

# LAND SOUTH OF DE LACY WAY, MONKHILL

## PUBLIC CONSULTATION FOR A PROPOSED HOUSING DEVELOPMENT

### WHO ARE MILLER HOMES

Miller Homes is a respected national homebuilder with an established reputation for building outstanding quality family homes and excellent customer service.

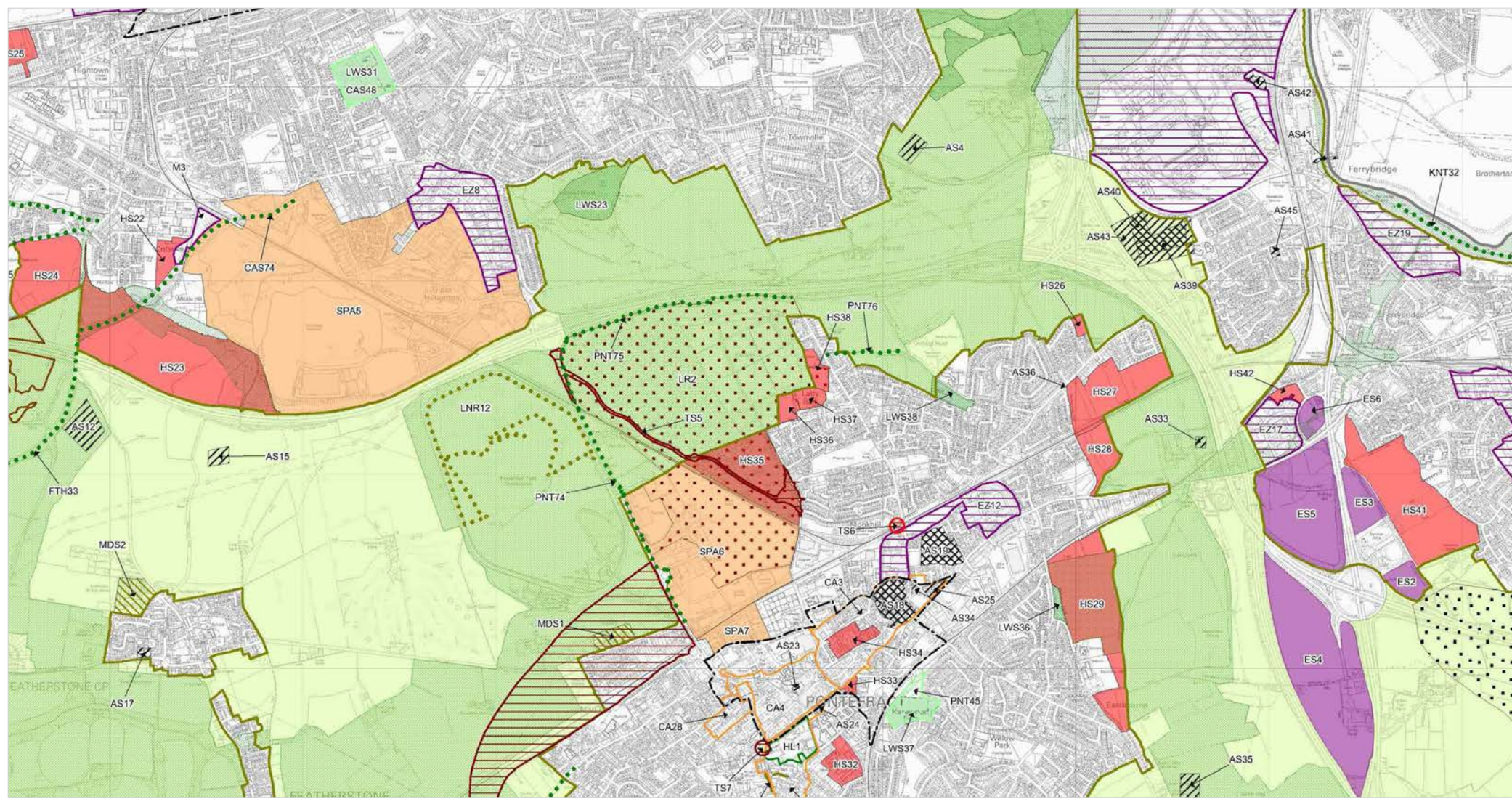
We believe that by building homes safely, in a way which is considerate to the environment and by delighting our customers with a product and experience that recognises that buying a home is a significant lifetime purchase, we will deliver superior long term results for all our stakeholders.

### BACKGROUND AND CONTEXT

Miller Homes intends to submit an application seeking full planning permission for residential development at Monkhill Triangle, De Lacy Way, Pontefract.

The site is located to the south of De Lacy Way, on the south end of the former Prince of Wales Colliery tip and forms part of a larger housing allocation within the adopted Local Plan under site reference HS35, this allocation outlines potential for 544 homes across the site, approximately 13.97 ha (34.52 acres).

