A Vision for a Sustainable Future

We wish to introduce you to our emerging vision and we want you to be involved in shaping it. This presentation shows the very early stages of our work and now is a key time to influence and shape the proposals.

The Whitfield Estate owns land across the Kilpeck group of parishes. After careful consideration we have come to the view that the best location for any development is in Wormbridge, for the following reasons:

- Public transport
- Employment
- Shop and Petrol Station
- Nursery School
- Church
- Existing sewage capacity

Our vision is for 50-70 houses in Wormbridge, with a good mix of house sizes and types. There would be a mixture of houses for sale and rent, with the Estate retaining ownership of a proportion. In addition we are proposing an extension to the thriving Business Centre, with more smaller units.

We would like to future-proof Wormbridge, ensuring that it is a vibrant place, offering local people a range of housing, services and employment opportunities. We want it to have attractive buildings and open spaces and to be a place where people want to live and work. We have a long local heritage and these proposals are built around the preservation of that heritage, alongside the construction of new, high quality buildings, courtyards and public spaces.

Please have a look at these draft proposals and tell us what you think. What do you believe works and what doesn't? We are at the beginning of a process and now is a key point to review the work so far completed and to consider your views.

The presentation boards cover both the residential proposals to the West of the A465 and the commercial proposals to the East. We have tried to show not only the emerging plans for these areas but also to give an idea of the types of buildings and open spaces envisaged. The quality and feel of these will be crucial to the success of what is proposed. We want to do this well and to be proud of the results.

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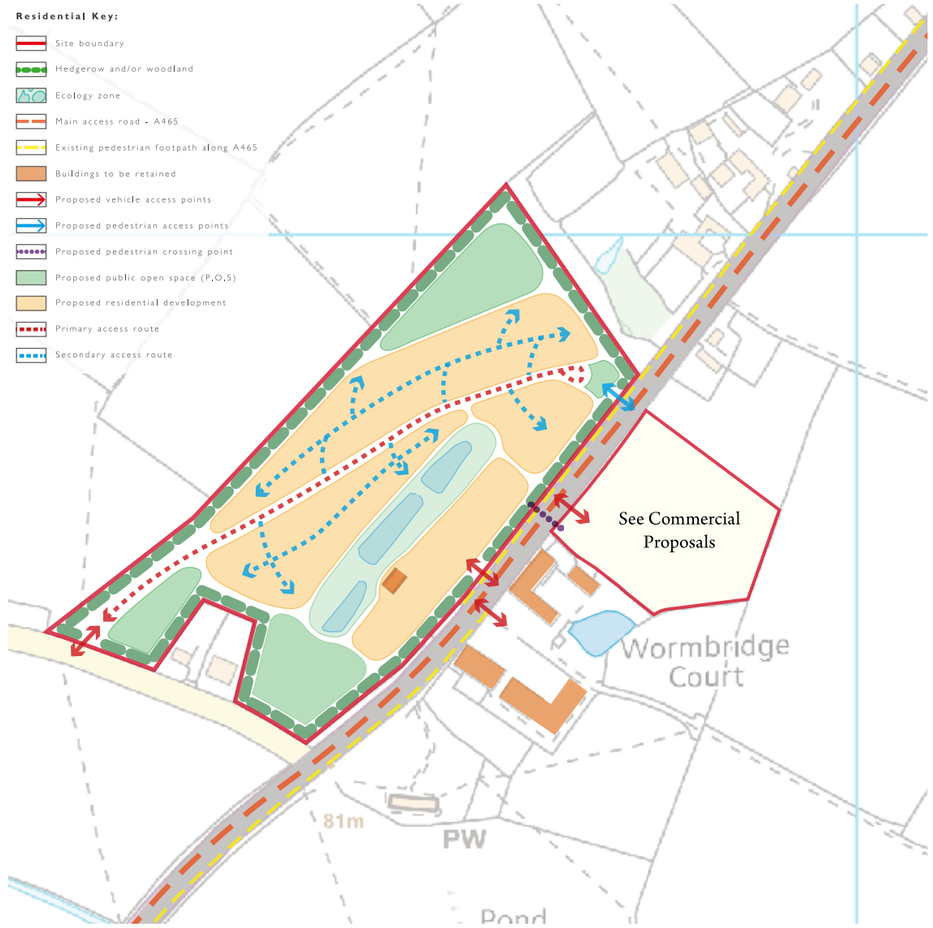
Location and Scale of Residential Proposals

Wormbridge needs good quality new housing for local people. The site identified has excellent access and will fit well with the rest of the village. Local heritage buildings will be respected and key views, of and through the site, will be maintained. We have also looked closely at the existing ecology and archaeology of the site and will ensure that these aspects are protected as appropriate.

> We want to do this well and to be proud of the results.

By augmenting and working with the existing infrastructure of the site, the proposals build on the underlying framework whilst bringing added vibrancy and activity to the area.



▲ Entrance to existing nursery

▲ View of proposed residential site

▲ Junction of access lane with A465 at corner of site

▲ Proposed vehicle access to residential site

Houses

We currently envisage that a range of houses will be included, from courtyard clusters to two-storey houses, in a variety of local, traditional materials. The layout of these houses will be important, both internally and externally, as we seek to achieve practical spaces and attractive settings for people to enjoy. The Estate has a good track record of providing quality housing for local families.

