

Medium intervention

OPTION 2

This option would develop the sites identified in Option 1 and a number of additional sites.

A greater level of shopping, leisure and housing development may ensure the town centre improves and is better able to meet the needs of residents and visitors compared to Option 1. More development may result in extra disruption though and this option may take longer to deliver.

Option 2 would create approximately 15,000sq.m of new shopping floorspace, 246 new flats and the potential for 1,050 new retail and office jobs.



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- A**
 - 01 Refurbish and potentially extend some shops in the Quadrant Centre
 - 02 Replace the remaining shops between ASDA car park and Church Street including a 2-storey unit, which could be a department store
This would require the removal of 18 flats from Dorchester Close
 - 03 Retain Priory Heights, but provide ground floor shops
- B**
 - 04 Shops over Church Close car park
 - 05 Flexible' units with flats above facing the Church
 - 06 2-storey flats facing Priory Gardens
 - 07 Relocate the street market
- C**
 - 08 3-storey NHS medical centre and parking, built over St Mary's Gate car park
- D**
 - 09 2 and 3-storey flats built over part of Ashton Square car park, facing the Church
 - 10 'Flexible' units with 2-storey flats above, replacing existing buildings
 - 11 2 and 3-storey flats built over part of Regent Street car park
 - 12 3-storey library above ground floor shops replacing ex - Post Office building
- E**
 - 13 2 and 3-storey flats replacing Magistrates' Court and Ambulance Station
- F**
 - 14 These sites already have planning permission for new housing
 - 15 New business uses replacing existing buildings



Key transport interventions

- Improved pedestrian links and crossings, particularly between Grove House and Priory Gardens
- Relocated bus stops on High Street North
- Decked car park built on Aldi car park
- Signalling and junction improvements at congested junctions

Extension of Court Drive to High Street North
Church Street highway and public transport improvements

Key

Public green space	New/improved bus link
Existing urban fabric	Highway improvements
Streetscene improvements	Potential pedestrian crossing improvements
Bus stop relocation	Junction layout and signal timing improvements
New/improved pedestrian link	Guided busway stop
New/improved cycle/pedestrian crossing	Guided busway
	Masterplan study area
	Quadrant car park

