

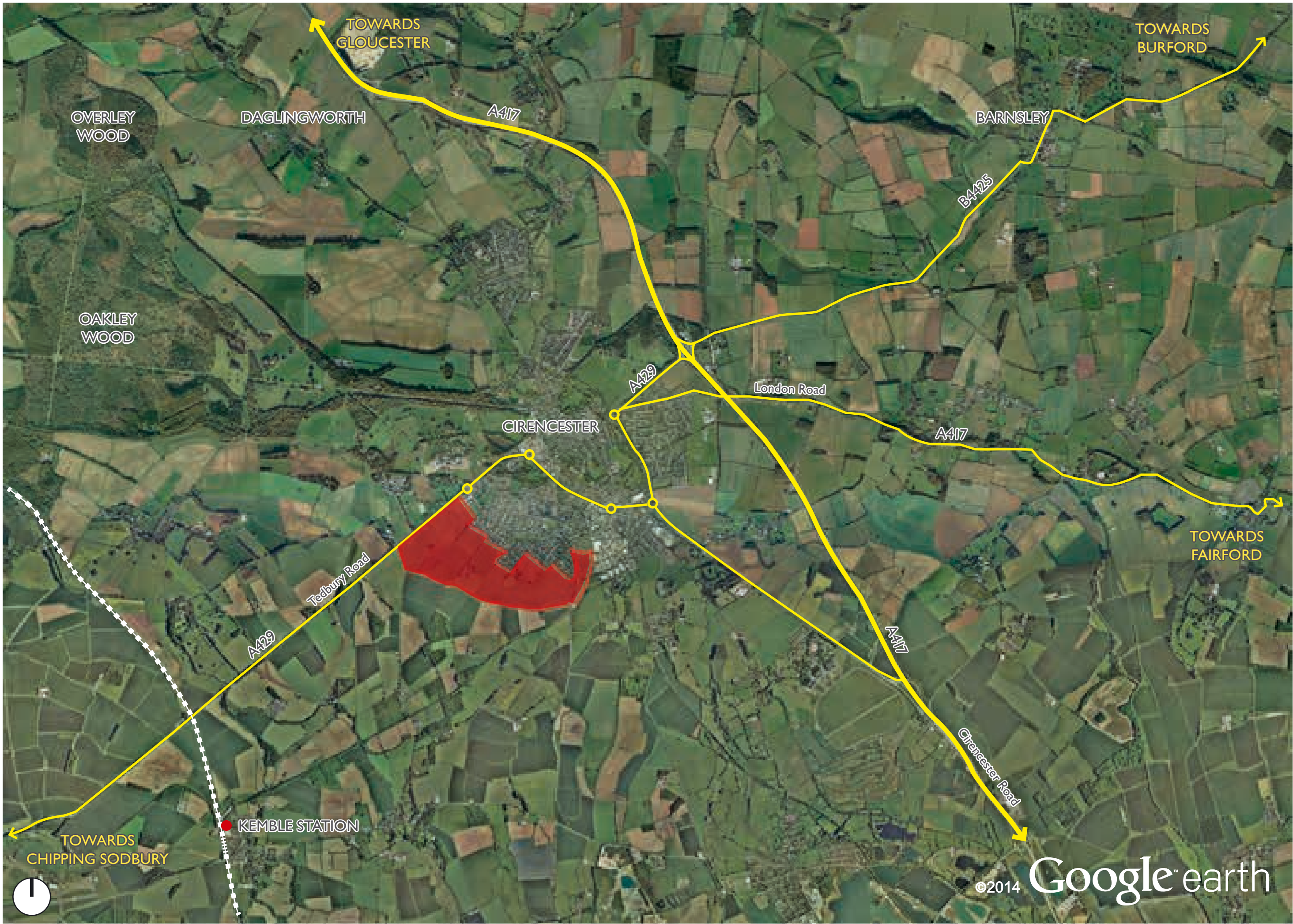
## INTRODUCTION

This exhibition has been prepared to support the Land at Chesterton Community Planning Weekend. This is a public event, open to all, at which attendees are invited to help create a concept for a sustainable new neighbourhood to the south-west of Cirencester, and its relationship with the town.

Land at Chesterton, adjoining the modern, southern edge of Cirencester, has been identified in Cotswold District Council's emerging Local Plan as a strategic mixed use neighbourhood, including up to 2500 homes, employment, education, community facilities, a cemetery and open space (including allotments). The new neighbourhood, created in partnership with the town itself, can be the key to securing the future success of Cirencester. It can deliver infrastructure, open space, unlock potential of land owned by the Royal Agricultural University and help to bring long term investment into the town.

Bathurst Development Ltd has appointed John Thompson & Partners (JTP) as masterplanners, to work with the local community to develop a concept for the new neighbourhood. The Community Planning Weekend is an opportunity to share local knowledge and contribute to planning the new neighbourhood through workshops and hands-on planning groups.

The Land at Chesterton site is 120 ha / 297 acres. The emerging proposal is for up to 2,500 homes, employment, education and community uses. The proposed development would provide an opportunity to create an accessible area of public open space with walking and cycling links north-south between Cirencester and the countryside.



## THE TEAM

Landowner / Promoter  
Bathurst Development Ltd

**BATHURST DEVELOPMENT LTD**

Architecture & Masterplanning  
JTP

**jtp.co.uk**

Planning  
Savills

**savills**

Landscape  
EDP

**edp**

Highways  
i-Transport

**i-Transport**



## PLANNING CONTEXT

### COTSWOLD DISTRICT

Cotswold District Council (CDC) must develop a forward-looking Local Plan which will help shape communities and, crucially, serve as a blueprint for the future use of land, taking account of local needs. The Plan will cover the period 2011 to 2031 and its policies will be used to control development and guide most day-to-day planning decisions.

All local authorities are required to plan for future levels of housing development in suitable locations, taking account of population forecasts, reductions in household size and other changes.

CDC published The Local Plan Consultation Paper: Preferred Development Strategy in May 2013 for public consultation. This sets out the strategic context for development and establishes the level of development to be accommodated across the District in terms of distribution, and a strategic direction for the location of future development. This is shown in the diagram opposite. As part of this there is a vision for Cotswolds District:

*"By 2013 Cotswold District will be a place where the needs of all its residents are met within a network of sustainable, safe, socially balanced and inclusive, thriving, settlements, with access to services and facilities that meet residents' day to day needs. This will be within a high quality natural environment that supports the local economy, including tourism, and delivers housing (including affordable housing) which meets the needs of the residents."*

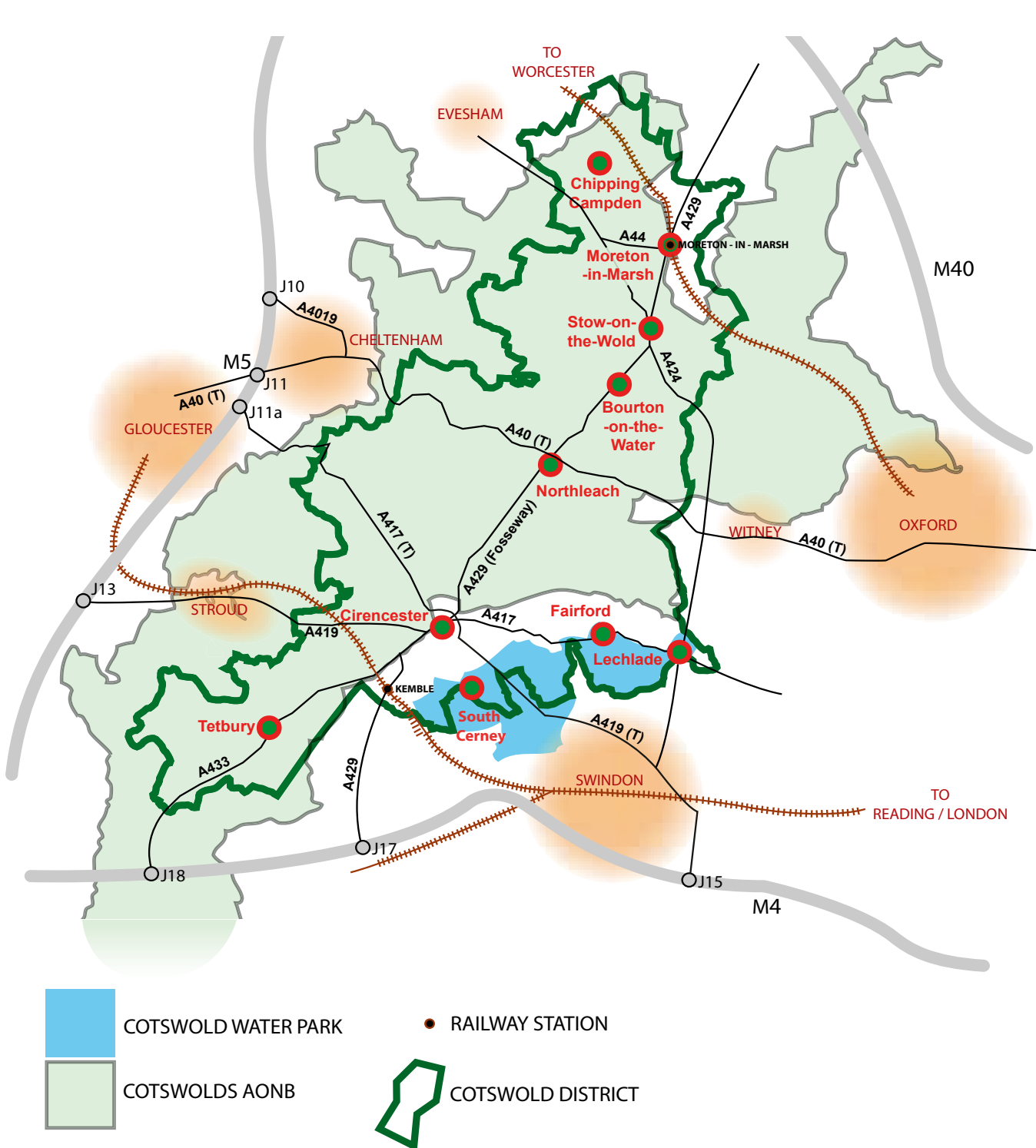
### CIRENCESTER

In the Cotswold District about 25% of the population lives in Cirencester. A third of all employment is based in the town, and it is listed in the top 200 retail centres in the UK. No other place in the Cotswold District comes close to Cirencester's size or offers its range of services and facilities.

Despite this fact, the town's services are constantly under threat from the attractions of nearby larger urban centres such as Swindon and Cheltenham. To help Cirencester remain a good place to live and work, and further improve its facilities in the future, the town must continue to accommodate a sizeable share of the district's future housing and employment requirements.

