

# MARLEY TILES

## *Public Consultation*

### THE SITE AND ITS SURROUNDINGS



Story Homes are pleased to present the current proposals for the redevelopment of the Former Marley Tiles Factory site for new development.

The site lies within the settlement of Newlands, Northumberland, east of Whittonstall and west of Ebchester.

The site consists of three plateaus at varying levels where the different functions of the factory once stood. Today these remain as large areas of hardstanding. A pond is located to the north of the site just outside of the red line boundary.

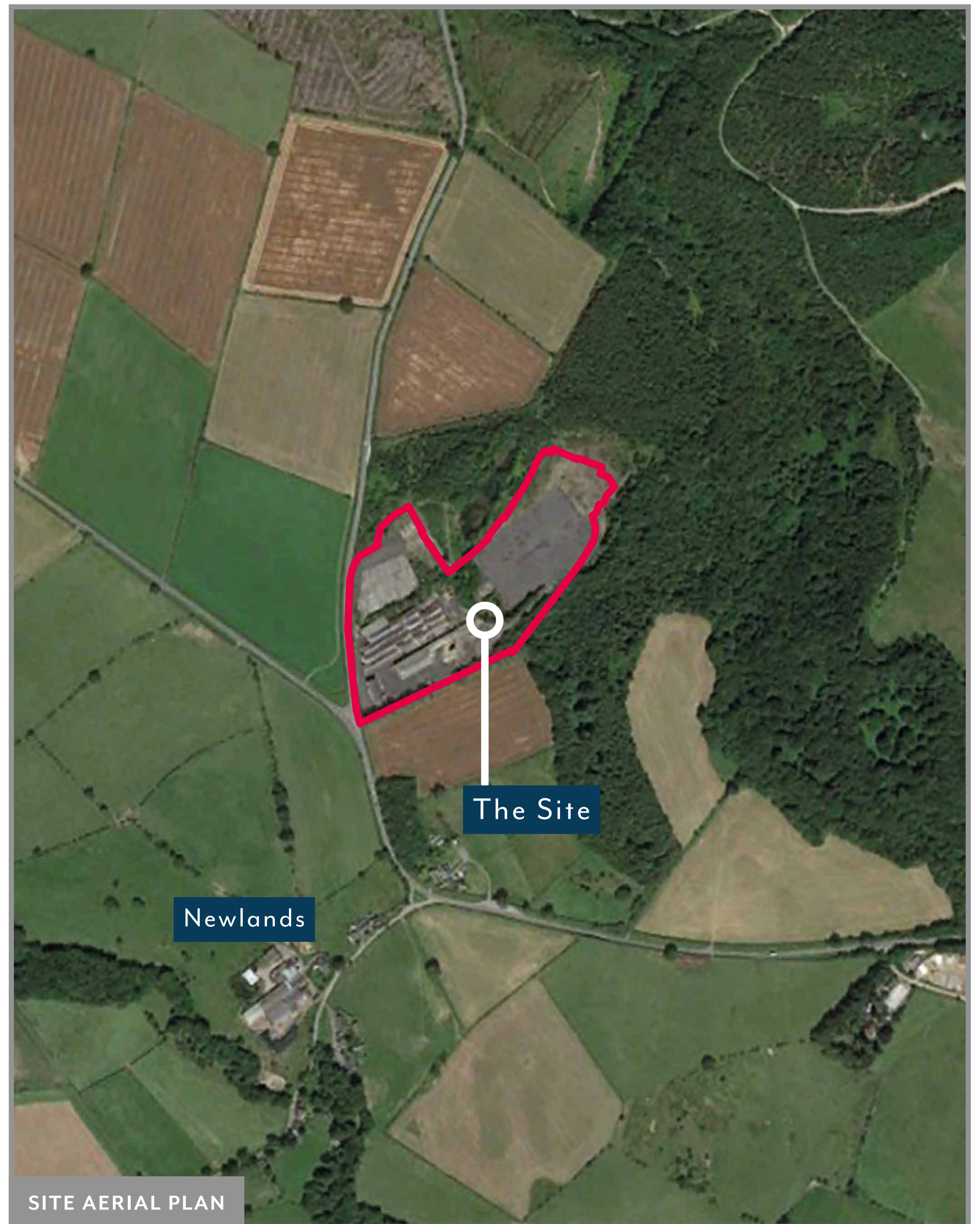
The former Marley Tiles Factory presents an excellent opportunity to redevelop a brownfield site that is currently unoccupied, unsightly and could potentially be dangerous to trespassers in its current state. The images of the site in its current state below demonstrate the need for the redevelopment of the site to create an attractive and desirable development within Newlands.



