



Land at Waterbury Lane

Proposals for a new affordable housing development

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Who we are and what we do

Stonewater is a social housing provider, with a mission to deliver good quality, affordable homes to people who need them most. We manage around 32,500 homes in England for over 70,000 customers, including affordable properties for general rent, shared ownership and sale, alongside specialist accommodation such as retirement and supported living schemes for older and vulnerable people, young people's foyers and women's refuges.

New homes

Our ambitious house-building programme aims to build a minimum of 1,500 new homes a year from 2022/23 and we have a good pipeline of development to achieve this, driven by our vision of everyone having the opportunity to have a place that they can call home. We plough our surplus into building new homes, improving our existing housing stock and investing in customer services.

Recently completed schemes



Recently completed schemes



Recently completed schemes



Public art



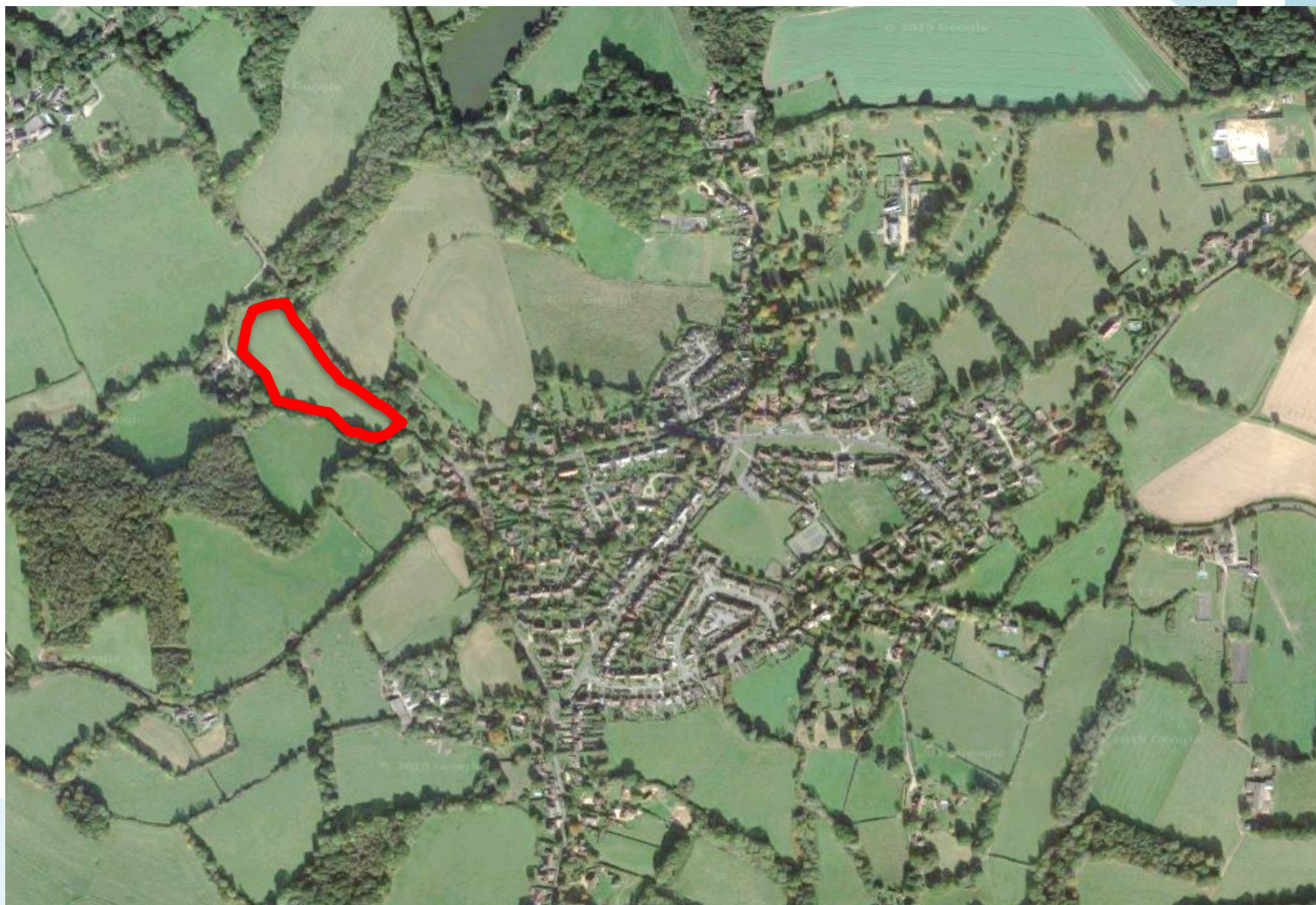
Public art



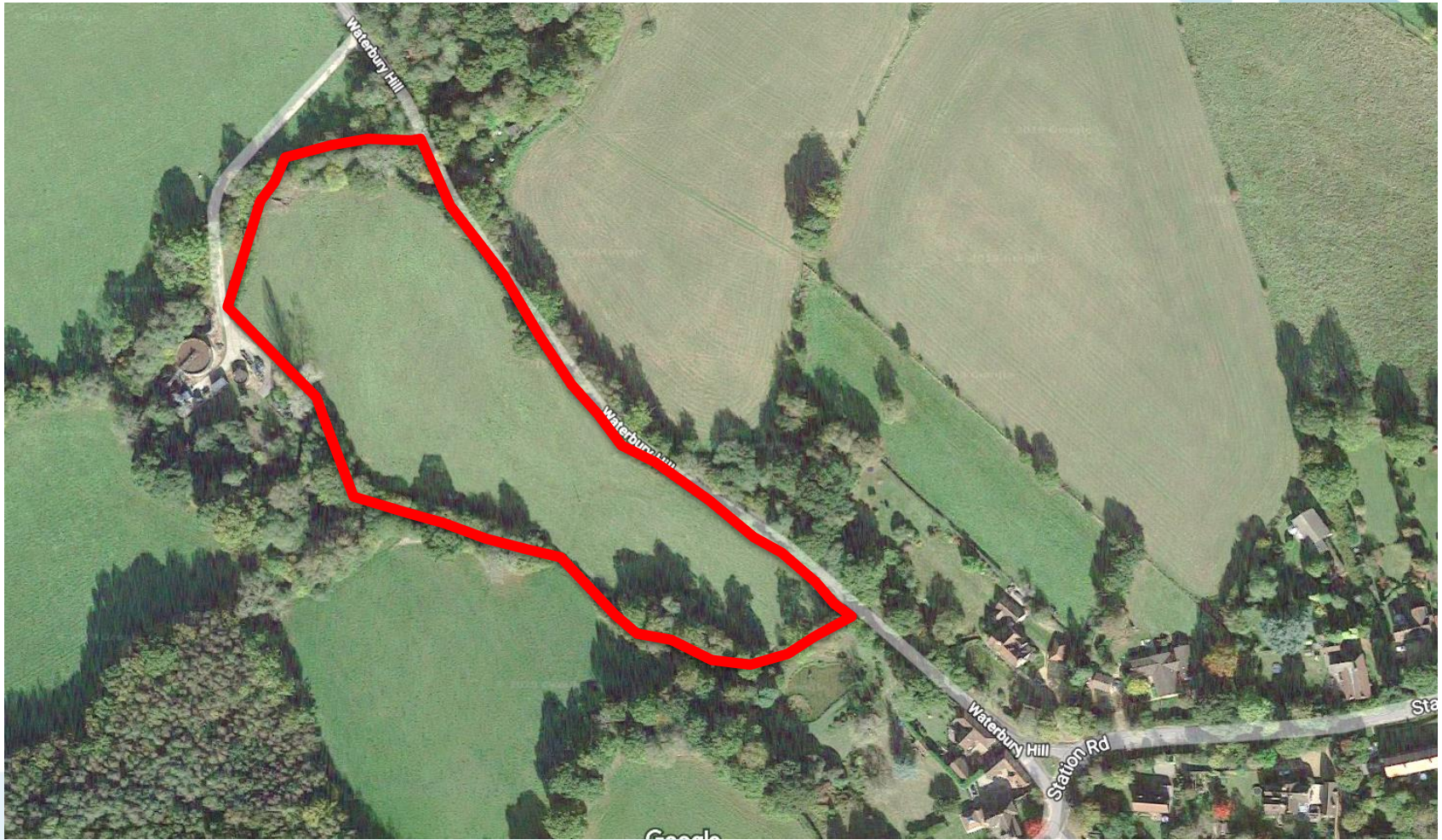
Public art



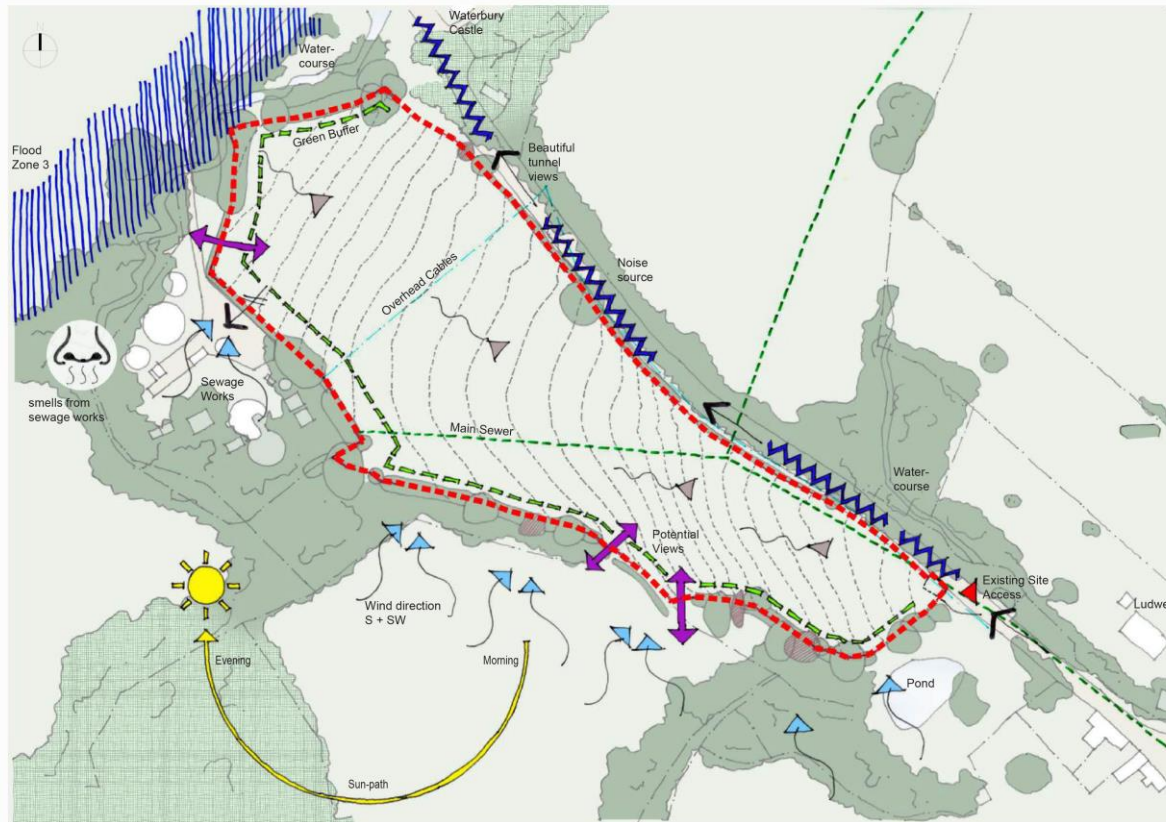
Site Location



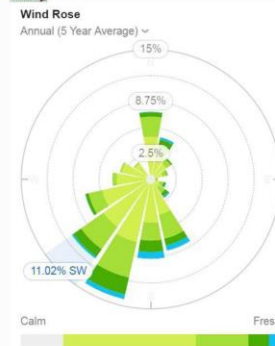
Site Location



Scheme proposals



- Key:**
- Site Boundary
 - Indication of Landfall - Head = up, Tail = down
 - Contours - stepping in 0.5m. Total height difference 25m (falling from NE to SW)
 - Flood Zone 3 - development limited in this area
 - Wind - wind mainly from S and SW. Majority of site sheltered from winds due to existing vegetation.
 - Existing Overhead Cables - to be redirected and buried underground
 - Existing Main Sewers - restricted development with safety distance to main sewers to obey to
 - Existing Road - source of noise
 - Main Views - framed views of natural beauty
 - Unwanted Views - existing views of sewage works are unpleasant. Green Buffer enhancement to reduce views.
 - Breaks in Foliage - breaks within existing foliage providing interesting views. Opportunity for "framed views".
 - Green Buffer - to protect and enhance existing trees, vegetation and wildlife. Greater buffer to sewage works due smells
 - Trees to be Removed - damaged trees to be removed in accordance to tree survey
 - Sun-Path Indication - Potential orientation of development for solar energy



Scheme proposals



Scheme proposals



Scheme proposals



Materials precedents



Planning Issues

- What's in it for the Horsted Keynes?
 - Affordable Housing
 - Highways Improvements
 - Contributions through s106
 - Package of Sustainability benefits
 - Other
- Next Steps



Thank you
Questions