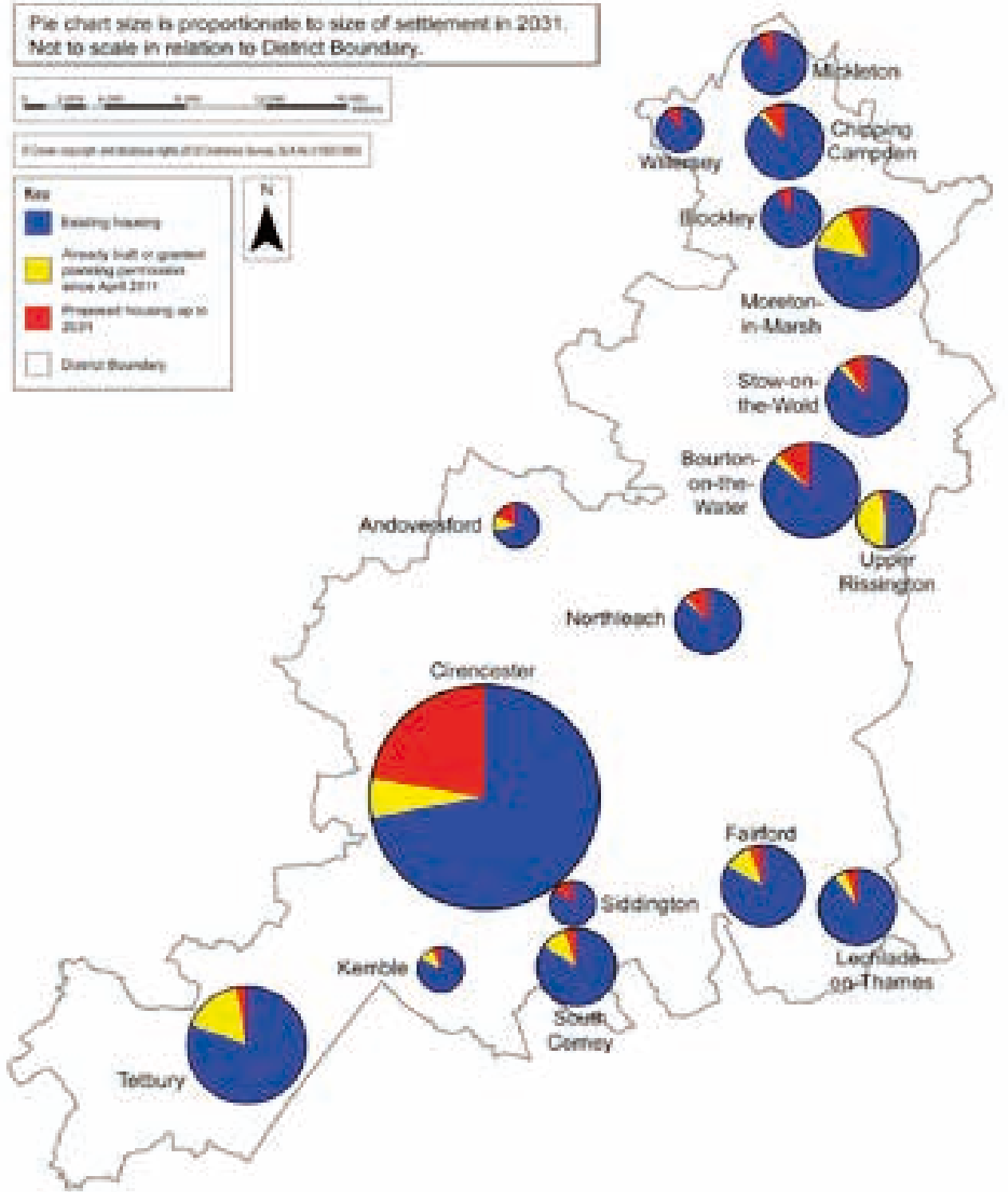
A vision and strategic objectives are outlined in the Consultation Paper for the strategic site south of Chesterton, Cirencester; described as an opportunity to create a new and attractive south-western edge to Cirencester. This sets out an ultimate ambition for the place and states that it serves as a significant contribution to meeting housing needs in Cotswold District over the plan period. It is envisaged within this document that in addition to employment uses the site could accommodate approximately 2,500 dwellings. This is the key driver for development on the site.

### EMERGING LOCAL PLAN TIMELINE



Cotswold District

Extracts from 'Local Plan Consultation Paper: Preferred Development Strategy May 2013'



Housing Committed and Proposed 2011-2031



## CIRENCESTER'S HISTORICAL GROWTH

The recorded history of Cirencester begins shortly after the invasion of Britain by the Emperor Claudius in AD 43. The area was used for military purposes, especially the cavalry. The town was previously known as Corinium Dobunorum in Roman times and in the 2nd century became the second largest town in Britain after London with an area of 240 acres and a population of 15,000. From 407 AD the population declined as the Roman soldiers left, but in 577 AD Saxons invaded and captured Cirencester along with Bath and Gloucester.

In the 17th century two private estates developed which encircled the town. One of these – the Oakley estate was eventually sold in 1695 to Sir Benjamin Bathurst, whose son was responsible for extensive landscaping of Cirencester Park. The benefactors of the two estates have combined with other individuals to improve the town and add to its public amenities since the nineteenth century.



**1890**

Cirencester's town centre is characterised by its strong historic Roman gridiron street pattern. Cirencester Park was laid out in the early 18th century providing extensive public open space to the west of the town centre. Shortly after this the Royal Agricultural College was founded. Following the rundown of the canals a railway line was opened in 1841 connecting Cirencester to Kemble. Consequently two rail companies set up services in the area.



**1900**

From 1900 a station and locomotive works were built at Watermoor, south-east of the town centre. For many years there was competition between the two stations, particularly in the excursions they offered. The town-centre developed outwards towards the railway lines. Small hamlets and farms developed in the surrounding landscape.



**1920**

Very little development occurred during the inter-war years with small clusters forming around the outskirts of Cirencester. The Royal Agricultural College reopened following its closure during and after the First World War.



**1960**

Cirencester Town station and Watermoor station were closed in 1964 and 1961 respectively, with the ceasing of corn and edge-tool manufacture. Considerable housing development occurred around the approaches to the town.



**1980**

An inner ring road was built in 1975 in an attempt to reduce town-centre congestion. Additionally light industry developed in the southern half of Cirencester, known as Love Lane Industrial Estate. Areas of undeveloped land were in-filled to the south of the town centre.



**PRESENT DAY**

Currently new housing development shows the further expansion of Cirencester with clusters around Kingshill, London Road and Watermoor.

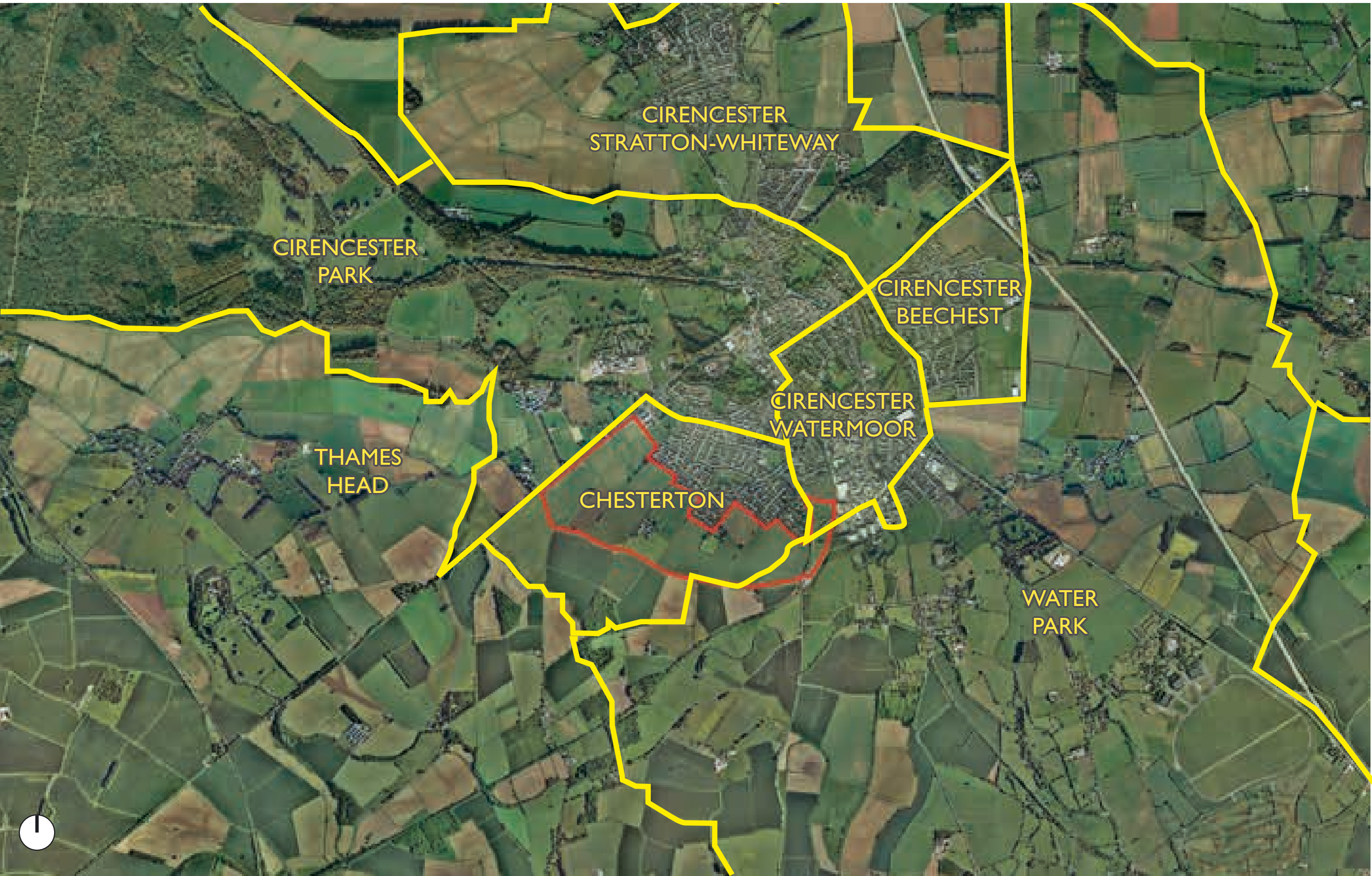


# CIRENCESTER TODAY

Cirencester is the largest settlement within the Cotswold District and plays an important role in the local economy, with nearly 40% of the District's residents living in Cirencester; Tetbury, Moreton-in-Marsh and Bourton-on-the-Water. Cirencester is easily the most dominant centre with about a quarter of the District's population and over 30% of jobs based in the town.

Cirencester is the primary employment and shopping location in the District. The town is still true to its roots as a market town; with one of the oldest charter markets in the country giving the town centre its distinct character.

The site is located within the Chesterton ward of Cirencester. The wards of Cirencester Park, Cirencester Watermoor, Water Park and Thames Head border the Chesterton Ward.