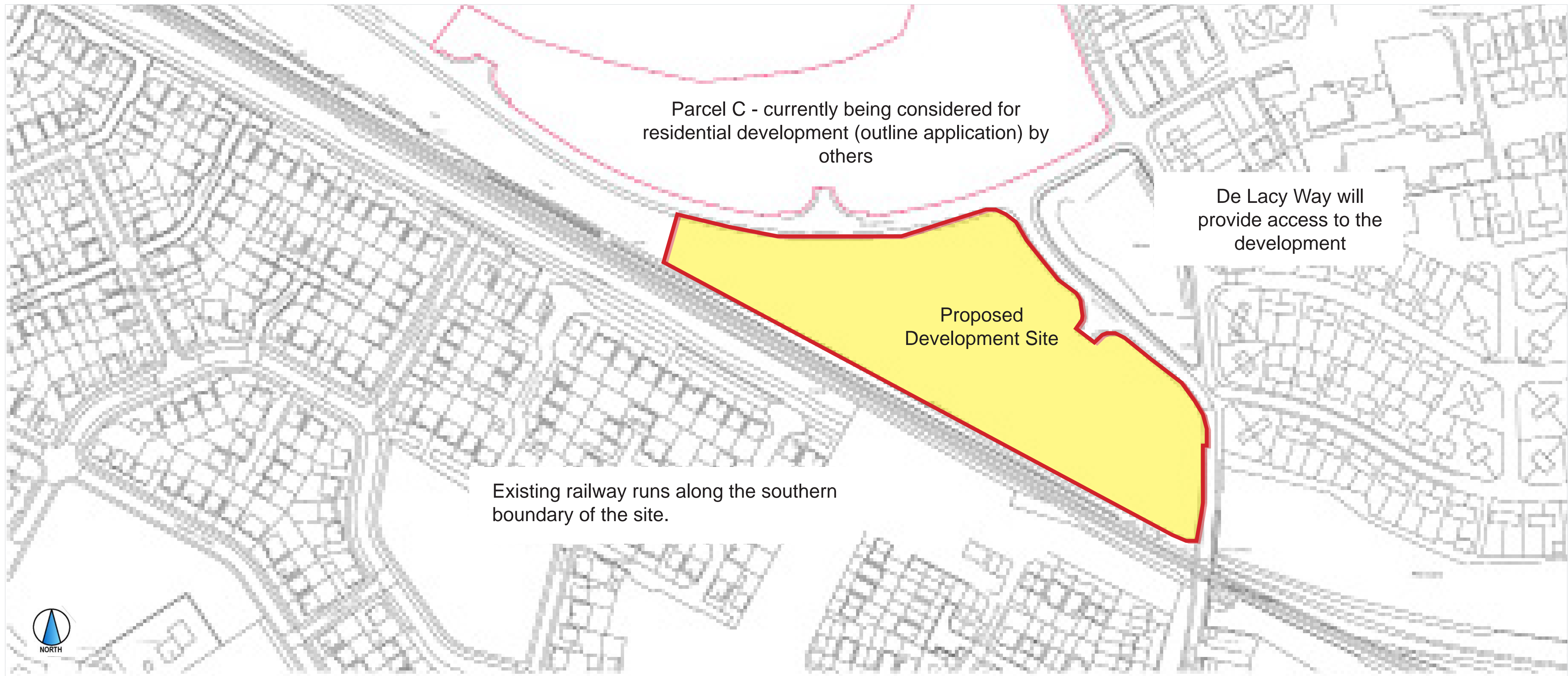
This application proposes a development for 66 homes providing a valuable contribution to the Council's 5-year supply of deliverable housing and much needed new homes in the Pontefract area.



Wakefield Local Plan - Housing Allocation HS35



Aerial View



Location Plan



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## PROPOSED LAYOUT

As the plan below identified, the proposed housing scheme will incorporate:

- 66 dwellings
- A variety of dwelling types and tenures
- Public Open Space
- Tree planting and landscaping
- Vehicle access off De Lacy Way

*“Development of 66 high quality family homes”*

The scheme proposes 66 high quality homes (2, 3 and 4 bedroom) in a mix of short terraces, detached and semi detached properties.

The development provides a strong presence to De Lacy Way which is set back behind green space and tree planting.





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### TECHNICAL CONSIDERATIONS

Miller Homes recognise the concerns of local residents in relation to proposals for large scale new development. To date, we have already undertaken a significant amount of technical work to demonstrate the deliverability and sustainability of this site.

#### Transport and Access

- Single vehicle access utilising existing bell mouth off De Lacy Way.
- Travel Assessment and Plans to assist sustainable travel choices.

#### Ecology and Trees

- Comprehensive surveys undertaken
- Habitat mitigation and enhancement areas proposed including tree and shrub planting
- Minimising tree loss, maintaining and enhancing boundary features to provide continuity in terms of connective habitat, acting as a framework of green infrastructure

#### Heritage and Archaeology

- Site contains no recorded heritage assets
- There are no nearby listed buildings or non-designated heritage assets to consider

#### Flood Risk and Drainage

- The site is not located in an area of flood risk however the planning application will be accompanied by a Flood Risk Assessment and Drainage Strategy

Examples of the styles of properties are shown below



### HAVE YOUR SAY

We value the comments and suggestions of local people and businesses, particularly where this helps to refine and improve the development proposal so that the social, environmental and economic benefits are maximised. You can do this today by:

- Emailing us via [vikki.sykes@jrpassoc.co.uk](mailto:vikki.sykes@jrpassoc.co.uk)
- Commenting through the website - <http://www.jrpassoc.co.uk/consultation>
- Writing to us at JRP Associates - 14 Mariner Court, Calder Park, Wakefield, WF4 3FL

### WHAT HAPPENS NEXT?....

- We welcome the views of local residents and businesses. Miller Homes will review all comments received as it finalises the proposed development.
- Following consideration of all comments from the consultation and the associated review of all technical information, we plan to submit a full planning application to Wakefield Council in the next couple of months.