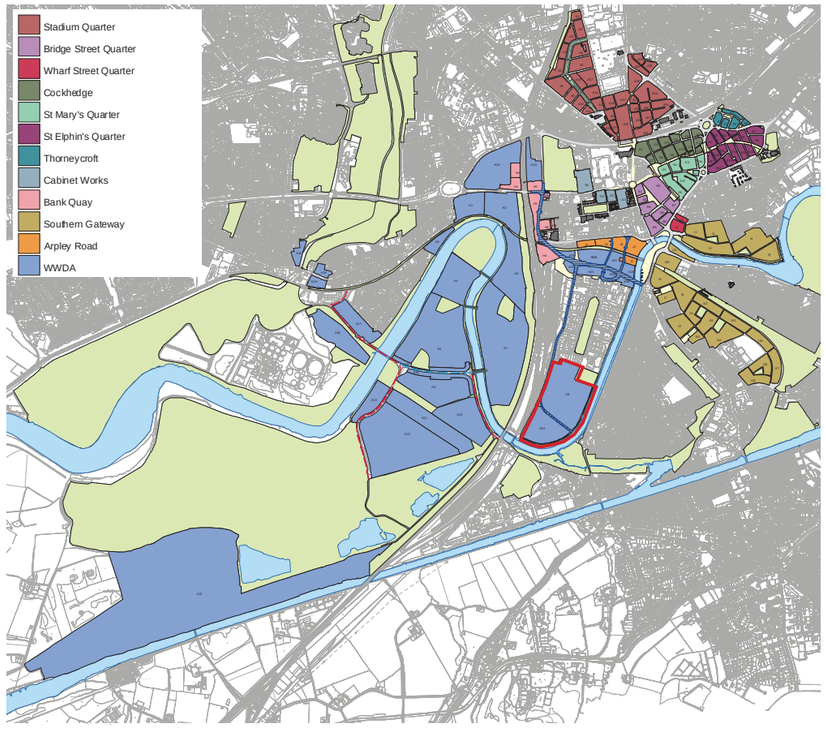
Masterplan Character Areas:

Centre Park South

Character Area Key Plan:



Development at Centre Park South will capitalise on programmed highway infrastructure works and create an attractive new waterside community with strong links to Bank Quay Station and the Centre Park commercial area just to the north. The development will look to provide high quality family housing of varying density which is positioned in order to maximise access and views onto the River Mersey.

Key Drivers & Aspirations:

- Provide a new residential area that is well-connected to the town centre and station;
- Development should adopt a variation of styles and housing types to create a distinctive character;
- Improve access along the River Mersey for pedestrians and cyclists, promoting the waterside as a key recreational asset;
- Building frontage, layout and use should be designed to maximise access to the waterfront, promoting activity and creating a safe, well used environment that encourages interaction;
- Localised green spaces should be provided to respond to existing landscape features and create green pockets within the development; and
- The residential development should be thoroughly considered to integrate with the approved connection across the River Mersey to Chester Road.
- The creation of supporting highways infrastructure will look to alleviate traffic issues within the town centre, and provide opportunities to enhance pedestrian and cycle connections into the heart of the area.

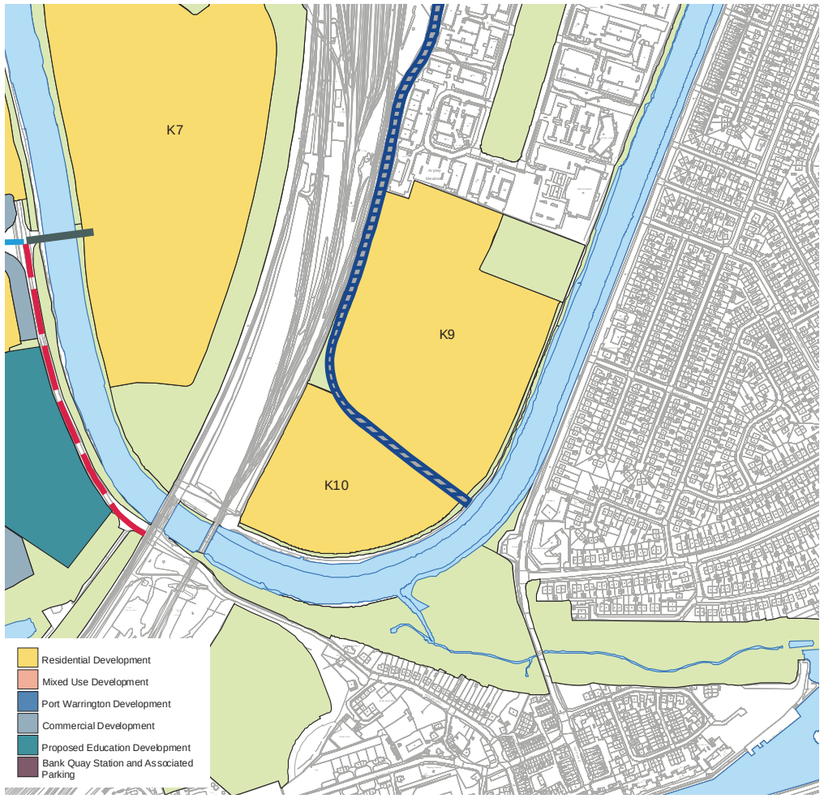
Total Residential Area (Ha)

Gross Area:	13.51
Net Area:	12.16

Total Number of Residential Units Based on Average Density:

Low Density:	227
Medium Density:	284
High Density:	0
Total Indicative Dwellings:	**511**

Indicative Masterplan Proposals:



Illustrative Masterplan:

Envisaged Character: