

### Modern Shopping Parade

A total of 3 new shops are proposed within the development reflecting modern day shopping patterns.

We are working in partnership with The Co-op to provide a larger convenience store within the new development.

We have also had positive negotiations for the provision of a hot food retail store to be included in our redevelopment of Weston.

We will provide an additional shop which will cater for local demand. Our new development will aim to include a Post Office within one of the shop units.

Our new proposed development includes new retail servicing arrangements, minimising disruption to local residents will also be included.

### Continued Retail Throughout the Redevelopment

During construction, we cannot ensure retail provision on site. However, in partnership with The Co-op, we are investigating the opportunity to provide a continued Co-op store in an existing shop unit on Archery Road for the duration of the construction work. This could also provide a continued Post Office facility.

These steps will retain existing jobs in the area and ultimately boost local employment with a larger store.

### Large Multi-Use Library and Community Hub for Weston

Including space for community and youth activities to engage with young people in a positive environment.

### Modern Housing for All Generations

A total of between 68 and 72 new homes (each with their own parking space) designed for all ages, including 25-26 three bedroom family properties,

30-32 affordable homes are provided (including 2 wheelchair accessible homes) for local residents in housing need.

The development provides traditional street scenes with a contemporary edge.

All properties are designed to 'lifetime Homes' standards which ensures ALL homes meet the changing needs of residents.



### Proposed Analysis Key

- 1 bed affordable flat
- 2 bed affordable flat
- 3 bed affordable flat
- 2 bed private house
- 3 bed private house
- 3 bed private house
- Private car spaces
- 30 x affordable car spaces
- 20 x commercial car spaces
- 5 x visitor spaces
- Private amenity space
- Public amenity space
- Homezone amenity / courtyard



Community Library and Flats



Retail Store and Flats

## Regeneration of Weston Lane Parade

# WESTON LANE PARADE

community engagement

## Accessible Weston

**25 visitor and retail/community parking spaces** (including 2 designated disabled parking bays) are provided in the new development, catering for the increased local demand for access to retail and the new community and library facilities.

Off road retail serving arrangements in a suitable sized loading bay and extra servicing to the rear of buildings.

Continued access to 24-38 Kingsclere Avenue has been carefully considered and will be respected throughout the development process.

Traffic calming measures will be incorporated into Weston Lane.

## Safe and Secure Neighbourhood

The development will include a new and improved community hub, encouraging local residents to engage in the redevelopment of Weston. We have designed the development to have active street

frontages throughout, ensuring all areas are naturally overlooked creating a safer, more appealing streetscape.

## Community Involvement

We want to share the journey of regeneration with the local residents of Weston. We propose comprehensive community engagement from day one, including activities such as:

**Public Exhibitions** before we submit our planning application. These will be interactive events and you can raise any questions you have about the development with us.

Our **Community Engagement Officer** will be onsite one day per week for the duration of the construction, engaging with community groups and local schools.

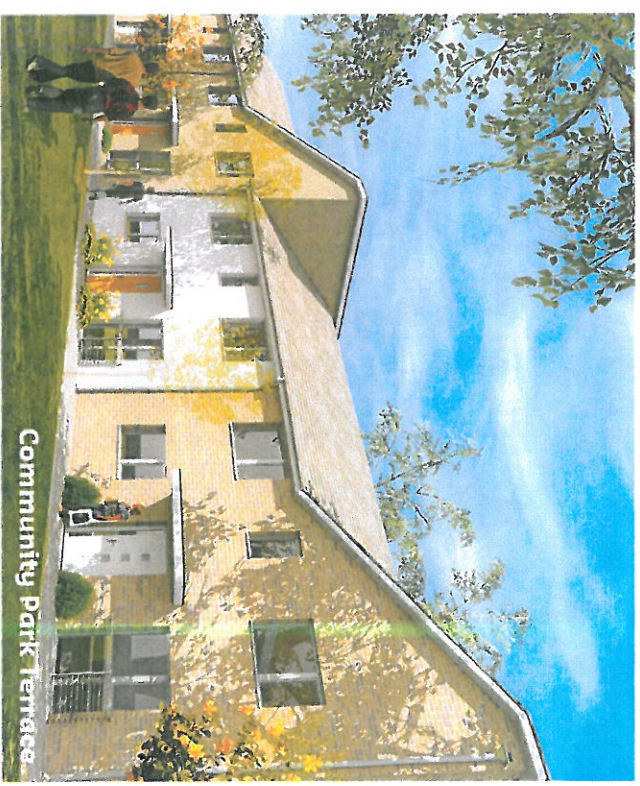
A competition to name the **new local community park** in the development.

We look forward to working in partnership with the local community of Weston to bring this development forward creating a sustainable community for generations to come.

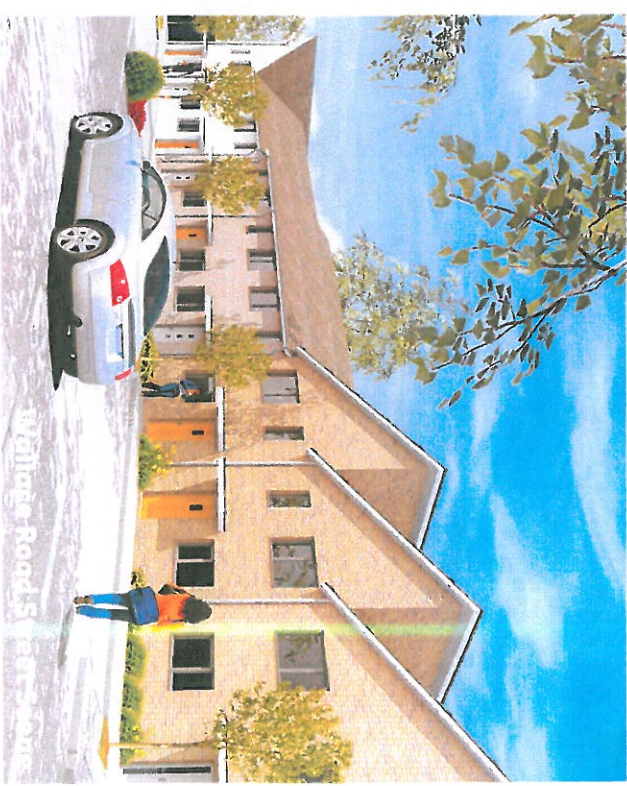


HomeZone Meus

## Regeneration of Weston Lane Parade



Community Park Terrace



Wallage Road Street Scene

## WESTON LANE PARADE

community engagement