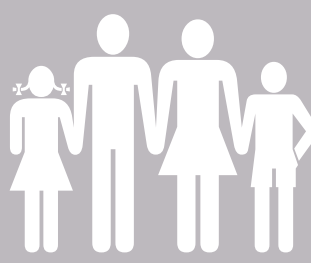


Key

Ward Boundary

Site

## POPULATION



Cirencester's population recorded in the 2011 Census was 19,076, an increase of 3.1% since 2001, with an increase in the percentage of residents over the age of 65. There were 36,236 households in the District, a 5.3% increase over the decade, with an average household size of 2.2 persons (Gloucestershire and the South-West both 2.3 persons, England & Wales 2.4 persons).

The 2011 Census identified 3779 residents within the Chesterton Ward, with an average household size of 2.30 persons per dwelling. The age of the population is closely aligned with the national average, with the majority of the population falling within the 25-49 age category.

## EMPLOYMENT



Across the Cotswold District, 72% of residents aged between 16 and 72 in Cirencester were economically active, similar average figures to Gloucester and the South West, and slightly higher than England and Wales. The percentage of full time employees decreased by 3%, and self-employment and part-time employment increased by 1.8% between 2001 and 2011.

In total 41,529 residents within the Cotswold District aged 16 and over were recorded in 2011 as being in employment, 51.4% were male, 47.1% female. 69% of these residents were in full time employment, which is a decrease of 4.6% from 2001 figures.

The wholesale and retail trade is the largest industry of employment nationally, as well as the largest employer in the District (15.8%) in 2011. The next largest group were 9.7% in education and 9.3% in human health and social work activities.

## EDUCATION



Education is one the key areas the economy is likely to grow, and is one of the main employment sectors in the District aside from retailing, accommodation and food services and professional (scientific and technical).

33.7% of residents aged 16 and over had a level 4 qualification and above, this is a higher proportion than Gloucester (29.9%), the South West (27.4%) and England and Wales (27.2%).

There are currently various improvement and regeneration projects being undertaken within Cirencester to improve community facilities, these include:

**Amphitheatre, Four Acres, Obelisk and Scout Hut**  
Local people have called for key green spaces within Cirencester to be enhanced, better management and greater access and connectivity for and with the community. An initiative was launched – 'Our Future Cirencester' Community Plan, to undertake a holistic review of open spaces across the town and produce a visionary Green Spaces Strategy. The Town Council are now the sole guardian of the Amphitheatre and surrounding landscape, with a 10 year masterplan.



**Chesterton Community Project, Two Acres, Thistle Patch**  
This project started in 2007 as a forerunner to the Neighbourhood Partnership initiative. The project has successfully organised litter picks, canvassing local opinion via public meetings and questionnaires, organising events for local children and the provision of a teen shelter and goal posts. The project has also created a community garden incorporating seating and toddler play.



**Town Centre Regeneration**  
Discussions on the scheme commenced in the late 1960s. In 2007, Cotswold District Council (CDC) held a Vision for Cirencester event where support for improvements to the Market Plan was maintained. Action Cirencester, a local lobby group, also undertook a design led initiative in support of improving the market place.  
  
Cirencester Town Council took the lead following Market and Coastal Towns Initiative funding from the Government to develop and publish a Community Plan 'Our Future Cirencester'. Through this community led process the Market Place improvement scheme was included as one of the 16 major projects for delivery. The Town Council has agreed to submit a planning application and to hold two further public consultations for the scheme.

**Royal Agricultural University**  
The Royal Agricultural College (RAC) was the first agricultural college in the English speaking world. In 2013, the Privy Council awarded the College full University Status, in recognition of its provision as a higher education institution. The Royal Agricultural University (RAU) will continue to lead the development of teaching and research in agriculture, agri-business, equine, food, and land & property management.  
  
With currently 1200 full time or equivalent full time students, mostly based on campus in Cirencester the RAU has a major impact on the local economy and infrastructure. Planned strategic growth will see the RAU expand its student numbers to 2000 full time equivalent by 2019. In this next phase of its development, the University will seek key strategic business partners to locate on part of its 9 hectare Corinium Campus development site to enable and enhance the achievement of its core objectives. This will further enhance employment opportunities and economic and social benefits for Cirencester and its environs.

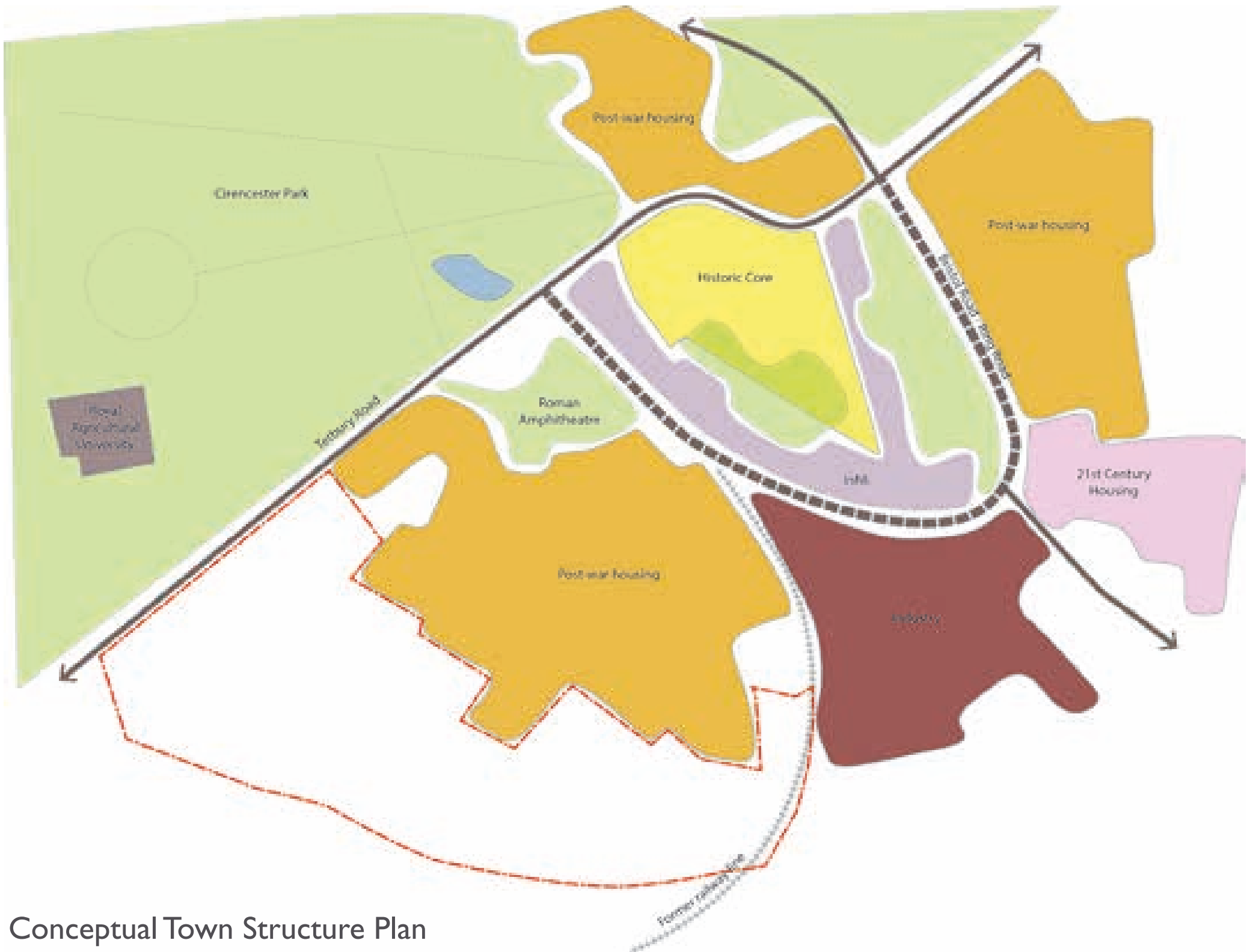


LOCAL AMENITIES



A number of local facilities are within a 20 minute walking radius from the site which makes it well placed for residential development. These include the Royal Agricultural University, the Roman Amphitheatre, Waitrose, Cirencester Hospital and the fringes of the town centre.

Key	
Residential	1. Roman Amphitheatre
Retail	2. Waitrose
Employment	3. New Brewery Arts Centre
Health	4. Royal Agricultural College
Leisure	5. Sports Centre
Roman Amphitheatre	6. Love Lane Industrial Estate
Education	7. Siddington
Playing Fields	8. Chesterton Farm
Army Barracks	9. Community Garden
Places of Worship	10. Cirencester Cathedral
Cemetery	11. Corinium Museum
Agricultural Land	12. Cirencester Park
Woodland	13. Cirencester Hospital
Countryside	
Site	



Conceptual Town Structure Plan





HIGHWAYS

WIDER CONTEXT

Cirencester is located approximately 15 miles from Cheltenham, 17 miles from Swindon, 13 miles from Stroud and 11 miles from Tetbury.

It is well connected by both the local and strategic highway networks, including the A417/A419, with direct links provided to each of the aforementioned destinations.

The nearest train station is Kemble (4.5 miles from Cirencester), from which there are hourly services to a number of destinations including London Paddington, Swindon, Stroud, Cheltenham and Gloucester.

