



Woodhall Introduction and Background

We're building a future legacy.

Merton College and St. Modwen are partnering to deliver the new Woodhall neighbourhood.

- Merton College was founded by Walter de Merton in 1264. The College has a long history of land stewardship across the country, all of which supports their wider purpose of education and research. Merton College is the landowner and has cared for the Woodhall land since 2011.
- St. Modwen are a master developer who deliver award-winning, quality new homes and sustainable communities across the UK, along with the supporting infrastructure. In addition, they have local experience and are well established within Worcestershire and the surrounding areas.

Both value health and wellbeing, net carbon reduction, supporting employability and skills, and enhancing biodiversity in development.

Worcestershire Parkway and the South Worcestershire Development Plan

- The South Worcestershire Development Plan is a shared vision for future development, created by Wychavon District Council, Worcester City Council and Malvern Hills District Council.
- The draft Plan considers the long-term vision and objectives for development in South Worcestershire up to 2041, as well as containing the policies for delivering these objectives in a planned and cohesive manner.
- The Worcestershire Parkway New Settlement is identified within the emerging South Worcestershire Development Plan as an area for future development, including housing and employment uses.
- The Worcestershire Parkway New Settlement will provide around 10,000 homes, 50ha of employment space, a new town centre, educational facilities and green space to create a new town in Worcestershire.

Project Team

Other specialist consultants are involved as part of the project team. Each consultant focuses on a key area – including master-planning, transport, infrastructure, ecology, landscaping, flood risk and drainage, noise, air quality, lighting, heritage, archaeology and community engagement, to help shape a well-rounded community at Woodhall.



Define.



Cratus group



HOARE LEA (H.)



Woodhall within the wider settlement

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Woodhall The Woodhall Neighbourhood

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Overview

Woodhall will be a new community of up to 1,250 homes, with employment land and opportunities, community facilities and green spaces.

Homes will include private and affordable homes in a range of sizes and types, suitable for first-time buyers, growing families, those who may wish to downsize and more.

The community will have its own amenities, including:



Well managed green open spaces



Sports and recreation facilities



A new primary school



A neighbourhood hub in and around the existing barns, which may include a community hall and café, grow zone, community orchard and walled garden



Active travel (walking or cycling) routes to Worcestershire Parkway railway station, Worcester, Norton and the new Town Centre

Benefits to Existing Residents

- Merton College and St. Modwen hope to work with current site neighbours to minimise site disruption where possible, and to work with the wider community to deliver amenities to benefit new and existing residents.
- There will be a series of road network upgrades, improved pedestrian and cycle routes, flooding mitigations and wider improvements to infrastructure in the area.



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Woodhall Employment

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Employment first

The first outline planning application for the Woodhall neighbourhood will be for the employment space. Bringing this space forward first allows us to work with the occupiers to create jobs for the local and wider community as early in the process as possible.

Key infrastructure will be delivered during this stage, setting the groundwork for future phases of the Worcestershire Parkway New Settlement.

Sustainability

Buildings will be designed to meet or exceed current energy standards, with a focus on minimising carbon emission and environmental impact.

A Travel Plan for the whole employment area will be put in place which will secure sustainable travel including bus accessibility, active travel routes to the new Town Centre, Worcestershire Parkway railway station and existing and proposed residential areas, on site bike storage, lockers and shower facilities and electric vehicle charging points.



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Woodhall Employment

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The new neighbourhood will create a range of employment opportunities for people close to where they live. This will span employment across office, retail and leisure uses as well as a major new employment zone close to the junction of the M5.

The site will deliver around 1.1 million square feet of employment floorspace which:

- Strengthens the local economy, bringing much needed jobs and economic growth, as well as boosting existing businesses through employee spending.
- Can provide a diverse range of jobs, including highly skilled and office-based roles, making it a sought-after place to work as companies could bring their whole operations to one bespoke place.
- Allows companies to invest and grow in the area, retaining the specialist workforce they have developed.

