

Scheme Benefits

The proposals will provide a wide range of benefits to the immediate and wider area, fostering sustainable development.

Social Benefits

- The provision of up to 544 much needed, high quality, adaptable homes
- 48% affordable homes (First Homes, shared ownership and affordable rented)
- 5% of homes are to be provided as custom-build, to help the Council to meet demand
- All homes built to M4(2) and 24% M4(3) Building Regulations Standards



- Primary school and early years facility
- A flexible community facility that can be used by the community, together with use of the primary school for activities outside of school hours
- Community Orchards and Growing Areas, creating a productive and interactive landscape

- Integrated cycle and walking paths within the landscape, promoting sustainable transport and healthy lifestyles
- Off-site upgrades to infrastructure, including cycle and bus provision

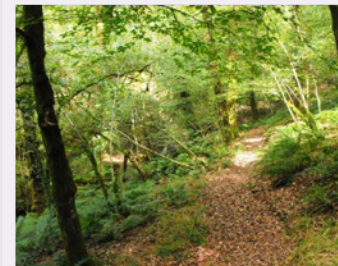


Environmental Benefits

- In excess of 25% biodiversity net gain;
- Significant increase in site wide canopy cover, from 17% to 36%, including 53% canopy cover in Phase 1;
- Significant naturalistic open space, providing landscape enhancements and numerous play and recreation space
- Improved landscape connectivity
- Protection of Ancient Woodland (Little Gomm Wood and Pimms Grove)
- Enhancements to the Gomm Valley Local Wildlife Site (LWS) and Gomm Valley SSSI including long-term management strategy



Pimms Grove



Little Gomm Wood



Economic Benefits

- Flexible employment land to generate a minimum of 52 FTE local jobs, supporting the long term local economy
- Significant contribution to the Community Infrastructure Levy
- Provision of approx. 138 FTE direct and 134 indirect construction jobs, together with construction training

