

8. Other Development and Redevelopment Possibilities

The Masterplan identifies the key sites whose redevelopment is crucial to the transformation of the Town Centre. The Council and its partners will concentrate their efforts on bringing these sites forward.

However, there will be other sites which will become available for development during the life of the Masterplan and on which schemes and proposals will be put forward. Development proposals on these sites will be judged in the context of the Masterplan's guidelines on urban design and the public realm and in the light of development plan policies.

In addition there are specific sites or buildings on which the Masterplan seeks to actively encourage change.

Similarly, there are sites and buildings which the Masterplan identifies as being important to retain or protect because of their contribution to the quality and character of the Town Centre.

Sites/Buildings for Development, Redevelopment or Improvement

There are a number of sites which the Council is keen to see developed, redeveloped or improved. This may be because the buildings on the site are poor or undistinguished or that they occupy important sites. They may be used for purposes which are not appropriate in a town centre or offer little by way of activity or interest. Some sites are unused or underused.

The sites which fall into this category are identified on Plan 18. In identifying these sites the Masterplan is not prescriptive about how the improvements might be secured or what the appropriate uses are. In some cases a complete redevelopment may be the answer. In others a partial redevelopment may have the desired affect whilst some buildings could be transformed by refurbishment, re-cladding or by cosmetic improvements or by finding a more appropriate use for them.

The Council will actively encourage proposals for the development, redevelopment or improvement of these sites

through contact with owners and prospective developers and by preparing development briefs where appropriate. Other sites will become available overtime.

Sites / Buildings to be Retained or Protected

Throughout the Town Centre there are many individual buildings and groups of buildings which make a significant contribution to its character and quality. Many of these are Listed Buildings or are included on the Council's local list of important buildings. In these cases, national and local policies

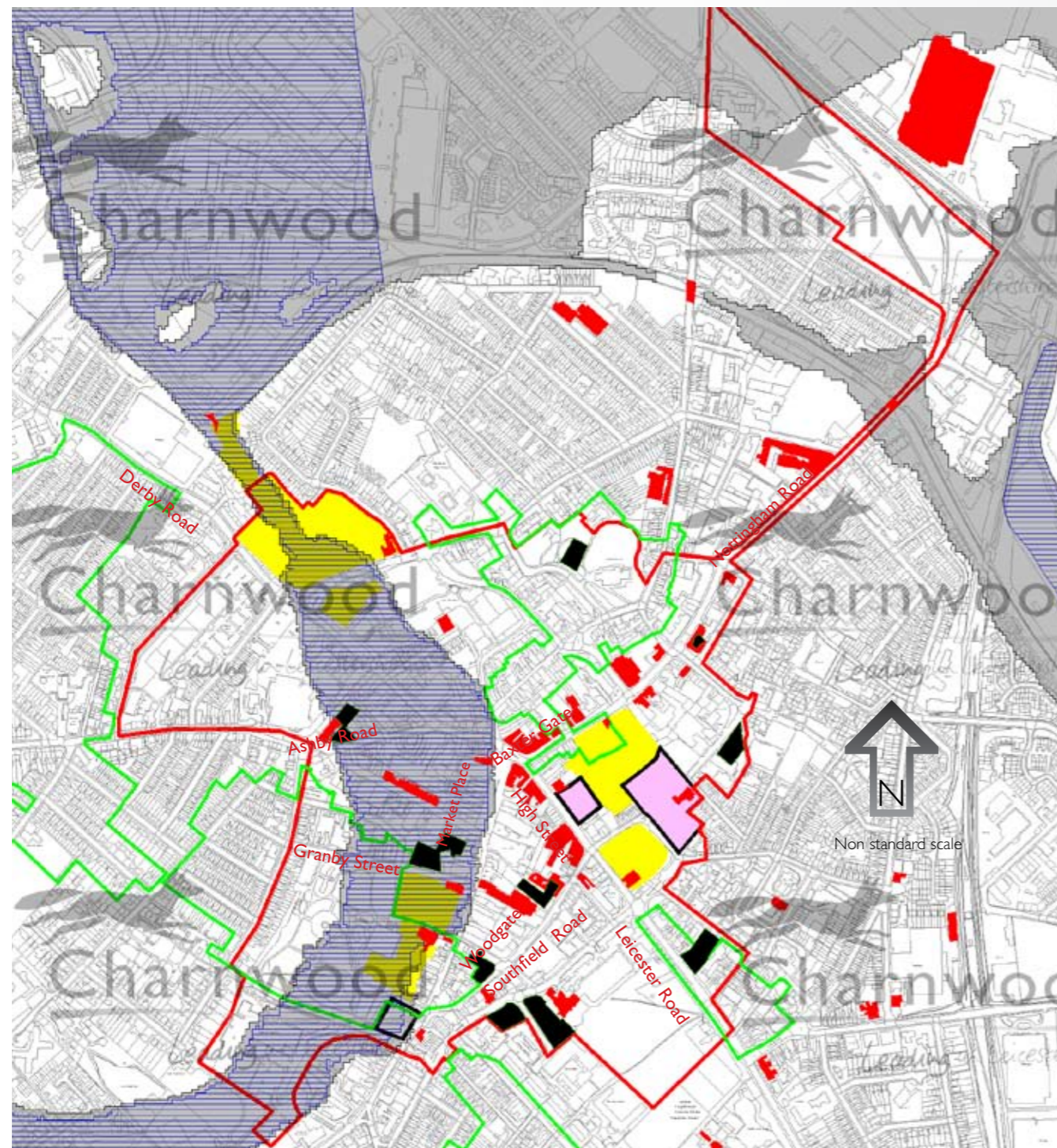
give considerable protection. In addition the five Conservation areas which cover different parts of the Town Centre mean that significant buildings in these areas cannot be demolished without consent.

These important sites and buildings are also shown on Plan 18. The Council will seek to ensure that these buildings are retained and re-used wherever possible. Where they fall within sites identified for development, redevelopment or improvement appropriate uses will be sought to ensure a positive and continuing role for the buildings.



Church Gate 1890s

8. Other Development and Redevelopment Possibilities



Plan 18 - Development Possibilities & Constraints

Key

- Masterplan Area
- Local Plan Opportunity Sites
- Masterplan Extensions to Opportunity Sites
- Other Sites for development, redevelopment or improvement
- High Flood Risk
- Low - Medium Flood Risk
- Listed Buildings / Local Listed Buildings
- Conservation Areas

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