Type of Use

The proposed development will allow for companies from either use class B2 (industrial) or B8 (storage or distribution). This could offer opportunities for a variety of companies and could be used as a base for an entire business, with jobs for all skills levels, some practical and some office based.

Future occupiers could provide a diverse range of jobs as part of the manufacturing, distribution and logistics uses which could include administrative and management roles, technical specialists and more manual roles making it a sought-after place to work as companies could bring their whole operations to one location.



Indicative employment site masterplan

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Woodhall Transport

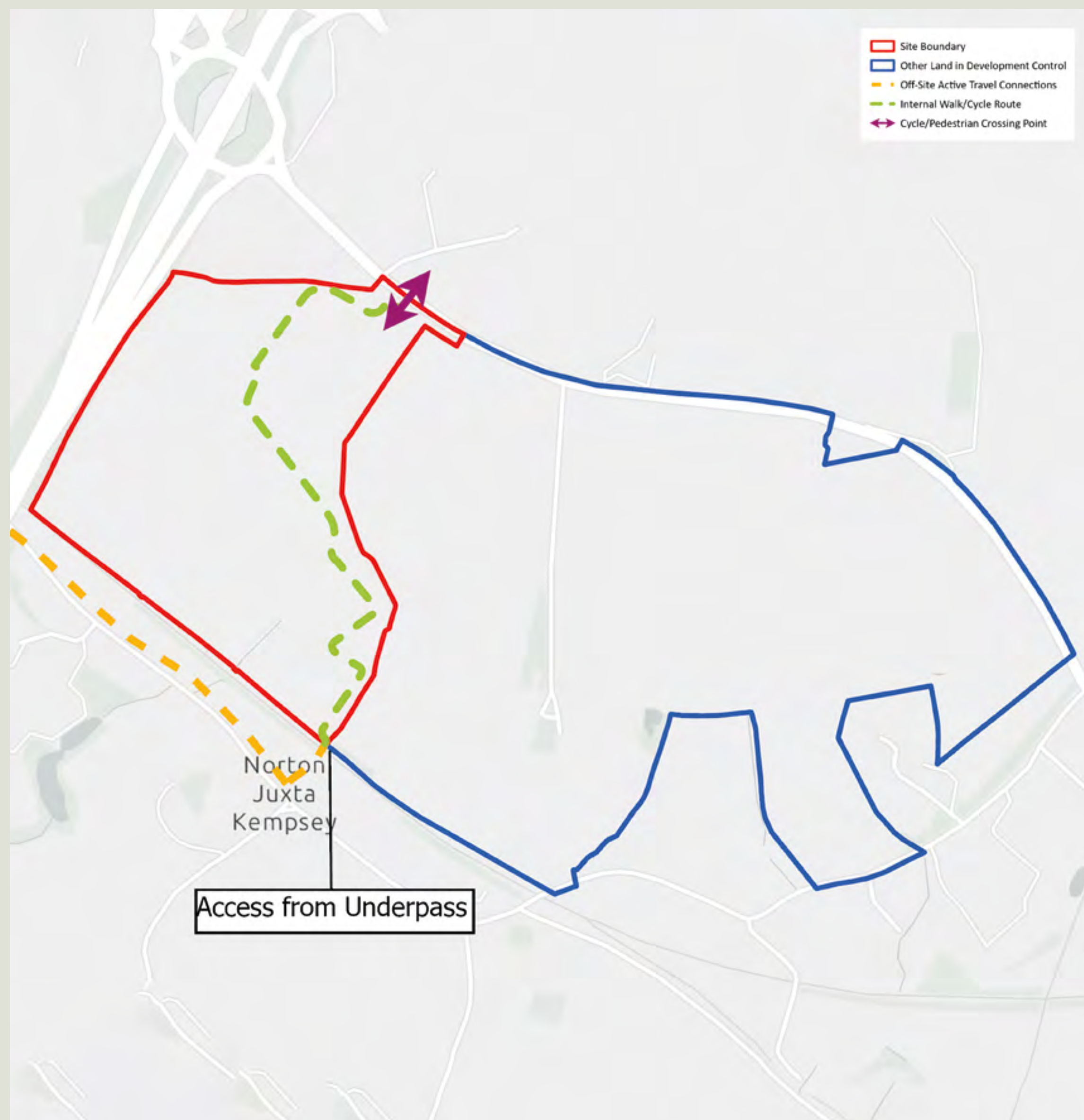
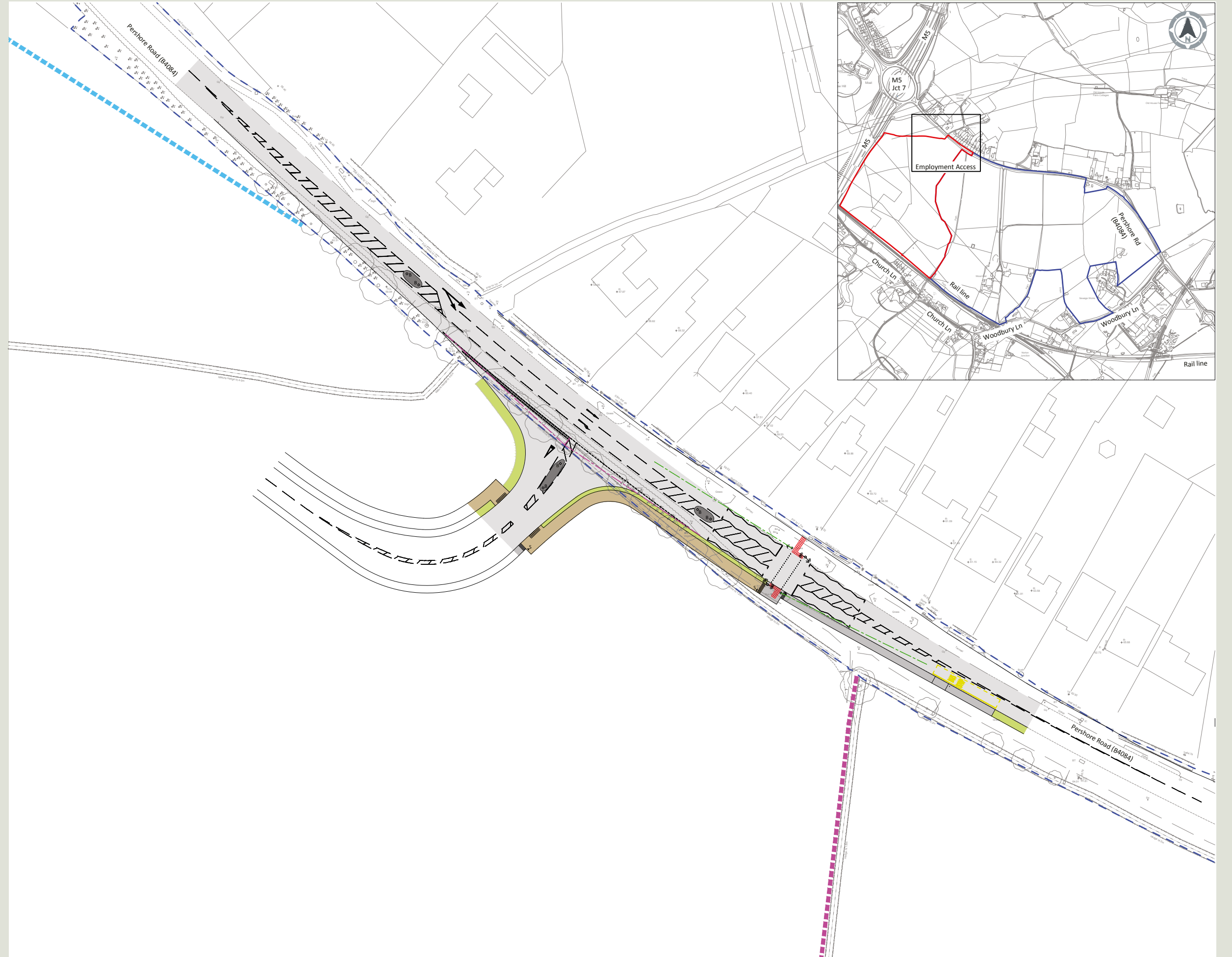
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Access Details

Vehicular access to the site will be provided through a dedicated new entrance from B4084 Pershore Road. This will be a priority junction with a right turn lane into the site and will include a new pedestrian crossing over Pershore Road. This will be separate from the proposed accesses to the residential areas at Woodhall.