Key

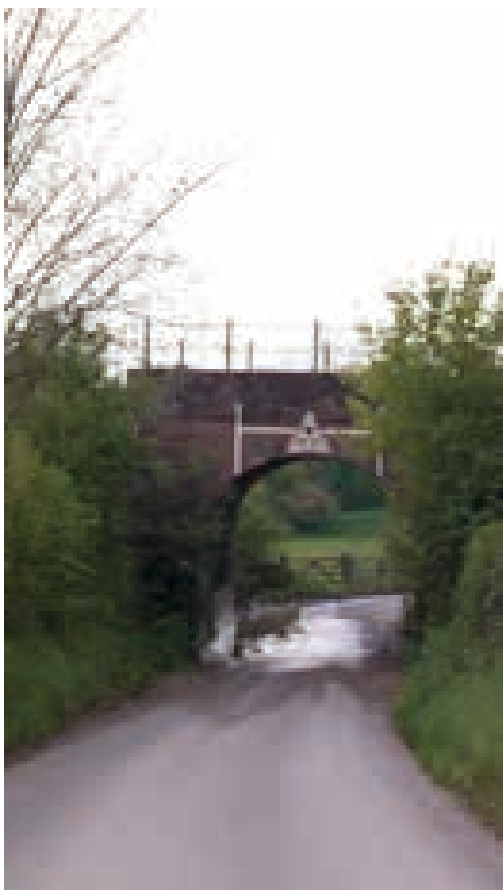
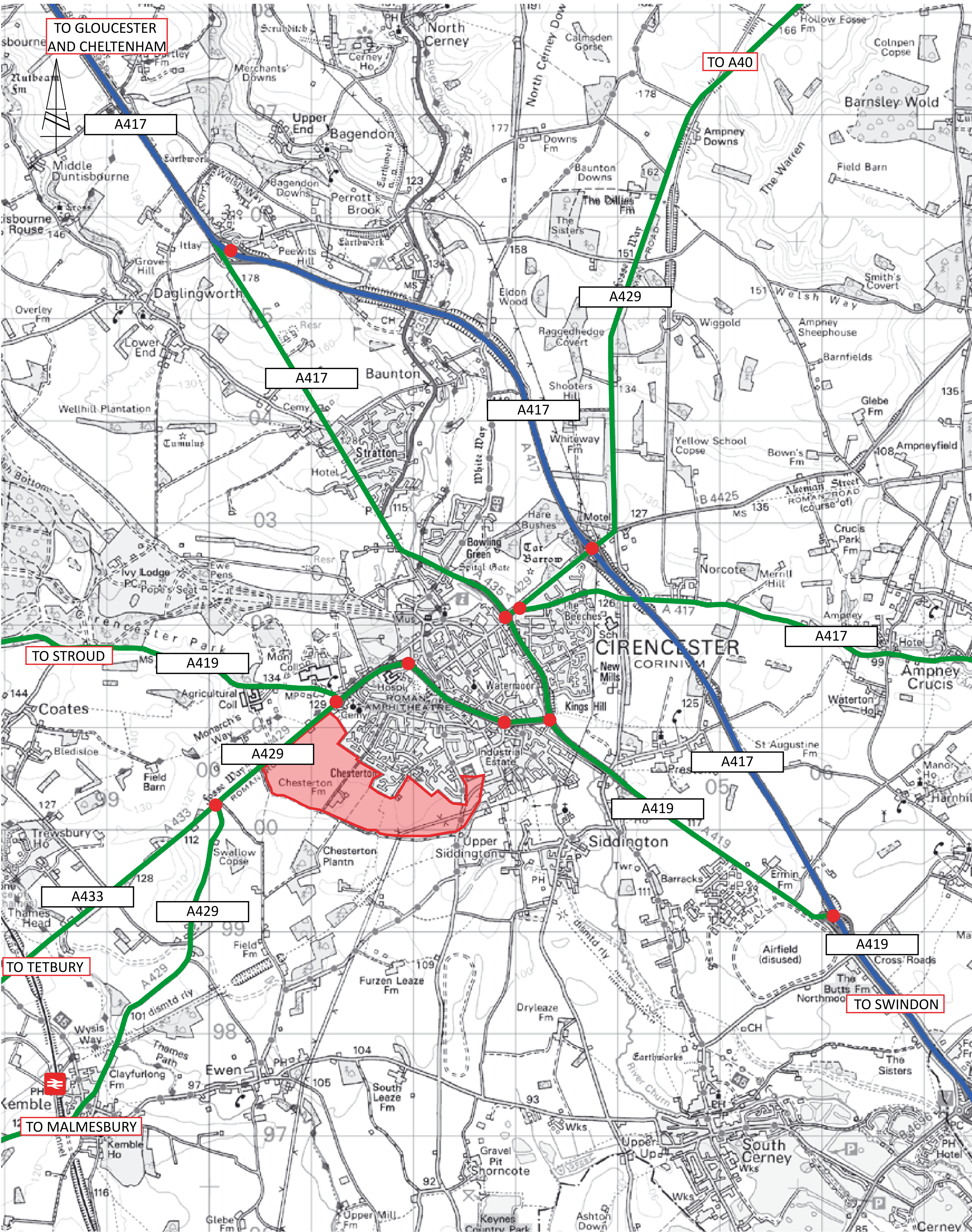
Strategic Road Network

Local Strategic Links

Key Junctions

Kemble Rail Station

Site





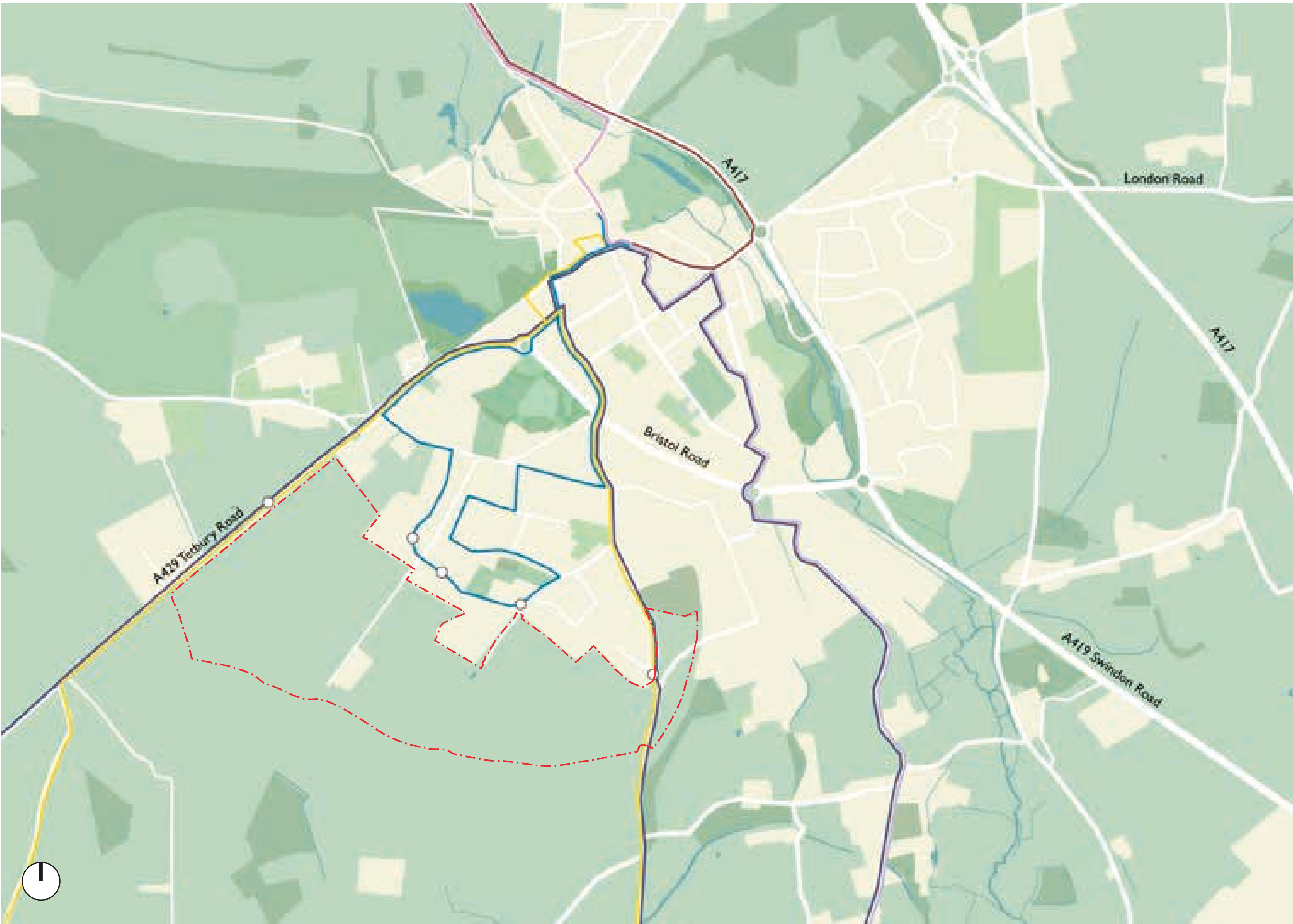
# CONNECTIONS

## PUBLIC TRANSPORT

A number of bus services operate within close proximity to the site which serve both Cirencester and destinations including Swindon, Cheltenham and Kemble. These services can be accessed from the stops located within walking distance of the site on the A429 Tetbury Road, Somerford Road and Cranhams Lane as shown on the plan opposite. Hourly bus services operate along the western, northern and eastern boundaries of the site.

The closest rail station to Cirencester is Kemble Station, which is served by an hourly bus service.

- Key
- |           |           |
|-----------|-----------|
| Route 93  | Route 151 |
| Route 59  | Route 58  |
| Route 881 | Bus Stops |
| Route 51  | Site      |

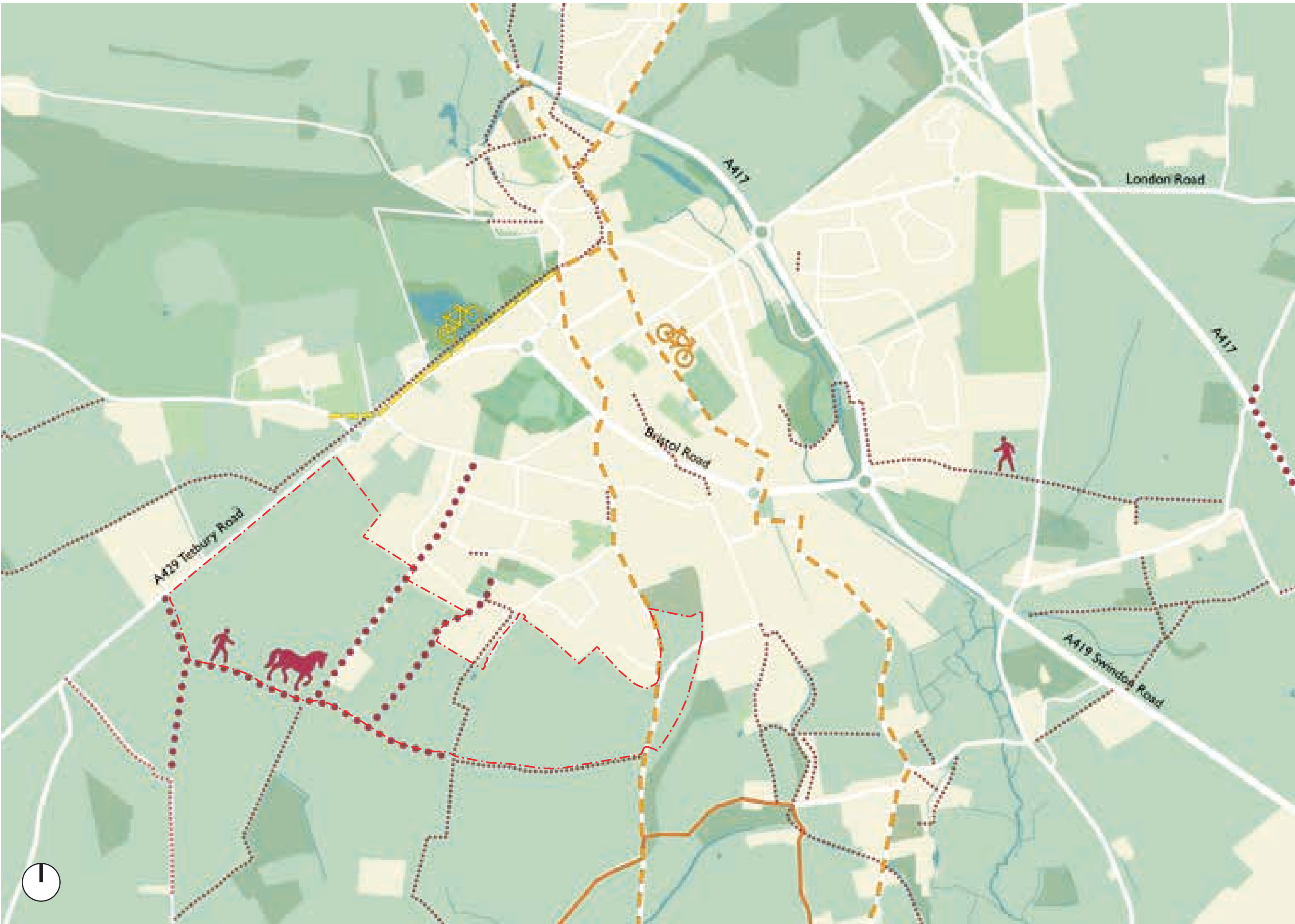


## PUBLIC RIGHTS OF WAY

Cirencester is a compact and 'walkable' town and there are three existing Public Rights of Way (PROW) within the site consisting of two unmade bridleways and one unmade footpath. These all run in a north-south direction and link in with a footpath network within the residential development to the north of the site. These PROW also link into a farm track and bridleway running along the southern boundary of the site. The residential roads to the north generally provide good quality footpaths on both sides of the carriageway.

