



City of  
**Stoke-on-Trent**

# City of Stoke-on-Trent

Wellfield Road, Bentilee, Residential Development  
Information Consultation Leaflet

November 2021





## The Site

### Wellfield, Bentilee

In January 2020, the councillors who make the decisions for the council (Cabinet) approved the development of a Strategic Housing Investment Programme. The aim is to provide new, high quality affordable housing for people of the city that meets the needs of our resident's. We want to invest in our City, create new homes and deliver investment in our towns and communities.

The former Brookhouse Green Primary School site in Bentilee, as shown by the above red line plan, has been identified as suitable for housing development. The council owned brownfield site is partially cleared with

old relic foundation structures in situ and overgrown vegetation. The levels on the site are challenging as there are considerable changes from the high level at Dawlish Drive to the lower ground at Wellfield Road.

On the following pages you'll find some images, information and a Q&A section about the proposed development. For more detail on the design layouts please visit [www.Stoke.gov.uk/wellfielddevelopment](http://www.Stoke.gov.uk/wellfielddevelopment). At this link, you can also find a feedback form to let us know what you think. You'll be able to view the plans and provide feedback between 24th November -8th December 2021.



## Proposals Independent Living

The project team have been working on some initial plans and we now want resident's views on how you think best to progress the development site.

With the main access from Dawlish Drive, the proposals show a new build apartment block of 53 homes for supported accommodation, mainly for older people.

The homes will be a mix of one and two bedroom apartments with associated communal areas such as a resident's lounge, activity space, laundry, dining area and landscaping. Courtyard style resident's parking is available.

Each apartment has been designed to create independent living with the option to have support if required. The apartments have an open plan kitchen living area, an accessible shower room, storage and private access to outside space via a patio area at ground floor, or a balcony on upper floors.



Artist's Impression

## Proposals

### Housing / Bungalows / Walk-up Apartments

This section of the proposed development is at the lower ground accessed off Wellfield Road.

apartments have a courtyard style parking arrangement, cycle and bin stores and a shared outdoor space.

The proposals show 64 homes in total with a mix of three bedroom family homes, three bedroom dormer bungalows and one and two bedroom walk-up style apartments. A walk-up style apartment means that each property has its own front door. The table on the following page provides a summary of the number of each house type.

Each house and bungalow has been designed with private gardens and parking spaces. The walk-up



Artist's Impression

# Accommodation

Accommodation Summary					
Type	Independent Living	Walk-up Apartments	Housing	Bungalows	Total
1B2P*	41	40	-	-	<b>81</b>
2B3P	12	10	-	-	<b>22</b>
3B4P	-	-	10	-	<b>10</b>
3B5P	-	-	-	4	<b>4</b>
<b>Total</b>	<b>53</b>	<b>50</b>	<b>10</b>	<b>4</b>	<b>117</b>

\*1B2P = 1 Bed 2 Persons



## Questions and Answers

### What are you proposing to build?

We are proposing to build a mix of high quality houses and apartments across the site for local people. The current scheme designs show 53 apartments and a mix of 64 houses, bungalows and walk up apartments.

### Who can live in the newly developed homes?

We want to provide a choice of housing. The apartment block accessed from Dawlish Drive is likely to be supported accommodation, predominantly for older people. Allocations will be made in line with the

Council's Allocations Policy, where an applicant's specific need for this type of accommodation can be taken into consideration.

The bungalows and apartments accessed from Wellfield Road are likely to be for rent with allocations via the Council's housing register. The houses are likely to be an intermediate product i.e. Shared Ownership or First Homes meaning this is an opportunity for those aspiring to own their own home.

### Will I be able to get a property?

The properties will be allocated to applicants from the Council's housing

register in line with the housing allocation policy. An eligibility criteria will apply to the intermediate product houses.

### **What stage is the development at?**

The designs are still progressing which we anticipate will lead up to a planning application being prepared and submitted in early 2022.

### **When would the work start and be completed?**

If planning permission is granted, work could start in Summer 2022 with a build programme of approximately two years, completing in Summer 2024.

### **How much will this cost and who is paying for it?**

Total scheme costs will not be known until a firm scheme design has been approved. We are estimating the scheme costs at circa £17.7 million made up of funding from the Housing Revenue Account Capital programme and anticipated grant funding from Homes England Grant or retained right to buy receipts.

### **Where will the new residents park?**

All new houses will have allocated car parking spaces, and resident parking courts will be provided for the apartment blocks.

### **Will the development make the traffic worse?**

We are proposing two access points for the site, one from Dawlish Drive and one from Wellfield Road. A transport assessment is being undertaken to assess the impact of the proposed development. This will inform whether changes need to be made to the design or the number of proposed homes.

### **Will my house be overlooked?**

All new homes will comply with statutory overlooking guidelines as directed by the planning department and contained within the National Planning Policy Framework.

### **Can I access the Neighbourhood services on Dawlish Drive from Wellfield Road?**

The proposals are to create a pedestrianised access route from the houses/bungalows/apartments off Wellfield Road up to the apartment block off Dawlish Drive. It is likely there will be some security and control over times the pedestrianised route is accessible.

### **How will the grounds of the nursery be maintained?**

We will be looking at providing an alternative access from Dawlish Drive for maintenance of the nursery's grounds.



## For Further information and to provide feedback, please visit us online at:

Website: [www.Stoke.gov.uk/wellfielddevelopment](http://www.Stoke.gov.uk/wellfielddevelopment).

You'll be able to view the plans and provide feedback between  
24th November - 8th December 2021.

If you have any additional questions about the proposals please use the below contact details:

Email: [Housing.Development&Regeneration@stoke.gov.uk](mailto:Housing.Development&Regeneration@stoke.gov.uk)

Telephone: 01782 234987 (during office hours only)