Parking

There will be adequate on-site parking provision for staff, visitors, and deliveries, with dedicated bays for vans, cars, bikes, and electric vehicles with EV charging points provided on site.



Sustainable Transport

Existing public transport services are provided by the X50 bus route on Pershore Road between Evesham and Worcester, and by the railway station. We will work with Worcestershire County Council to improve the bus services, including potentially increasing the frequency of existing bus routes, introducing new services or aligning services to shift working.

Cycle and pedestrian connections will link the site to existing and proposed residential areas via Woodbury Lane to the South, via the existing underpass, Worcestershire Parkway Railway Station & Worcester via Church Lane to provide traffic calming and facilitate travel towards Norton and Worcester.

Cycle facilities will be provided on site, including storage, showers and lockers.



Woodhall Fitting in with the Surroundings

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Design

The materials and colours of the buildings will be carefully chosen to minimise the visual impact of the buildings and to make them an interesting feature of the existing skyline. Lighter colours will assist in reducing the perceived height, by fading the building into the skyline.

Proposed Green Infrastructure, including tree planting, will work to minimise visual impact to surrounding properties, enhance the scheme's overall visual appeal, and provide interconnected habitats which will in turn contribute to Biodiversity Net Gain.

Heights / Levels

Building heights and siting will be carefully designed to respect the local landscape and heritage and to minimise visual impact of the employment buildings.

Design will recognise the importance of visual connections to the wider landscape, in particular to Crookbarrow Hill and the Malvern Hills.

Noise & Lighting

Noise and lighting assessments have taken place, and their findings incorporated into the design and operation of the development to minimise this impact on existing and proposed residential areas.



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Amphibians

Ecology surveys conducted on site have identified the presence of Great Crested Newts breeding within ponds in the wider landscape. Currently much of the site is sub-optimal for this species, which requires an aquatic habitat.

Extensive Sustainable Urban Drainage Systems (a specialised form of pond) are being incorporated, which will be amphibian friendly and increase the number of waterbodies available to the local newt population.