### WORKING WITH THE LOCAL CONTEXT

The proposal is to redevelop the site to provide approximately 55 homes in the Story Homes Signature Range. The proposals include three character areas, each in response to the local context to maintain a rural character. It will result in a high-quality scheme that will give the site a new lease of life and a long-term future.

Each plateau will have a different character area but will be seamlessly connected through pedestrian routes within the site. Due to the level differences, two access points are proposed into the farmstead and village green character areas.



#### 1 Farmstead

Inspired by the surrounding farms of Northumberland, this character area is focussed around a central square courtyard and would use predominantly stone to reflect a rural architectural style.



#### 2 Village Green

This area of the site will be centred around a village green at the southern entrance to the site as a community focal point, envisaged as a place for village gatherings and a safe area for children to play.



#### 3 Woodland

Set at the lowest point on site, the dwellings set within the woodland character area will embrace the dense woodland boundaries that envelop the northern most plateau with open outlooks towards the pond to the north.



### THE PROPOSALS

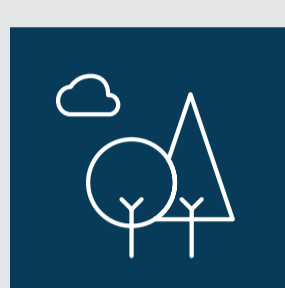
The development will provide:



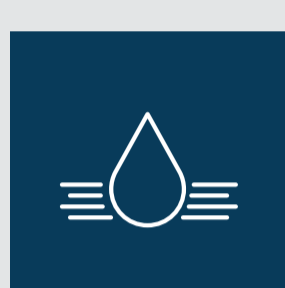
55 new high-quality family homes



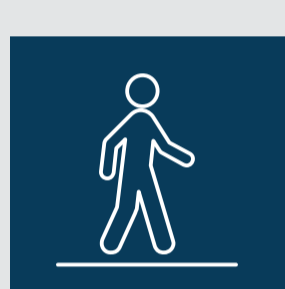
A mixture of 4 & 5 bed houses



Attractive areas of landscaping and amenity space, including a village green at the heart of the community



SUDS and surrounding landscaping which will form a key focal feature at the centre of the site



A network of footpaths within the sites to enhance pedestrian accessibility and permeability



New ecological habitats for surrounding wildlife



Off-site delivery of affordable housing



SITE MASTERPLAN



Sherringham



Turnberry



Fairhaven



INDICATIVE STREET SCENE

### TRANSPORT AND SUSTAINABILITY



Sustainable modes of transport will need to be at the heart of the proposals. Story Homes are considering options to ensure the site is well connected to local facilities and schools nearby. We are also exploring the options to increase opportunities for sustainable modes of transport, which could include a new bus route and increased opportunities for walking and cycling, and we welcome thoughts of the local residents. The site will be served by ultrafast broadband to ensure that home working is possible across the site.

The proposed new homes will be very sustainable incorporating electric car charging points, green energy via the use of air source heat pumps, increased air tightness and a specification which includes triple A rated appliances and low energy lighting throughout all combining to deliver an improvement in CO2 emissions of over 60% above Building Regulations (Part L1 2021).



