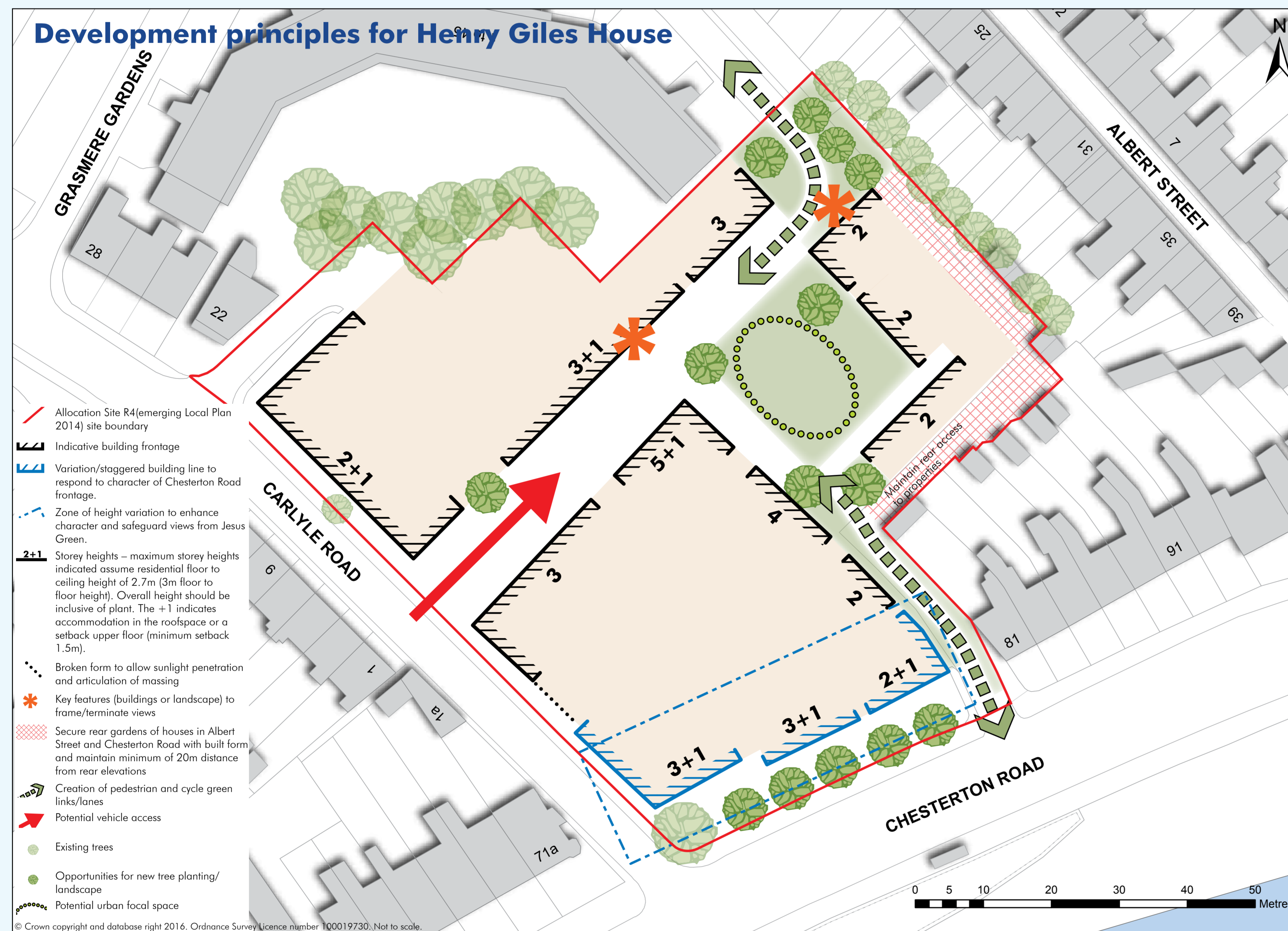


Area wide guidance

The draft Development Framework establishes key development principles for the area as a whole. It also provides further detailed guidance on two key development sites located within the Opportunity Area (see below).

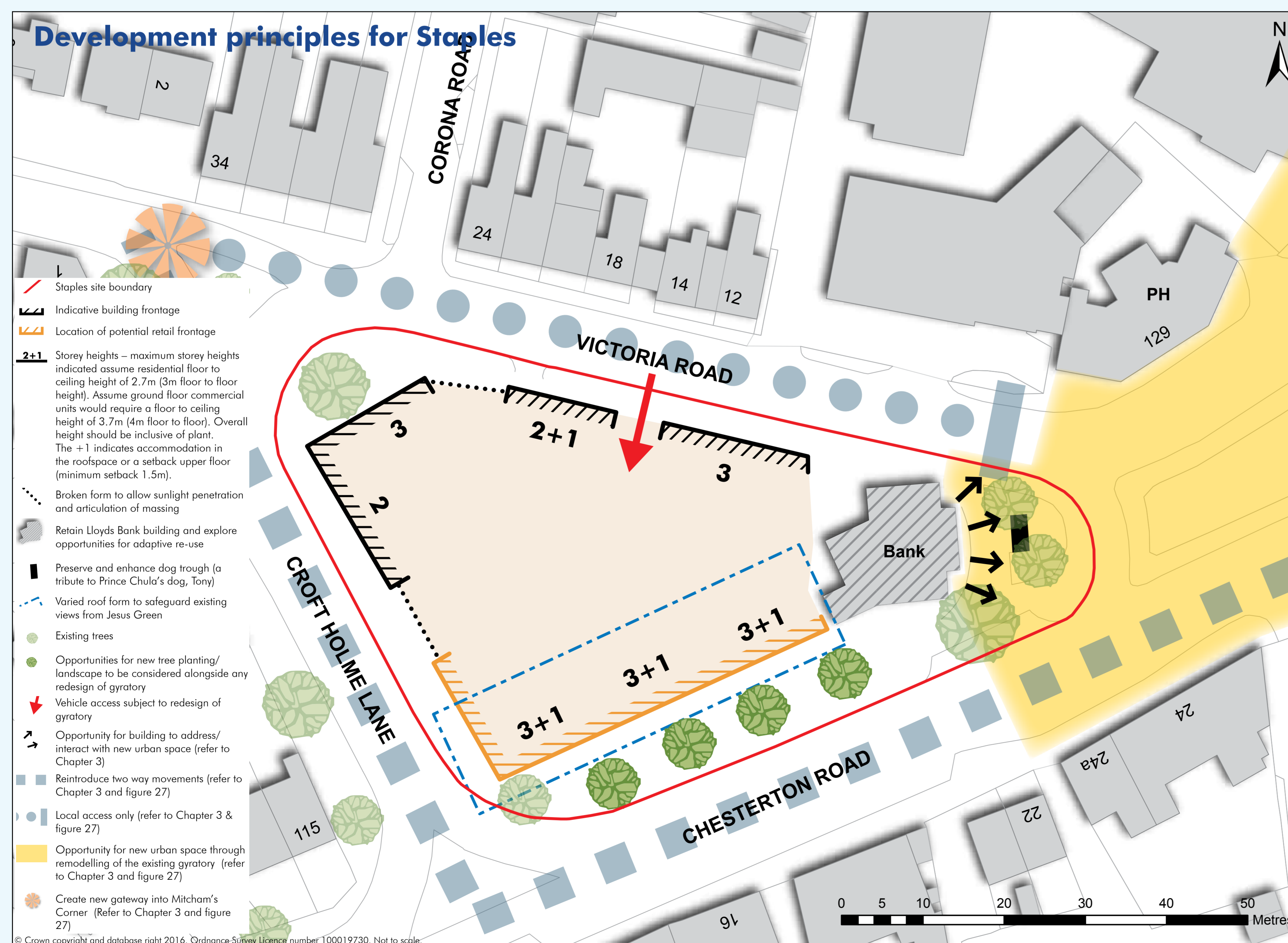
The area wide guidance sets out general requirements for all new development within the Opportunity Area as set out within the adjacent diagram and supplemented by general guidance on a variety of themes found within Chapter 4 of the draft Development Framework.



Henry Giles House

Henry Giles House is allocated within the emerging Local Plan as site R4. This allocation enables the development of approximately 48 dwellings on the site. The draft Development Framework sets out key development principles for the site.

The development principles are intended to help guide the design of any new development and ensure a diversity of scale and massing that is appropriate to the surrounding area, responds to key views and create an interesting streetscape.



Staples

This site is not allocated in the emerging Local Plan. However, it does fall within the Castle and Victoria Conservation Area and also occupies a very prominent location within the Opportunity Area. The site could have future redevelopment potential.

The change in road layout and street design promoted in the draft Development Framework could help unlock the redevelopment potential of the existing Staples site.

There is an opportunity for new development to respond more positively to the new road layout promoted in the draft Development Framework.