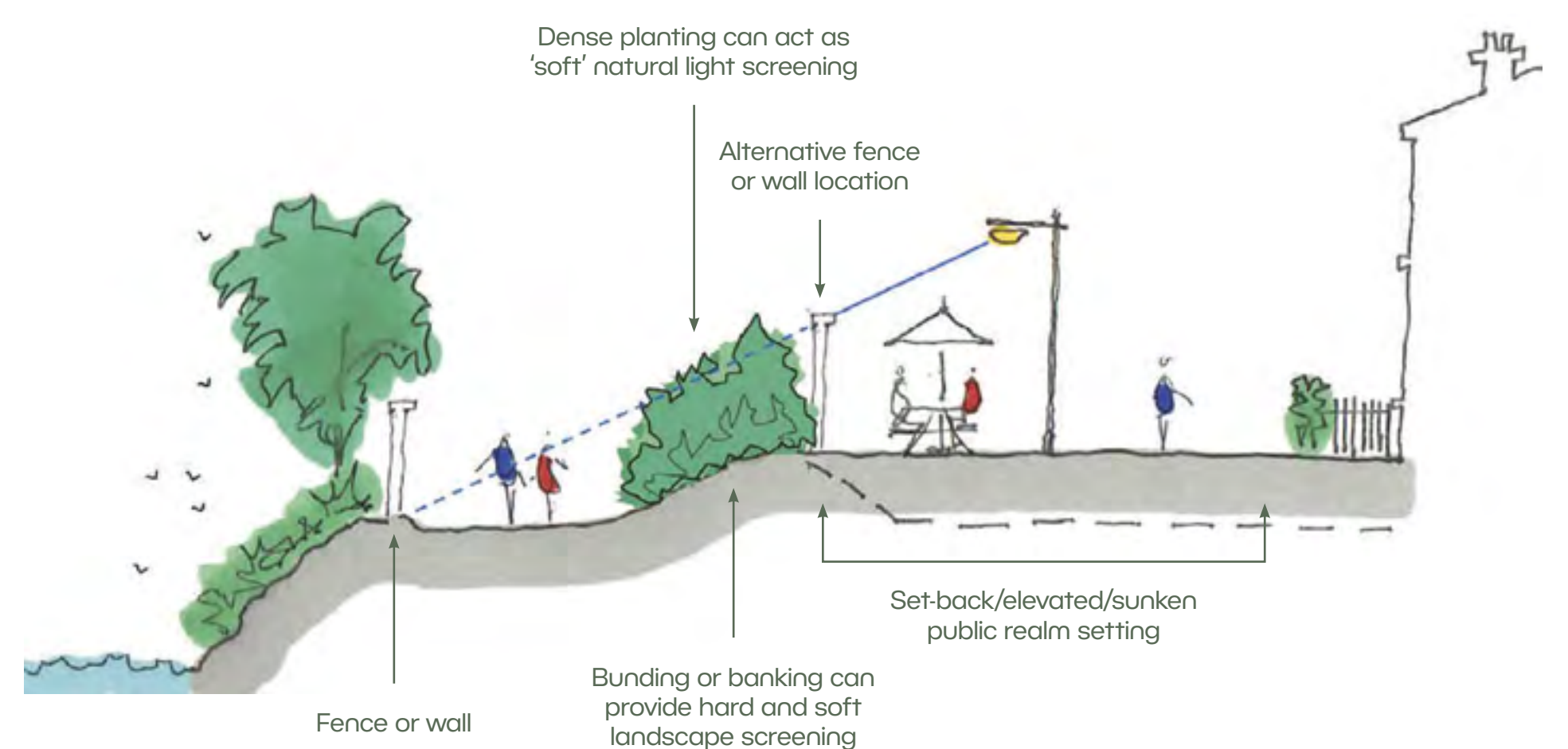
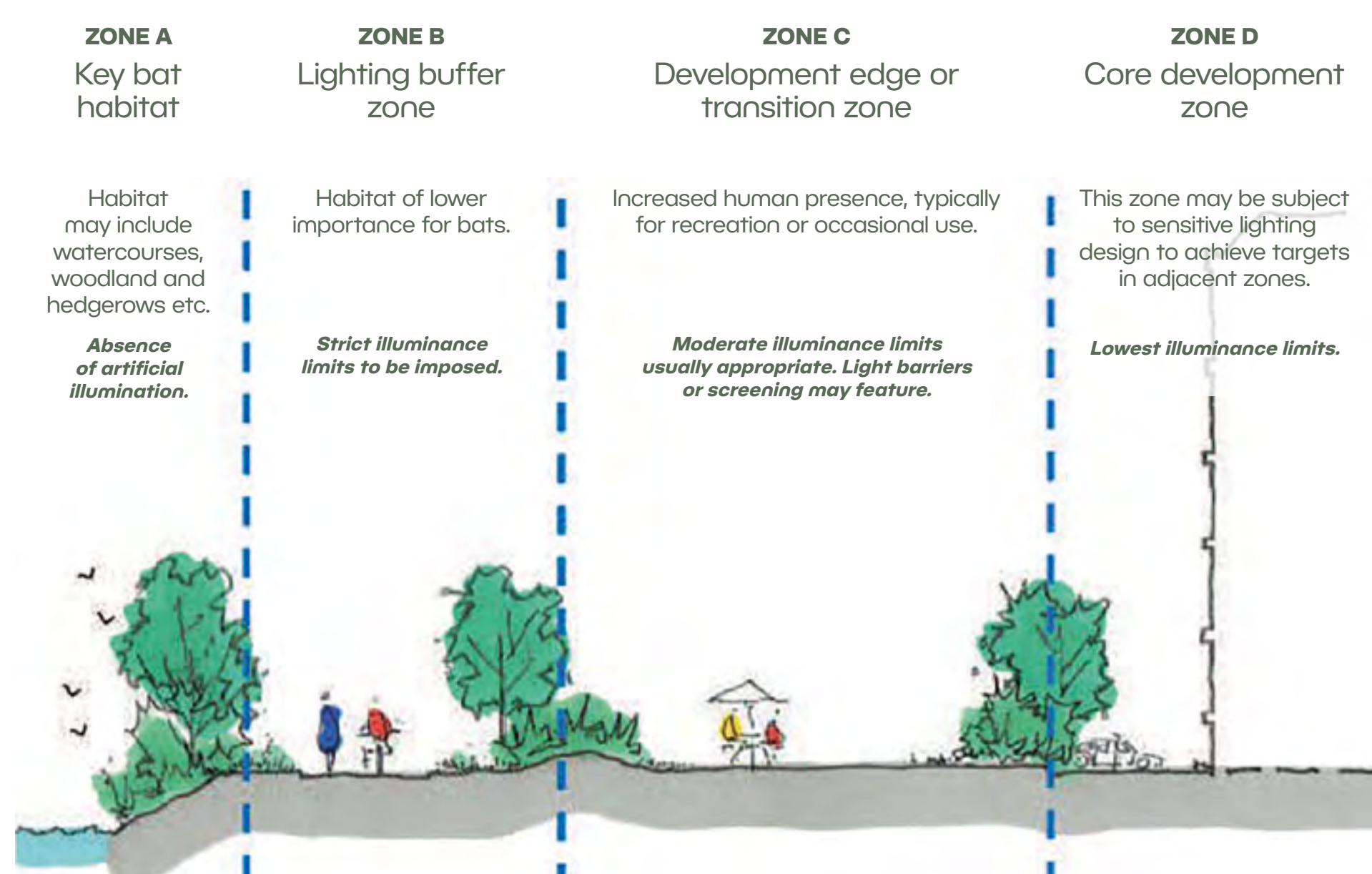
There will be terrestrial habitat enhancements for amphibians including species rich grassland, hedgerows and woodland.



