







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



SCALE, BULK & CHARACTER

DENSITY

FLOODING

HARD DEVELOPMENT EDGE



APARTMENT BLOCK B

APARTMENT BLOCK A

WENGEN

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









-35%
REDUCTION

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

40%
GREENSPACE

Retention of existing and **planting** 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

90
HOMES

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)

£
CONTRIBUTIONS

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



