

Watermill Bridge Exemplar Initiatives

Built Fabric

- Building efficiency greater than requirements of the new Part L Building Regulations (exact improvement to be calculated on detail designed scheme)
- Potential for highly efficient 'Passivhaus' affordable homes
- All homes with PV Solar Panels and air-source heat pumps
- All homes, including affordable both designed to fully meet NDSS and M4(2)
- Low water use (110 litres per person per day)
- Grey water recycling for all homes
- Rainwater harvesting across the scheme
- Community building powered sustainably by Water Wheel on site

Biodiversity Net Gain / Landscape

- Greater than 10% biodiversity net gain, potential for 20%
- Improved green infrastructure connectivity where possible
- Combined wetland creation and carbon management system to remove 20-30 tonnes of carbon per year.

Transport

- A highly accessible permeable and legible internal site layout
- Provide free bicycle or bike voucher to each new home.
- Cycling proficiency sessions
- Provide residents welcome pack to inform residents of sustainable travel options including the current lift share scheme in Newbury
- Offer sustainable travel vouchers to residents
- Provision of a Car Club scheme within the development
- Potential to extend existing frequent bus service to route through the site
- EV charging point on all dwellings (one shared fast charging point where apartments), 20% EV on visitor and communal parking areas.
- Provision of new pedestrian crossing as part of the proposed site access arrangements
- Provision of a direct cycle connection to Wash Common services and facilities
- Improve the Public Right of Way (footpath) to Wast Water road

Other Community benefits

- Over 330 much needed new homes for the borough
- Community building with flexible communal space and informal workspace
- Farm shop / café
- 40% affordable housing of appropriate tenure to meet local need
- Approx. 30 Older Persons dwellings
- Allotments
- 7.6 ha Open Space (4 x minimum standard and 3 x quality standard)