Nocturnal Wildlife

Nocturnal wildlife at the site was assessed and 13 different species of bat were found using the site and assessed as being sensitive receptors during the survey. This has led to a Wildlife Lighting Strategy, which will enable nocturnal wildlife to travel around the landscape while maintaining safety for road users.

Measures are subject to detailed designs but could include; dark buffer zones around the building perimeters, a bespoke lighting design, dimming regimes and enhanced lighting at hazardous locations to nocturnal species.





Woodhall Ecology

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Protecting Existing Trees and Wildlife

The planning application will include an outline Tree Protection Plan and Arboricultural Method Statement, compliant to Natural England advice and requirements.

The site has some high-quality and veteran trees, most of which will be retained by proposals. A veteran tree is in the second and mature stage of its life, and plans will be provided to improve their longevity, root health and integrity. Where trees must be felled due to ill health or site requirements, mitigation measures will be in place such as replanting of felled stems where possible and significant planting across the site.

Biodiversity Net Gain (BNG)

The development will seek to provide a net gain in biodiversity, in line with the latest legislative requirements. Final details are subject to detailed design at the Reserved Matters stage, but could include:

- The creation of new woodland along the eastern boundary of the site to provide nesting opportunities for birds, refuge for mammal species, foraging habitat for wildlife and to create a wildlife corridor.
- Newly created native species of rich hedgerow will be created. Hedgerows are key for wildlife for foraging, movement and breeding habitat.
- Species rich grassland will be planted which is beneficial for invertebrates, hedgehogs, badgers, bats, birds and amphibians.
- A substantial amount of tree planting is proposed for the area, with native trees to be planted within the proposed development.



