comment to the council during Broxtowe's consultation on our application, watch out for details on www.broxtowe.gov.uk under 'Planning and Building Control' or look for the notices in the locality put up by the council.

We will review all the comments we receive, both directly and from the planners. We will seek to cover as many aspects as possible and if the comments help Field Farm to have less of an impact on its neighbours we will try to include them into the design.



Westerman Homes has designed a scheme on land at Field Farm, to the north of Ilkeston Road, for a new neighbourhood of up to 450 homes. Cul-de-sacs, careful planting, established trees and ponds will create a neighbourly feel. Land to the north of the brook will be retained agricultural land, which we hope to transfer to the borough or parish council for public benefit.



Boundary Brook.



Flood risk will be alleviated through a robust sustainable urban drainage system; to include rainwater storage, collection ponds and foul water storage.

MANAGING FLOOD RISK

At each public meeting we attended, concerns about flooding of rainwater and sewers were raised. We understand that, during periods of heavy rain, drains in Stapleford Road were becoming overloaded, causing unpleasant localised flooding. So far, work undertaken by Severn Trent is keeping the problem at bay.

We would like to give residents even greater protection by reinforcing the system with extra water retention. Working with the Environment Agency and Severn Trent Water, our careful design will mean that drainage at Field Farm will act as a pressure release route to significantly reduce the current risk of flooding.

First, two storage ponds and underground tanking will be established to collect and retain rainwater from our site. The system will contend with daily rainfall, one in 30-year heavy rainfall and one in 100-year storm events, meeting the very stringent standards set by the Environment Agency. Water from the roads, footpaths and roofs will be captured and retained, then released slowly as capacity becomes available. Slowing the water down and special planting will improve the quality of water which, in turn, will reduce silting up of the brook.

More rainwater storage will be created next to Boundary Brook specifically to relieve current flooding along Stapleford Road. Finally, extra foul water storage will reduce the risk of unpleasant flooding in Trowell Park.

The solution on site will eliminate the impact of our development on flood risk at Boundary Brook, and supplement the Severn Trent work to alleviate any flood risk at Stapleford Road.

THE BIGGER PICTURE

Greater Nottingham has to provide thousands of homes over the next 17 years. Planners across the county are working together to find a smart, achievable and fair way to deliver the houses that we will need. The 'Greater Nottingham Aligned Core Strategy' shows where and how new homes can be built. Field Farm is one of the suggested sites. Find out more at www.gngrowthpoint.com

FIELD FARM



COMMUNITY FIRST

Field Farm would provide up to 450 new homes in Stapleford. A variety of property types, from 2 bedroom bungalows to 5 bedroom detached houses, will ensure that there is a range of properties for different stages of life. The different properties will also create an attractive and desirable environment in which to live, similar to Trowell Park.

OPEN AND GREEN

We want to ensure that the existing boundary hedges are maintained as far as possible to leave the existing feel of Ilkeston Road and Stapleford Road intact. We have owned Field Farm since 1993 and the swathes of trees we have planted in that time are becoming established. Careful shaping of these areas, thoughtful landscaping, two ponds and cul-de-sacs will make the neighbourhood an open, green and friendly place to live.

LOCAL DISTINCTIVENESS

It is clearly important to both Stapleford and Trowell communities that their identities are maintained by ensuring that there is a substantial break in development. We propose to set aside 15 acres of land between Pit Lane and Boundary Brook which we hope to transfer to either Broxtowe Borough Council or to the Parish Council.

FIELD FARM

The information contained within this leaflet was correct at the time of going to print.