The plan opposite provides a summary of the pedestrian and cycle links within Cirencester.

- Key
- |                               |
|-------------------------------|
| Off Road Cycle Route          |
| Cotswold Cycle Route          |
| The Infant Thames Cycle Route |
| Footpath                      |
| Bridleway & Footpath          |
| Restricted Byway              |
| Site                          |





## RESIDENTIAL NEIGHBOURHOODS IN CIRENCESTER

The local character of a place plays an important role in informing the approach to masterplanning, ensuring integration and incorporating the characteristics appropriate to its context. On this board we highlight a selection of the existing patterns of housing development in the town.



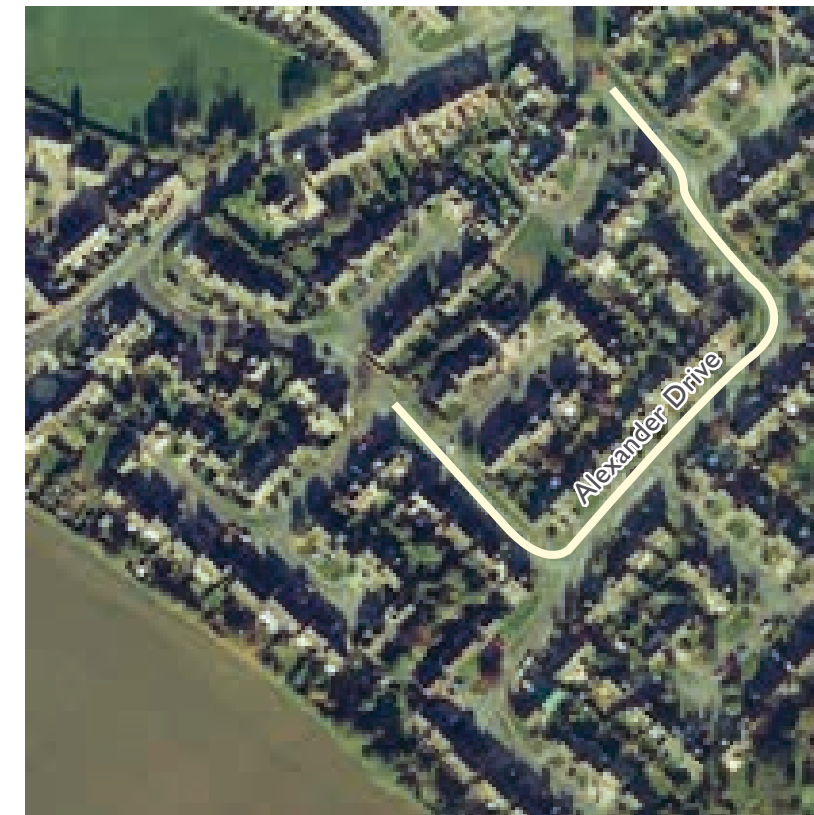
### 1. BOWLING GREEN LANE

A mix of semi-detached and terraced houses follow the street in a geometric arrangement. Houses on corners are rotated and benefit from a larger setback from the street.



### 2. BOWLY ROAD

Semi-detached and short terraced houses line the street with generous front gardens. The corners are often chamfered and the corner houses rotated by 45 degrees.



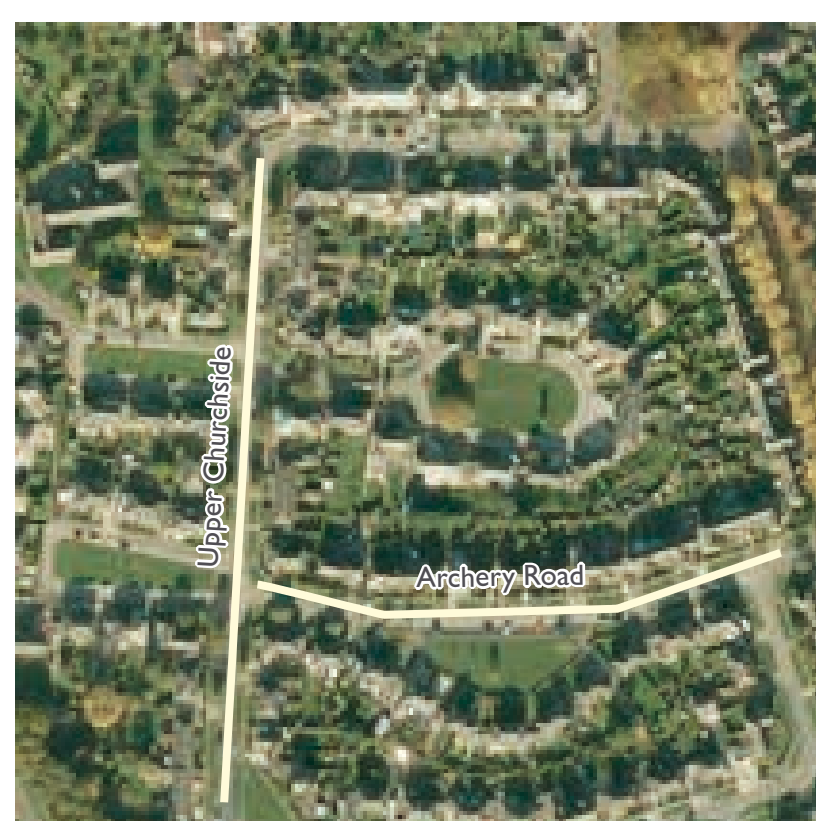
### 3. ALEXANDER DRIVE

Semi-detached and detached houses front on to the street and side on at corners. A number of cul-de-sacs provide access to houses off the main streets.



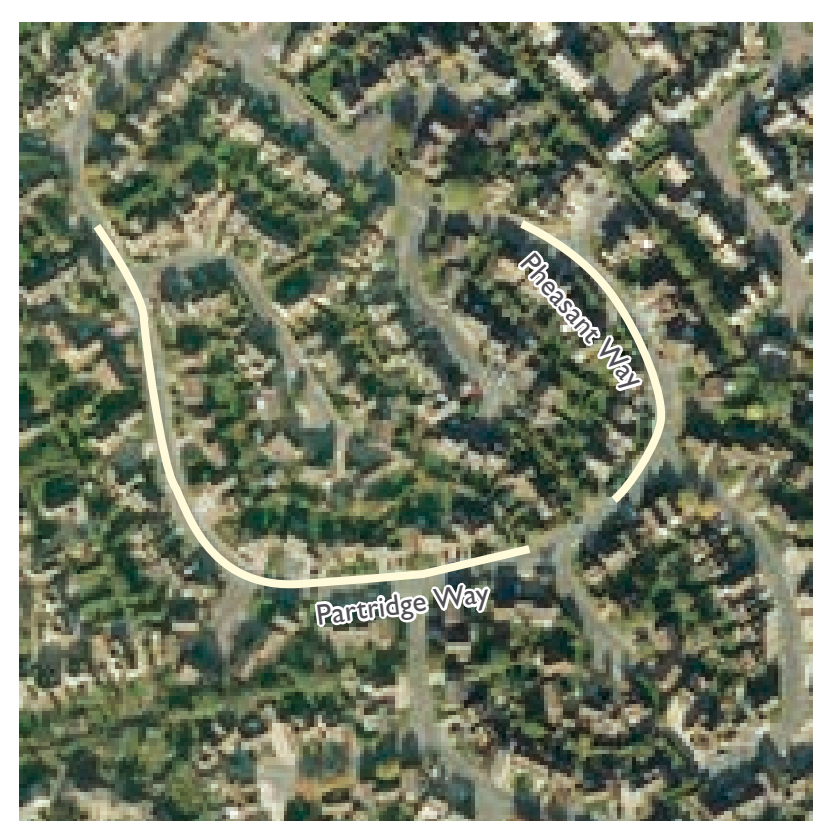
### 4. BERKELEY ROAD

Large detached houses with generous front and back gardens and private drives. The road terminates in a turning area to its north-western end.



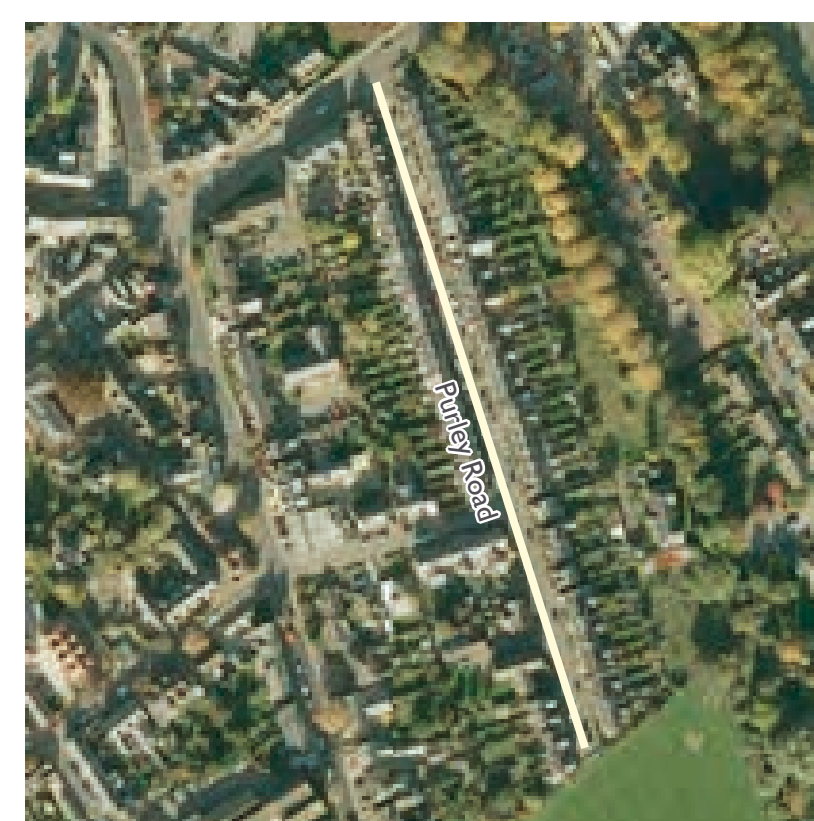
### 5. UPPER CHURCHSIDE & ARCHERY ROAD

Semi-detached houses are arranged along streets and around pockets of open spaces forming crescents. All benefit from sufficient set back from the street, private drives and on street parking along the pockets of open space.