### NEXT STEPS

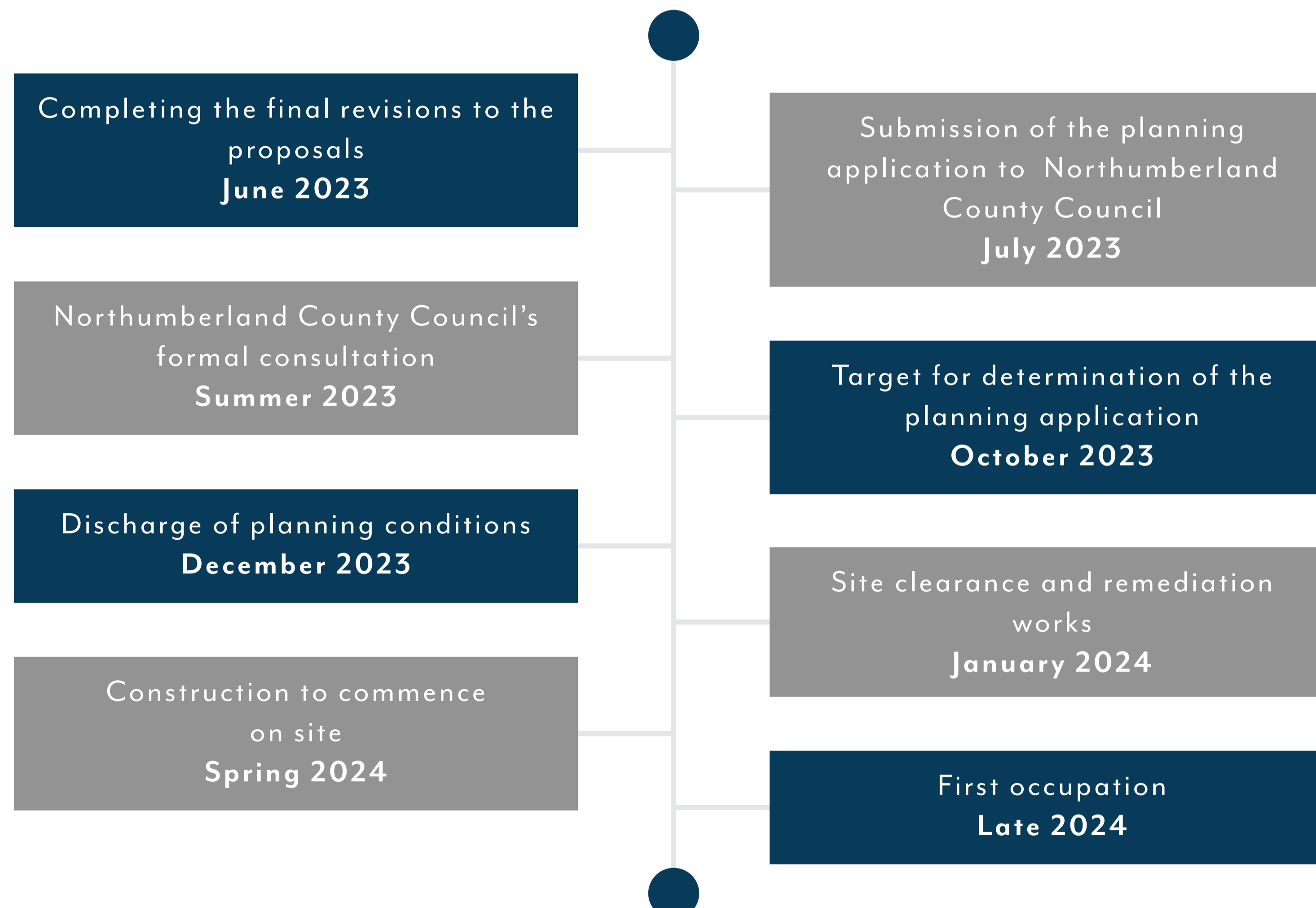
Thank you for attending the consultation event to view the initial proposals for the redevelopment of the former Marley Tiles factory.

We would invite you to fill out a comments form or email any comments to [marleytiles@lichfields.uk](mailto:marleytiles@lichfields.uk)

The input of local residents is key in helping us prepare a planning application and inform any changes so that the development benefits everyone.

All comments received by **25 June 2023** will be considered.

After considering the comments received during the consultation, the next steps are shown to the right.



**“It would be fantastic news for our school if the development encouraged more families into the area and therefore introduce more families into our wonderful school!”**

Executive Head Teacher, Whittonstall First School