

SITE LOCATION



WHO WE ARE













Bellway

THE SITE







CONSTRAINTS & OPPORTUNITIES

POTENTIAL NOISE DISTURBANCE DUE TO PROXIMITY TO MAINLINE RAILWAY

POTENTIAL RISK OF FLOODING TO OPEN
AREAS THAT FALL WITHIN FLOOD RISK ZONE

BUILDING RELATION & PROXIMITY TO

NEIGHBOURING BUILDINGS WITH VARIED

STOREY HEIGHTS

INCREASED FLOW OF TRAFFIC AND IMPACT ON THE HOLDING QUEUE AT TRAIN BARRIER





PRE-APPLICATION LAYOUT

SCALE, BULK & CHARACTER

DENSITY

FLOODING

HARD DEVELOPMENT EDGE





CURRENT LAYOUT

90 HOMES RANGING FROM ONE, TWO AND THREE BEDROOMS

INCLUDING 27 (30%) ALLOCATED AS
AFFORDABLE HOMES

PUBLIC ACCESS TO RIVERSIDE PARKLAND

ADDITIONAL TREE PLANTING &
LANDSCAPING ENHANCEMENTS TO THE
HERITAGE STREAM CORRIDOR

BIODIVERSITY NET GAIN

SUSTAINABLE DESIGN INCLUDING PV & ELECTRIC VEHICLE CHARGING

A NEW COMMUNITY TO ALLOW LOCAL /
NEW RESIDENTS TO ESTABLISH AND GROW





ILLUSTRATIVE STREET SCENE





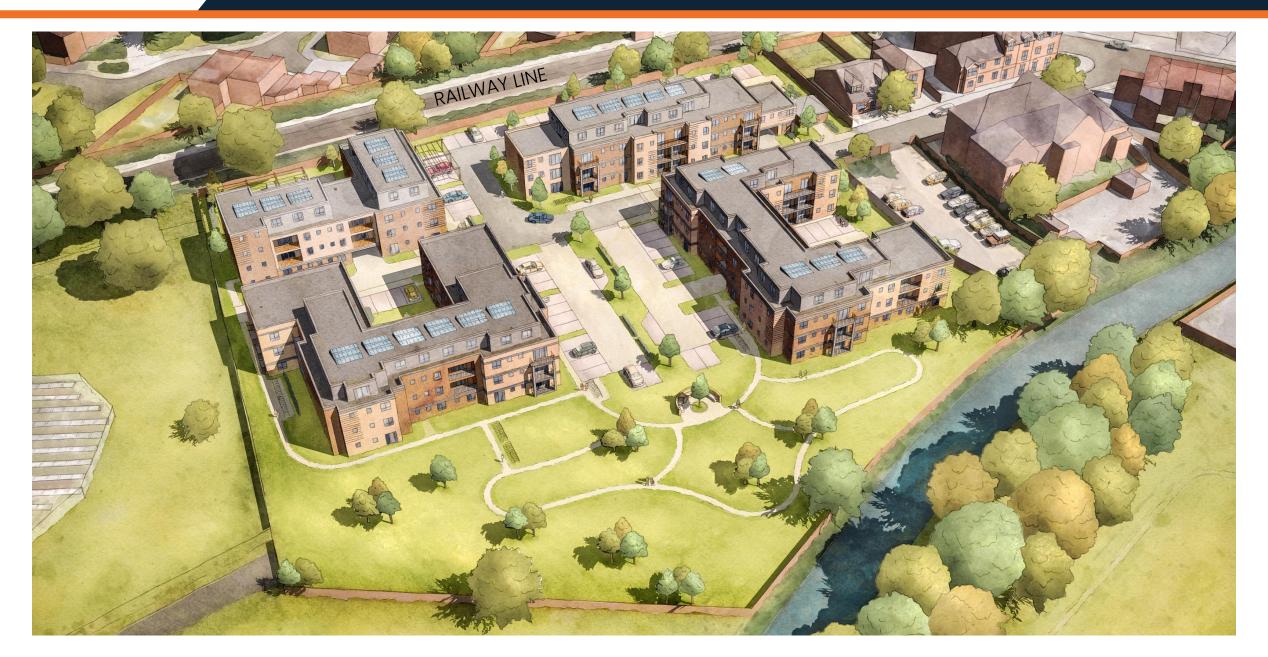


EXISTING PERSPECTIVE





PROPOSED PERSPECTIVE



SUMMARY



The **redevelopment** of this brownfield site would result in a **35% reduction** in hardstanding surface



of new trees and hedgerows
would mean 40% of the
development would be green led
providing public open space in the
form of a new riverside parkland
and biodiversity net gain



Provision of much needed
homes within the local area,
offering 90 new one, two and
three bedroom homes, with 27
(30%) of these being affordable
(for shared ownership/
affordable rent)



Regeneration of this site will unlock funds to the council that will contribute to the area's infrastructure such as amenities, facilities, repairs and other local requirements



THANK YOU FOR YOUR TIME