### 6. PARTRIDGE WAY & PHEASANT WAY

Detached houses front on to more organically arranged streets. The set-back of the houses and the angle of their rotation varies for each house thereby creating a varied street scene.



### 7. PURLEY ROAD

A dense arrangement of long terraced houses along the street with on street parking. Houses have very limited or no set back from the street but benefit from deep back gardens.



### 8. ST MICHAELS ROAD

Houses lie adjacent to Bristol Road and are arranged in a combination of short and long terraces to create shared open courtyard spaces. The relationship of the houses with Bristol Road and courtyards has in some instances led to a confusion of fronts



## SURROUNDING VILLAGES CHARACTER STUDY



### SIDDINGTON

A central green space with housing facing inwards creates an intimate courtyard with a sense of enclosure. There is a variety in setbacks and pedestrian links permeate through the development.



### AMPNEY CRUCIS

At junctions between key streets within the village, a green 'triangle' is formed. This is exemplified in a number of different forms throughout the surrounding villages, either as a green space with a tree or bench, or a memorial.



### SOUTH CERNEY

The village is formed in a linear arrangement with key spaces and buildings addressing the central streets. Widening of the road enables linear green space which becomes the focal point. Buildings fronting directing onto the street create enclosure.



### KEMBLE

In Kemble and in other local villages it is common for buildings to turn their gable end to address the street. This creates spatial variety and interest along the street scene, while also providing some active frontage.



### MEYSEY HAMPTON

A public open space addresses the road junction. A pub creates a landmark in the village whilst enjoying a relationship with the central green.



### DOWN AMPNEY

A pedestrianised residential courtyard provides an intimate space for residents. Front gardens have low walls to encourage visual interaction with the shared space.





## SITE CONTEXT: EXISTING CHARACTERISTICS



1. Tetbury Road



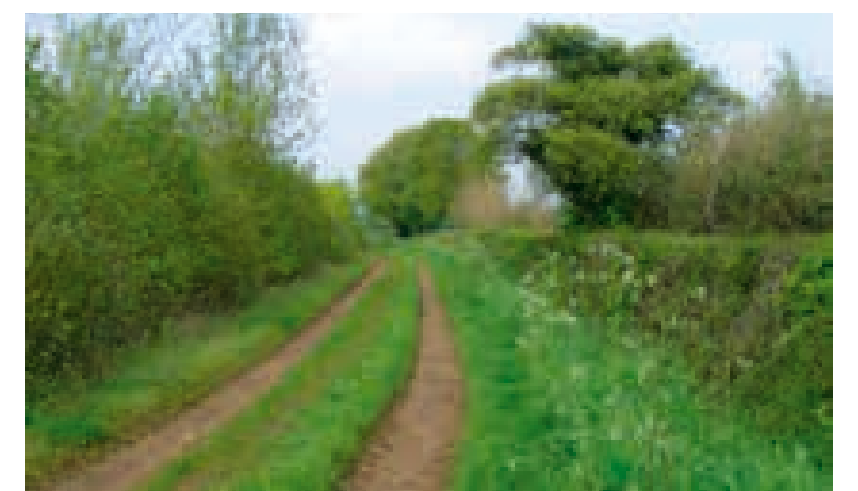
2. Chesterton Cemetery



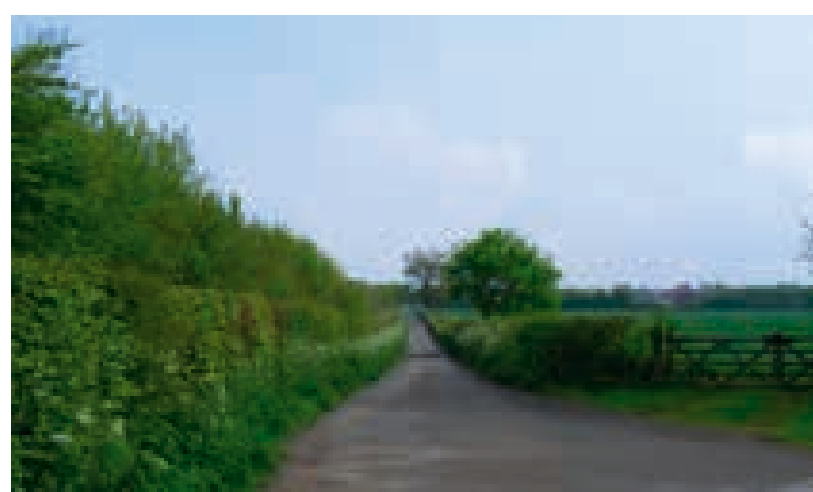
3. Entrance to PROW and Chesterton Farm



4. Existing trees



5. Bridleway - south of the site



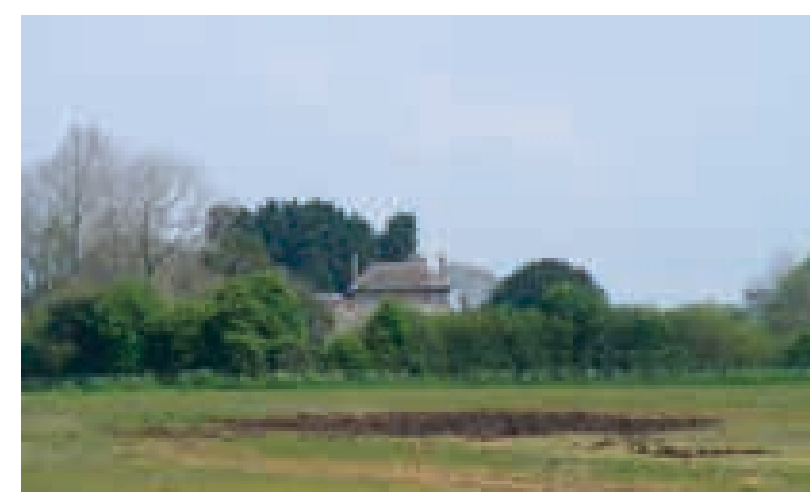
6. Bridleway



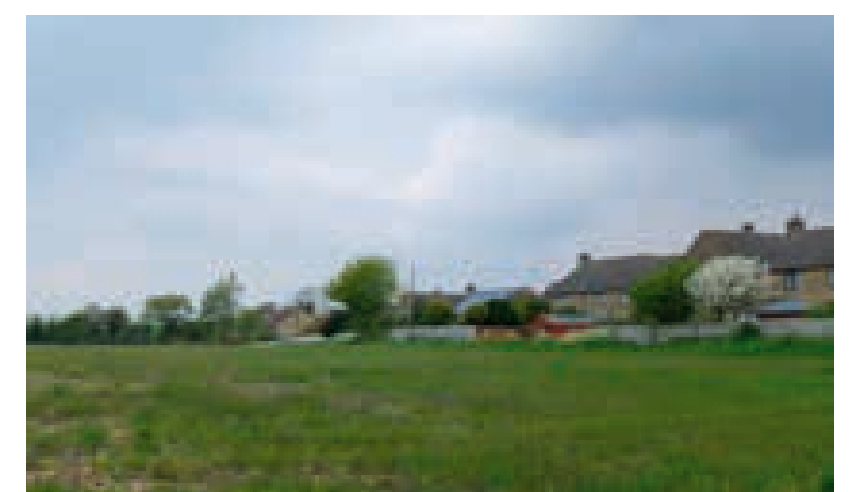
7. Chesterton Farm



8. Entrance to PROW from Greyfrairs Walk



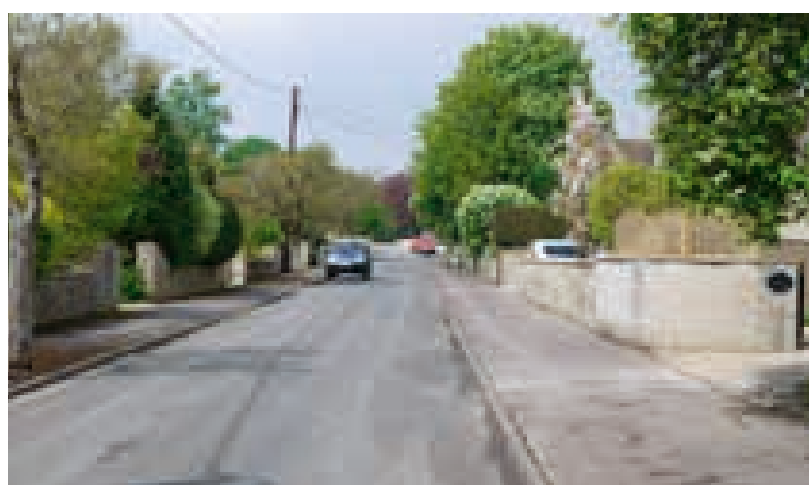
9. The Cranhams



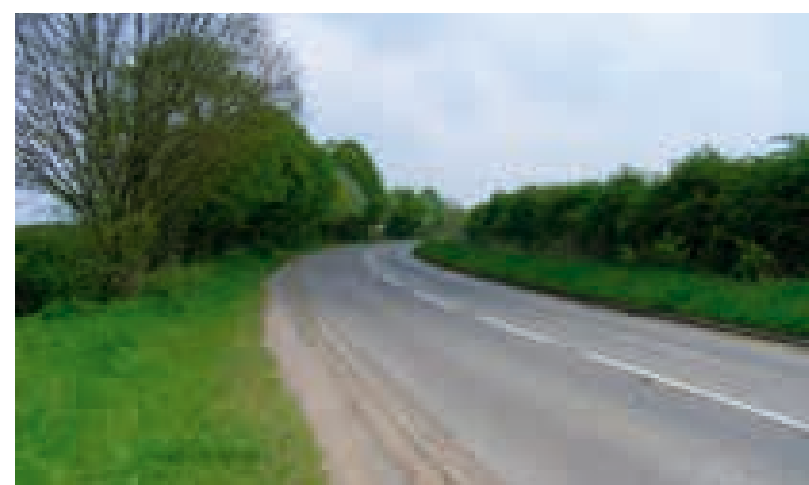
10. Existing residential properties alongside the site



