

THE VISION

The aim is to create a mix of high quality houses in a green landscaped setting which also keeps the best of the historic buildings on the site.

MAIN PRINCIPLES

Use: Housing and open space in line with the residential context.

Amount: To be confirmed, however 135 dwellings are illustrated although potentially 125 - 170 dwellings could be provided at 30-40 dwellings per hectare net (on 4.2 hectares/10.37 acres).

Access: One vehicular access point proposed from Radbrook Road. Existing access road potentially rerouted but will still maintain access to College Gardens. The Masterplan also proposes pedestrian links to the wider Radbrook area.

Scale: Generally 2 storeys with 2.5 to 3 storey buildings opposite the retained Victorian college building in a central square.

Layout: Responds to the context and site features, particularly the existing trees and retained buildings. Higher density more formal centre around the Victorian college building with density and formality loosening towards the edges and buildings placed around existing trees. Public routes and spaces faced by building fronts.

Landscape & Open Space: Strong landscape structure throughout with substantial areas of open space and existing trees retained. New planting will replace any trees lost.

Appearance: Will relate to the best local examples including retained buildings. The site is also large enough to offer variety and a distinctive character in its own right. Different character areas with differing density and form across the site also proposed.

WHAT HAPPENS NEXT?

We invite your feedback on the developing proposals which the team will record and consider and use to help us prepare the planning applications for the site.

This is your opportunity to help influence and shape the proposed development so please take the time to complete a feedback form or contact us by email or post.

The response form and exhibition material can also be viewed via our website: planit-planningdevelopment.co.uk or on the Councils' website:

Completed forms should be returned to:

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All consultation responses should be submitted by no later than Tuesday 30th September 2014

