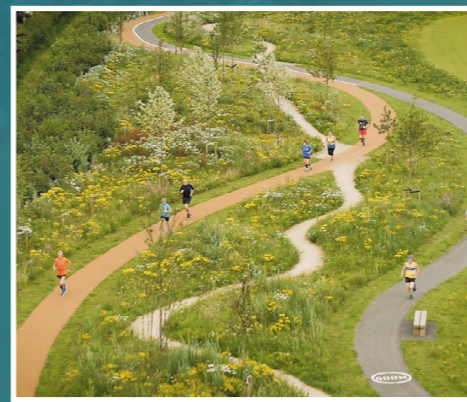




Affordability is a real issue for first time buyers who have to move out of the village when they want to buy.

Barratt will include predominantly 2 and 3 bedroom starter homes for this demographic in our scheme. There will be between 30-45% affordable housing delivered on the scheme to meet the requirements of the community and we have strong relationships with these providers.

Green space under the pylons create a natural green corridor that provides residents with easy access to outdoor space with opportunities for 'play along the way', seating / rest areas and dog walking routes. The space will also enhance biodiversity across the scheme.



Barratt are investigating how flooding along Sandy Lane could be drained onto the site.

Main access is taken from Sandy Lane as suggested by the Council. The usual route to reach the site is from the A49 so the conservation area will generally be avoided.

Larger family homes

Trees lining key streets

Connectivity to outdoor area

Play Area

Areas for people to sit and rest

Existing Trees retained where possible

'Play along the Way'

Bungalows

Zebra Crossing

Wildflower meadows with informal footpaths and varied landscaping included to enhance biodiversity and create wildlife habitats.



14 minute walk to Acton Bridge Station

10 minute walk to nearest shop

13 minute walk to High School

Extensive outdoor space with a strong public realm for people of all ages to enjoy, encouraging intergenerational interaction and socialising. These areas are located close to the bungalows so they are accessible to the aging community, to help tackle loneliness and create a sense of community.

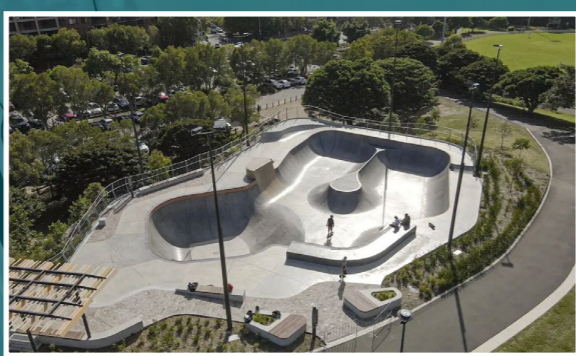


Widening footpath along Station Road

Weaverham Trust and Parish Council have identified a need for bungalows within the area. These are included in the masterplan and located to the south of the site to be within walking distance to existing and proposed services. Off road parking will also be available for existing properties off Station Road.

Potential for pedestrian enhancement - zebra crossing subject to agreement with Local Authority.

Skate Park integrated into the masterplan as requested by the community due to the lack of facilities appealing to young people within the area.



The local primary school have expressed a need for inclusive, accessible and safe play areas for children. The masterplan proposes multi-functional green spaces that will integrate a diverse range of play opportunities, including 'Play on the Way' and Natural Play areas. The design for these spaces will use Barratt's July 2025 Play Guidance principles such as neurodivergent friendly design and fostering independence. Outward facing development cells will ensure POS and play spaces are well overlooked.



Character Areas / Density

- Woodland Walk (25 DPH)
- Green Heart (35 - 40 DPH)
- Mere Steading (30 - 35 DPH)
- Rural Edge (25 - 30 DPH)
- Southern Gate (30 - 35 DPH)