11. High Voltage Power Lines



12. Berkeley Road



13. Wilkinson Road



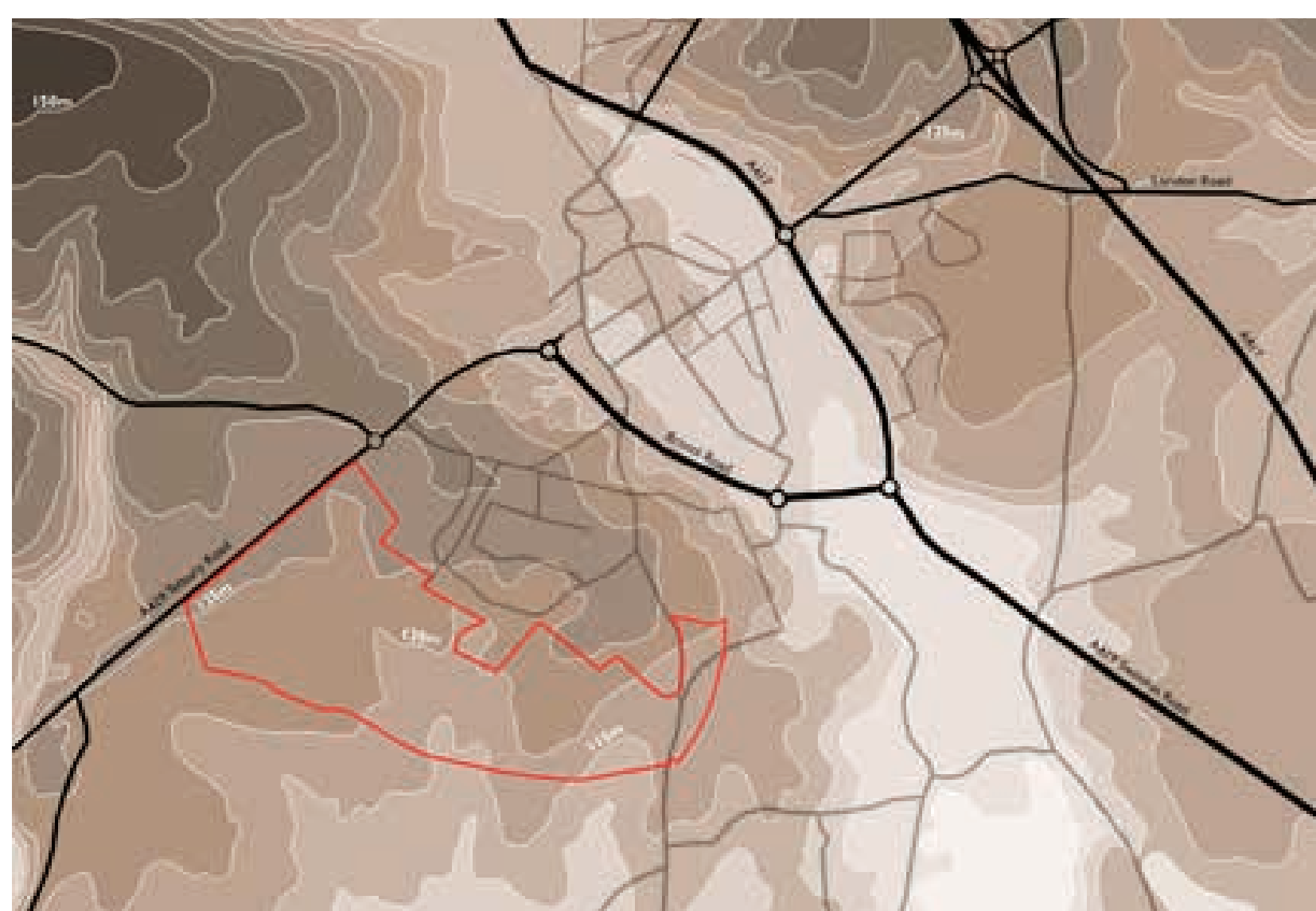
14. Existing allotments north of the site



15. Love Lane Industrial Estate

### TOPOGRAPHY

The site reaches a maximum of 125m AOD at its western end and descends from there to approximately 115m AOD at its eastern end, adjacent to the embankment of the former railway.



View looking north-east towards The Cranhams from bridleway along southern boundary



View looking west from bridleway along southern boundary



# TECHNICAL STUDIES

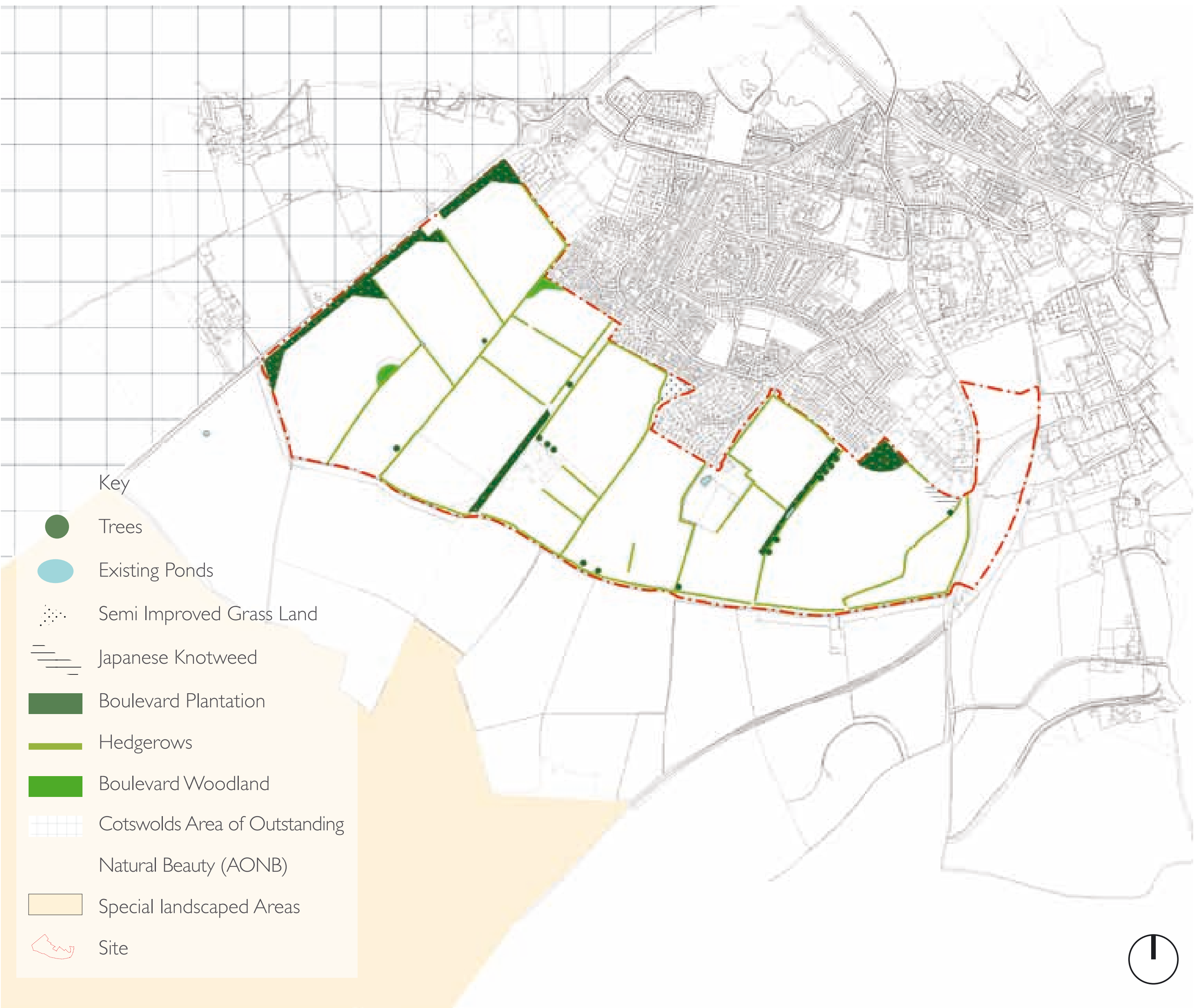
## LANDSCAPE & ECOLOGY

The site does not lie within any nationally or locally designated landscapes. However, the Cotswolds AONB lies adjacent to the western site boundary – defined by the A429 Tetbury Road. There is limited intervisibility between the site and AONB due to the more wooded and undulating nature of the landscape to the west and north. Visibility of the site from the surrounding land f the site is relatively simple, comprising agricultural field parcels defined by hedgerows overlying a gently undulating landform.

A survey to record the tree and hedgerow population was undertaken in accordance with BS5837, the findings of this survey recorded a total of 44 individual trees, 48 groups of trees and 37 hedgerows. The tree population comprises a broad mix of mainly deciduous trees: a total of 24 different species were recorded with Ash and Oak predominating as standard trees within the fabric of native field boundary hedgerows.

Extensive ecology investigation of the site, has already been undertaken including a data trawl and field surveys - at extended Phase I and Phase II levels. The more detailed Phase II surveys, which have been scoped and agreed with the local authority and Natural England to confirm a robust approach, commenced in spring 2013 and will continue during the summer and autumn of 2014. Together, these surveys, which will all be undertaken in accordance with best practice guidelines, will provide information on the use (or otherwise) of the site by breeding birds, bats, great crested newts and reptiles.

The site predominantly consists of arable farmland, albeit with some areas of pasture in the east and south in particular. Aside from the farmed land, habitats present within the site include hedgerows, plantation copses, ditches and a small number of ponds. Overall, the habitats present are considered to be of low ecological value and, accordingly, there is significant scope for enhancement.

