



### 3 Design Objectives

#### General Approach

3.1 The site can be split into a number of areas, and each has its own development potential in respect of use and character. It is intended that a comprehensive development and regeneration proposal comes forward which ensures the highest quality design in all areas of the site and co-ordination of all its elements in order to secure wherever possible the economic, social and environmental well-being of the area. The broad range of development areas is shown in figure 3.1 below, and this may represent separate development packages and/or phases.

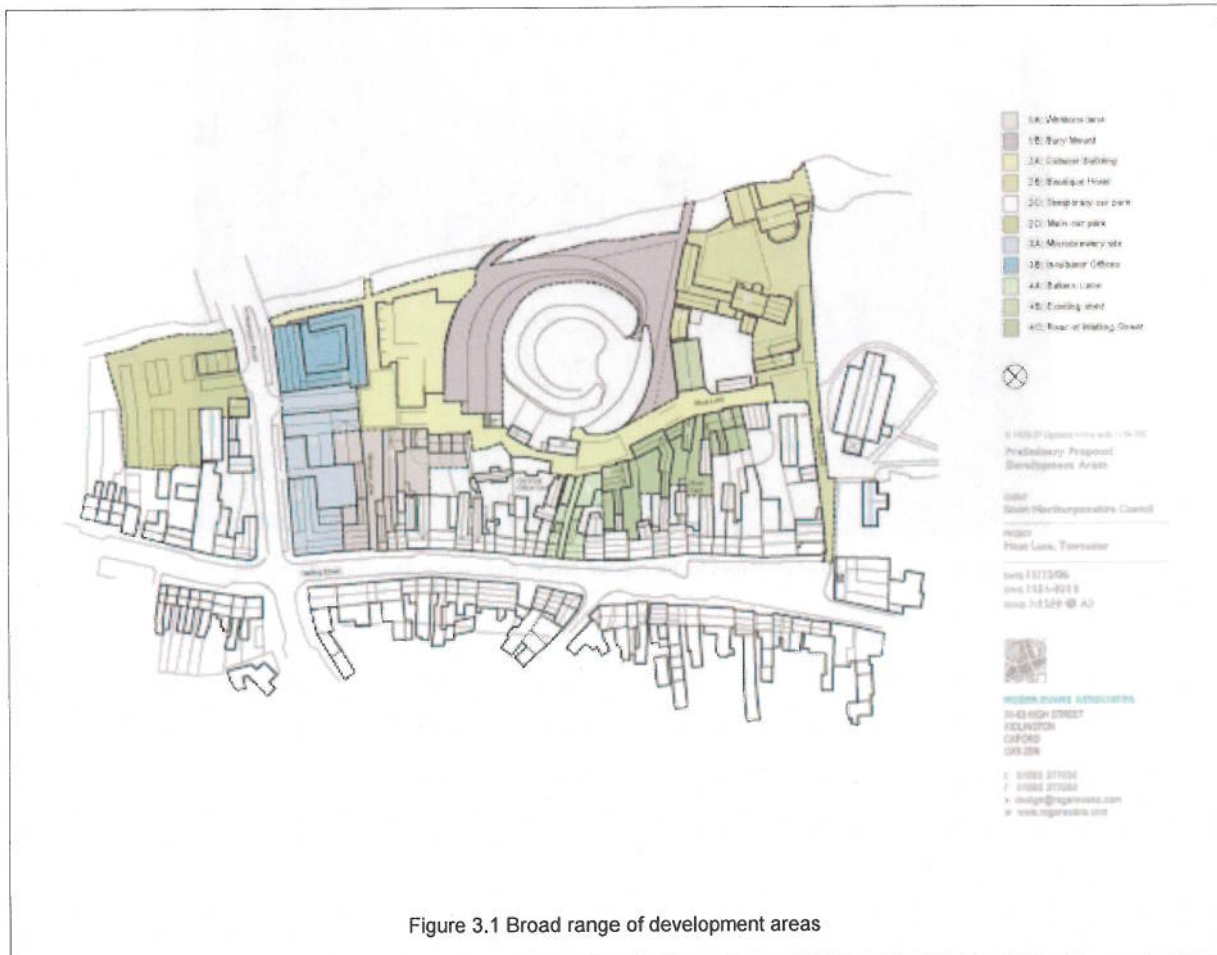


Figure 3.1 Broad range of development areas

3.2 There are a number of separate but inter-related proposals for the site as follows:

- The provision of civic and community facilities;



## 5 Illustration



Figure 5.1 View over the area from the east, showing possible development form



Figure 5.2 View over the area from the north, showing possible development form