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Woodhall Infrastructure

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Water

Each commercial unit of the site will have water-saving fixtures and water recycling systems to achieve high sustainability standards. This will make the development as water efficient as possible, aiming to score 'Excellent' on the BREEAM Score (a way of assessing, rating and certifying sustainability).

- Special ponds known as Sustainable Drainage Systems (SuDS) will be a key element throughout the proposed scheme, which are integrated to control surface water in the local area.
- Such measures will ensure that the development will not increase flood risk, even during heavy storms and more frequent extreme weather now or in the future.

- They will also act to improve the water quality discharged from the site to the Norton Drain.
- A new pumping station will handle wastewater and connect to the existing public sewer system serving Brockhill village, which Severn Trent Water has confirmed has sufficient capacity to accommodate the development.



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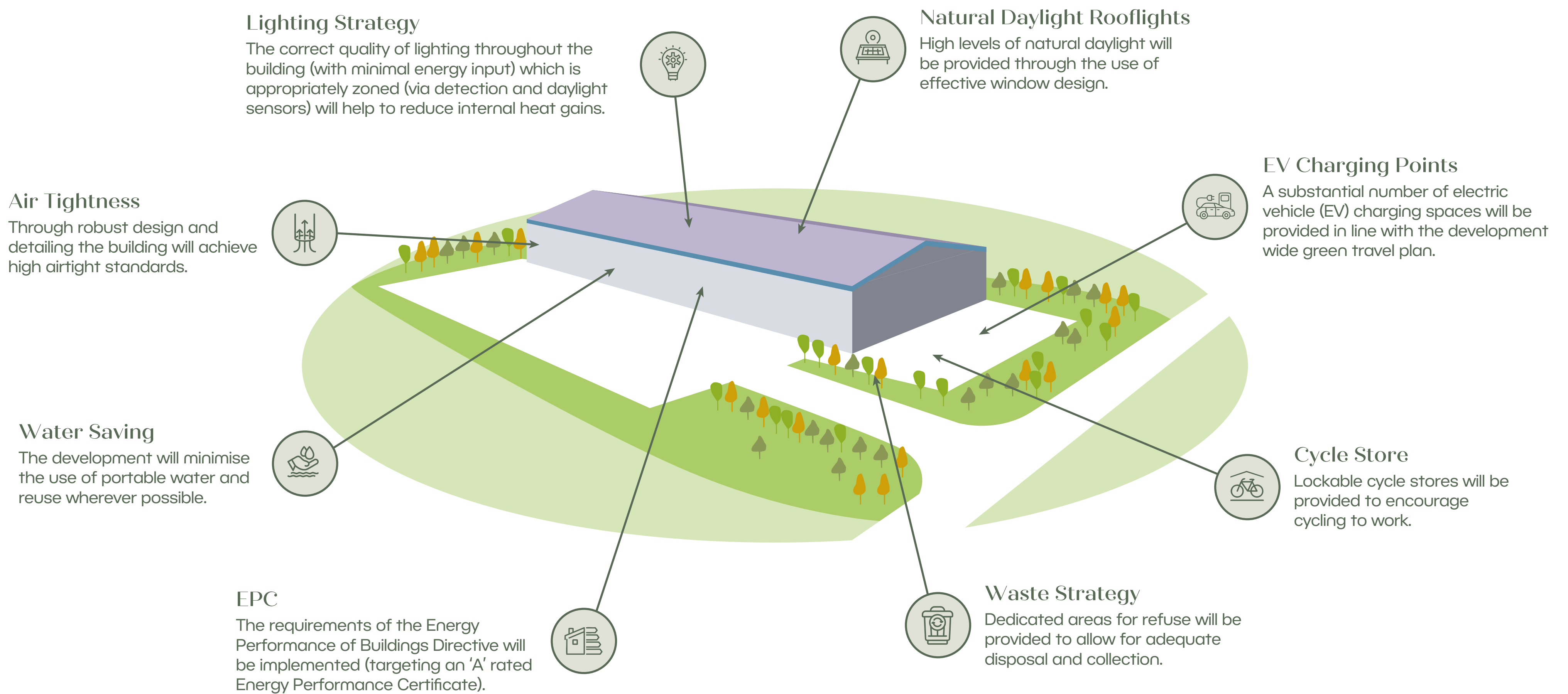
Improvements to Road Networks

- Road infrastructure will be upgraded where required to support both the employment parcel and the wider new settlement, leading to a cohesive and well-connected neighbourhood.
- Please see Transport board 5 for more details on transport improvements.