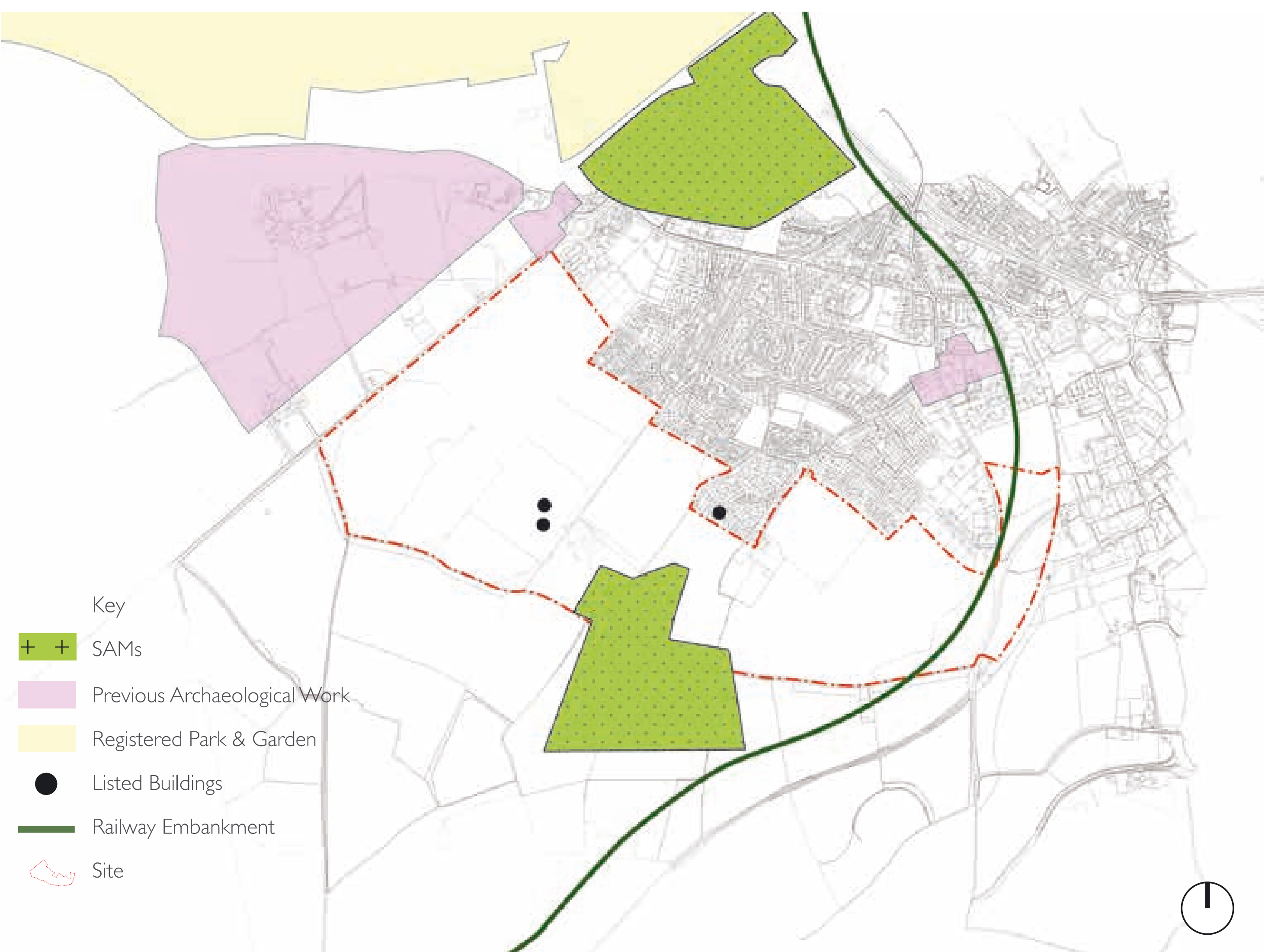


## ARCHAEOLOGY & HERITAGE

The site contains three designated assets – two Grade II listed buildings at Chesterton Farm and a Grade II listed house at The Cranhams. It also includes approximately the northern 4.7 hectares of a Scheduled Monument covering some 21 hectares, mostly located off-site and identifying the heavily ploughed, below ground remains of a Roman ladder settlement south east of Chesterton Farm. English Heritage has concluded that the scheduled monument could in fact actually be enhanced by development, as its physical preservation would be improved by taking it out of cultivation.

The majority of the site has already been subject to two phases of archaeological investigation, including a geophysical survey. In addition, the site's western fringe was subject to an intrusive trial trench evaluation in 2013, in order to understand the nature and significance of the geophysical anomalies picked up by the magnetometer survey completed in 2011 and to establish how best to respond to them within the preparation of the masterplan. It is anticipated that this trial trench evaluation will be extended across the site.

Areas of ridge and furrow earthworks – representing the physical remains of medieval and later arable cultivation – are still discernible in areas of the site, south of The Cranhams, and in the far east, beyond Wilkinson Road. These remains are of no greater than low or local importance, given that they are relatively common landscape features.














## SITE CONSTRAINTS

The diagram opposite summarises site constraints: factors that may impose limitations on the extent or type of appropriate development.

There are many things to consider and respond to, including topography / gradients, existing trees, hedgerows, watercourses, ponds and ecology, suitable points of access, views both into and from the site, neighbouring uses and facilities, and above- and below-ground services.

### Key

-  Below ground sewer
-  Ditches
-  Existing ponds
-  Existing listed building
-  Listed building setting
-  Planting
-  Existing trees
-  Existing hedgerows
-  Existing pumping station with exclusion zone



Chesterton Cemetery



Chesterton Farm Listed Building



Existing Hedgerows



Existing Trees to be retained



Existing Settlement edge



Existing road network



Below ground gas pipeline



High Voltage overhead power lines



Existing farm buildings



Existing allotments



## NEXT STEPS

The Community Planning Weekend is an opportunity to share local knowledge and contribute to planning the new neighbourhood. We want to know about the issues that are important to you and welcome your comments.

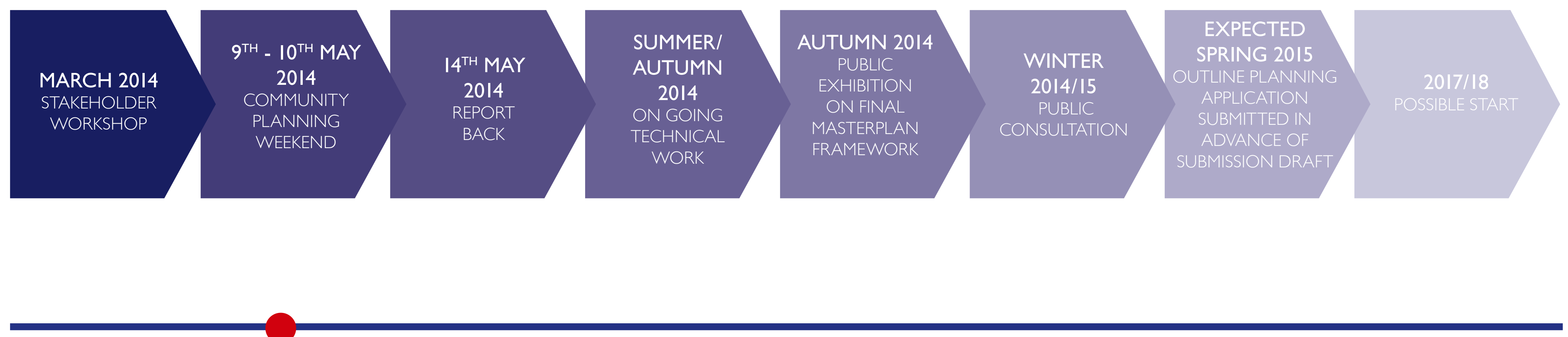
Our ideas will be developed further over the next few months incorporating the comments we have received from you. The intention is that we will then prepare a Masterplan Framework document setting the principles of development form and type at Land at Chesterton.

This document will be made available for public consultation in the Autumn, and will then be accompanied by a Statement of Community Involvement.

Following the process of public consultation on the Masterplan Framework, we will prepare and submit an Outline Planning Application to Cotswold District Council. The Outline Planning Application will leave detailed masterplan and house design matters for subsequent Reserved Matters applications.

Below is shown an indicative timeline for the next stages of this process.

## TIMELINE



THANK YOU FOR YOUR TIME  
AND INTEREST IN THIS PROJECT.



## JOHN THOMPSON & PARTNERS - PROJECTS



### QUEEN ELIZABETH PARK, GUILDFORD

HIGH DENSITY, MIXED-USE RESIDENTIAL DEVELOPMENT

John Thompson & Partners' award-winning mixed-use development on the former Queen Elizabeth Barracks in Guildford has been carried out on behalf of Laing and Linden Homes. The project began with a community planning exercise that gave local residents and other stakeholders an opportunity to express their concerns and aspirations for the development. The masterplan responds to the existing trees and natural features of the site and integrates the new housing with the established residential neighbourhoods that surround the site.

More than 525 new homes including private, affordable, rented, and shared equity properties have been arranged into a series of distinct character areas, along with other mixed uses. A new village green gives the development a clear focus, and a network of green routes within the parkland has been provided for pedestrians and cyclists.



### BARTON FARM, WINCHESTER

A NEW SUSTAINABLE SUBURB

The site at Barton Farm is located 1.5 km to the north-west of the city centre on the Andover Road. This Roman road is one of the key arterial routes into the city and is lined with mature trees.

The triangular shaped site, measuring 100 ha, straddles an east-west, tree lined ridge with the ground falling to the northern and southern boundaries. The northern boundary addresses open countryside, and to the south is the Winchester to London railway line.

To the east of the site are the neighbouring communities of Weake and Harestock including the Henry Beaufort secondary school.

The site has been identified by Winchester City Council's draft Local Development Framework (LDF) as the preferred site for development to meet the city's current and future housing needs. The masterplan proposed 200 homes in total.



### THE HAMPTONS, WORCESTER PARK, LONDON

A NEW NEIGHBOURHOOD

Worcester Park was a 24 ha former sewage treatment works located in a suburb of south-west London. The surrounding area is dominated by monotonous inter-war semi-detached and terraced housing.

Despite its name, the surrounding area had an acute lack of green open space. A significant proportion of the site is protected as Metropolitan Open Space.

The planning brief identified two development areas to the east and west of a centrally located park, which allowed limited parkland frontage.



### CARR LODGE, DONCASTER

SUSTAINABLE URBAN EXTENSION

The greenfield site is located to the south of Doncaster. It is bounded to the north by a business park, to the east and south by the M18 connecting into central Doncaster, and to the west by the Woodfields Plantation residential area.

The site includes two distinct areas separated by a raised, densely wooded former railway track, which is used as an informal footpath and cycle route. Fields and protected woodland lie immediately to the south.

The site has been designated for residential and supporting uses in Doncaster Metropolitan Borough Council's (DMBC) Unitary Development Plan for over 10 years. DMBC's ambition is to become Europe's most sustainable borough, and Carr Lodge has been identified as the first 'low-carbon town' as set out in Doncaster's Renaissance Charter.



### EDENBROOK, FLEET, HAMPSHIRE

A NEW NEIGHBOURHOOD:

Located on the borders of Surrey and Berkshire, the market town of Fleet is surrounded by beautiful countryside. Fleet is well positioned for commuters with links to the M4 and M25 as well as a Rail Station.

The 9.28 ha site of the new Hitches Lane development is located on the edge of the flood plane on the outskirts of the town.

Masterplanned by John Thompson & Partners as a sustainable neighbourhood for Berkeley Homes, this development is being implemented in three phases. The first of these phases is Edenbrook.



### SOUTH WORCESTER, WORCESTERSHIRE

SUSTAINABLE URBAN EXTENSION

The 2008 draft South Worcestershire Joint Core Strategy (SWJCS) identified the land south of St Peter's in South Worcester as a site for a sustainable urban extension delivering around 3,000 dwellings. Approximately 25 hectares of employment land would also be required along with a two-form entry primary school, community and health care facilities, shops, leisure facilities and emergency services.