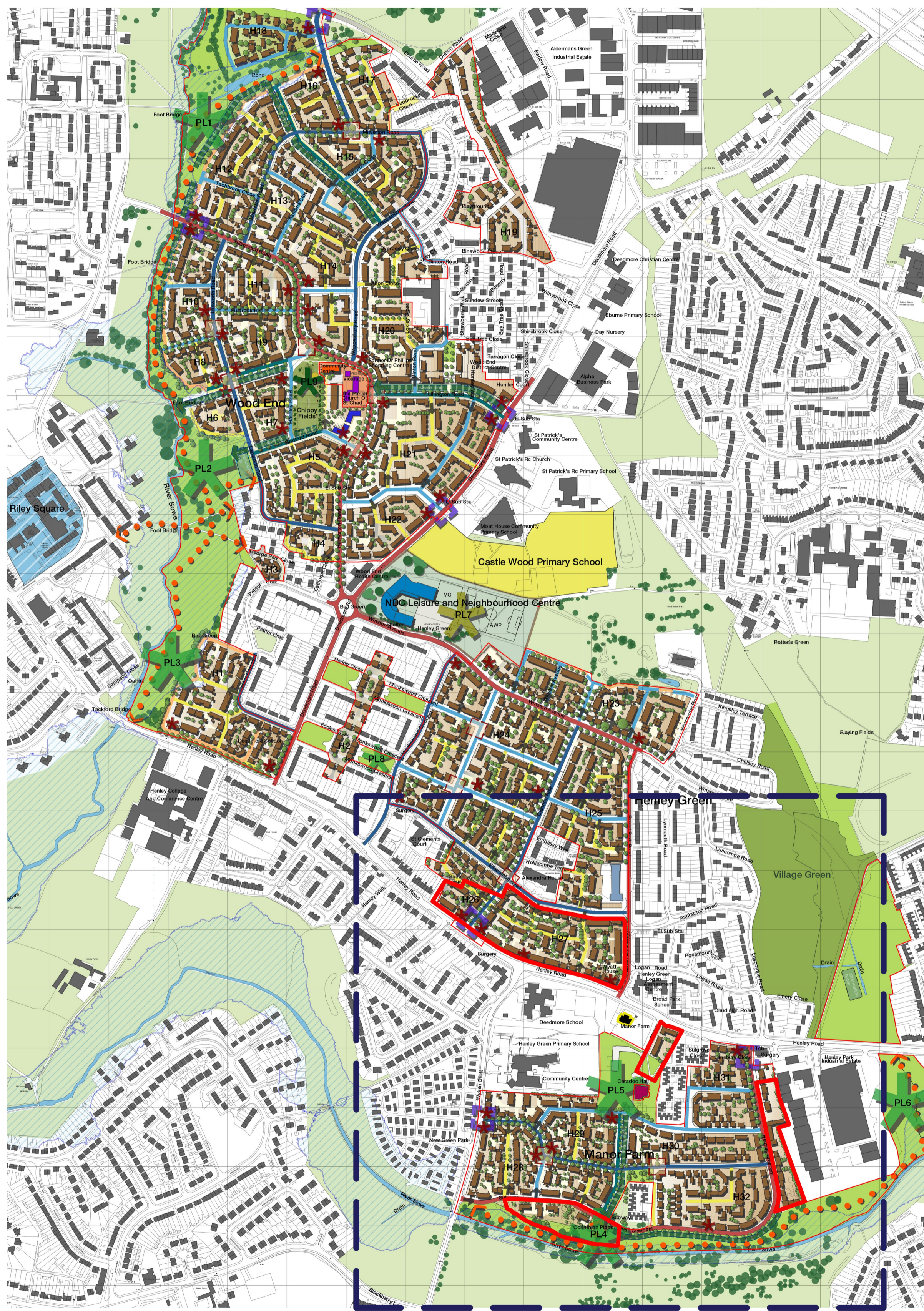


THE SPIRIT QUARTERS MASTERPLAN

Approved outline plan: land at Wood End, Henley Green, Manor Farm & Deedmore Road



PHASE 6 KEY

- Enlargement area (see right)
- Phase 6 sites

MASTERPLAN KEY

- Planning application boundary
- Development parcels with indicative layout
- Landscaped urban square
- Proposed entrance design feature
- Landmark buildings
- Mixed use development opportunity
- Natural play areas
- Public open space
- Main access roads
- Main streets
- Streets
- Indicative points of access
- Main tree lined avenues
- Greenway (swale)
- Attenuation basin (shape will be subject to change at detailed design)
- Proposed main footpath/cycle routes

Existing land uses

- Parish Church of St. Chad and Community Centre to be retained
- Caradoc Hall (Tower) to be retained
- Existing shops retained
- NDC Leisure and Neighbourhood Centre with all weather pitches (due completion late 2008/early 2009)
- Play area within the NDC Leisure and Neighbourhood Centre
- Proposed grass amphitheatre / informal play feature / existing football pitch
- Listed building
- Flood risk areas (1 in 1000yr)
- Proposed Castle Wood Primary School
- Village Green
- Riley Square centre



PHASE 6

Outline planning permission was granted in 2009 for the redevelopment of the area including new homes, public open spaces and local shopping facilities (outline application reference R/2008/1801). To date, five phases of regeneration have been successfully completed.

This proposal constitutes the sixth phase of development as part of the wider regeneration of the Wood End and Henley Manor Estate.

Phase 6 is expected to comprise a total of approximately 182 new and replacement dwellings across three primary sites.

Additionally, a small scheme of bungalows at site 1C7 is also proposed in line with the approved Outline Masterplan.

The proposed Phase 6 sites are:

- 1C4 - Land at Widdecombe Close/Ellacombe Road /Henley Road/Broad Park Road/Wyatt House.
- 1C5 - Hermes Crescent adjacent to Henley Green Health Centre.
- 1C6 - Hermes Crescent adjacent to Wyken Croft.
- 1C7 - Henley Road adjacent to Manor Farm and Caradoc Close.