Utilities

Utility connections are essential for delivering the Woodhall neighbourhood, and careful planning and collaboration with utility providers will allow the project to integrate smoothly with existing networks.

- We have now confirmed where new utility supplies (water, telecom, and electricity) will come from and their delivery timelines.
- Water and telecoms will come from the Pershore Road and be installed during Phase 1.
- Additional electrical capacity will be secured through a new connection at the existing substation northwest of the site.
- The development will use an all-electric energy strategy with heat pumps and other low-carbon technologies for heating and hot water.





Woodhall Next Steps

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Thank you for attending this event about the proposed Woodhall employment site.

Please let us know any comments you have at this stage, or if you have any questions or feedback in future get in touch:



Emailing us at
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Calling us on
07881 731491

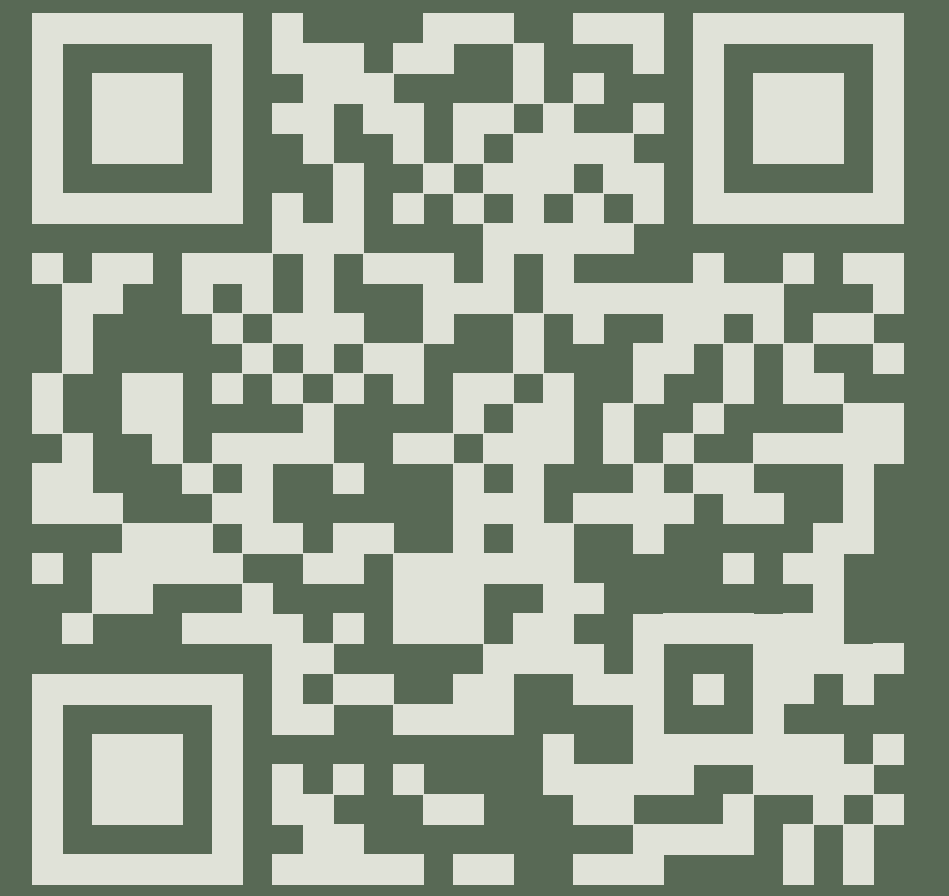


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Join our mailing list for the latest information and next steps.

We appreciate your time and look forward to keeping you updated as the plans progress.



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