Please tell us what sort of houses you would like to see included and what you think of the indicative examples shown.

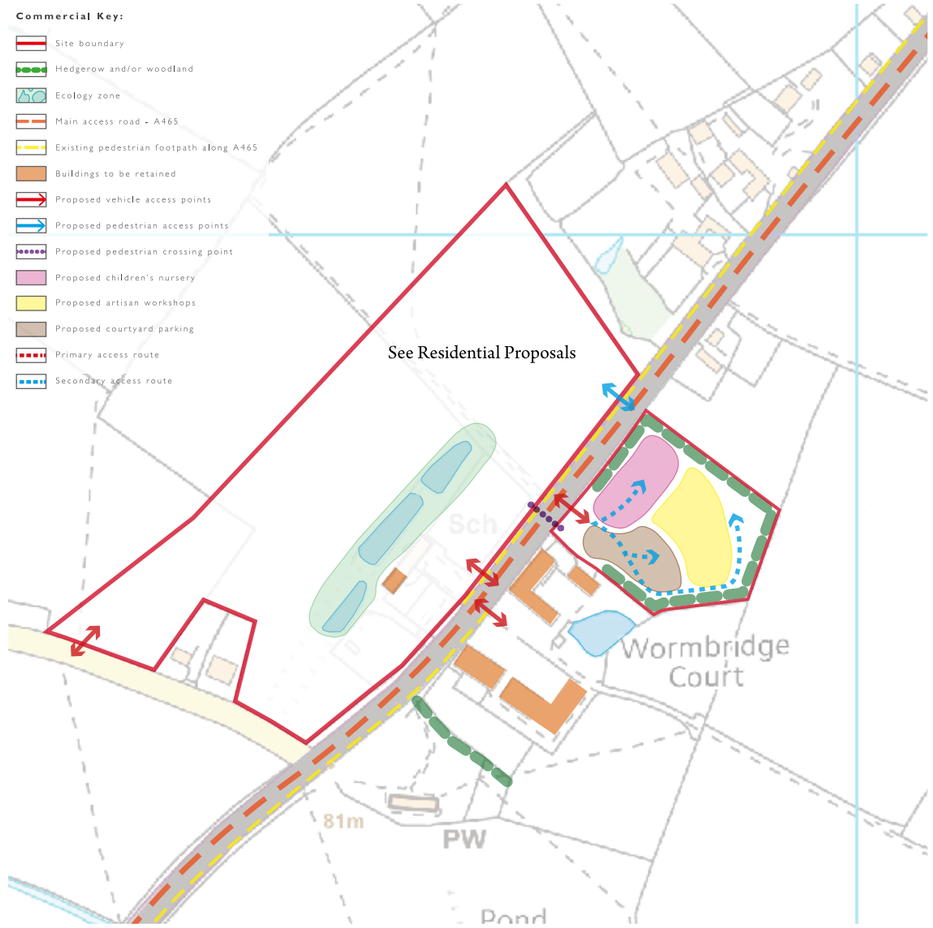
> We seek to achieve practical spaces and attractive settings for people to enjoy.

Location and Scale of Commercial Proposals

The existing Wormbridge Court Business Centre provides a very good base for a number of local businesses. We want to build on this success by creating a series of 'artisan-style' small-scale units which can support a range of local enterprises. We have identified a site to the North-East of the current Wormbridge Court Business Centre which would provide a natural extension of the current site. It has good access from the A465 and appropriate landscaping should ensure that any new buildings sit comfortably and appropriately in the landscape.

> "We want to create a series of 'artisan-style' small-scale units which can support a range of local enterprises.

We are proposing that the existing children's nursery moves to a new, purpose-built facility on the opposite side of the road, as part of the Wormbridge Court Business Centre development. We believe that this offers a better fit with the site and the overall mixture of facilities, as well as the possibility for an enhanced nursery for local children. We have held initial discussions with the nursery about this proposition and an area for the new facility has been broadly identified. Please tell us what you think of this idea.



▲ Existing secondary entrance to Wormbridge Court

▲ Existing listed estate building in commercial use

▲ View looking South down A465 showing site for the commercial proposals

▲ View of field to the East of A465 where the commercial proposals would be located

Commercial and Employment Opportunities

Artisan Workshop Units

We currently envisage the new 'artisan-style' units being grouped around an open courtyard with landscaping and parking, to create an attractive frontage and setting. The units themselves will include local, traditional forms and materials. Please tell us what you think of the indicative examples shown in the pictures below.

Children's Nursery

Appropriate separation will be put in place between the commercial area and the nursery which will enjoy good access and a large, secure, outdoor play area to the rear. There is the opportunity to make a high quality facility and create more childcare places to help local parents.

Courtyard Cluster

The clustering of small scale business units around a landscaped courtyard offers the chance to provide an attractive, relaxed and appropriately gentle setting. The management of parking and deliveries will be very important and the proposals will be laid out to take account of this.

Public Open Green Spaces

The relationship between the buildings and the surrounding landscape will be very important. As part of the proposals, we envisage there being large, public open green spaces available for a range of activities. We have included images of the types of activities and settings that could be possible. Please tell us about the types of environment you would like to see. Play facilities for local children will be essential, as will attractive landscaping at the perimeter of the site, to ensure it is appropriately screened.

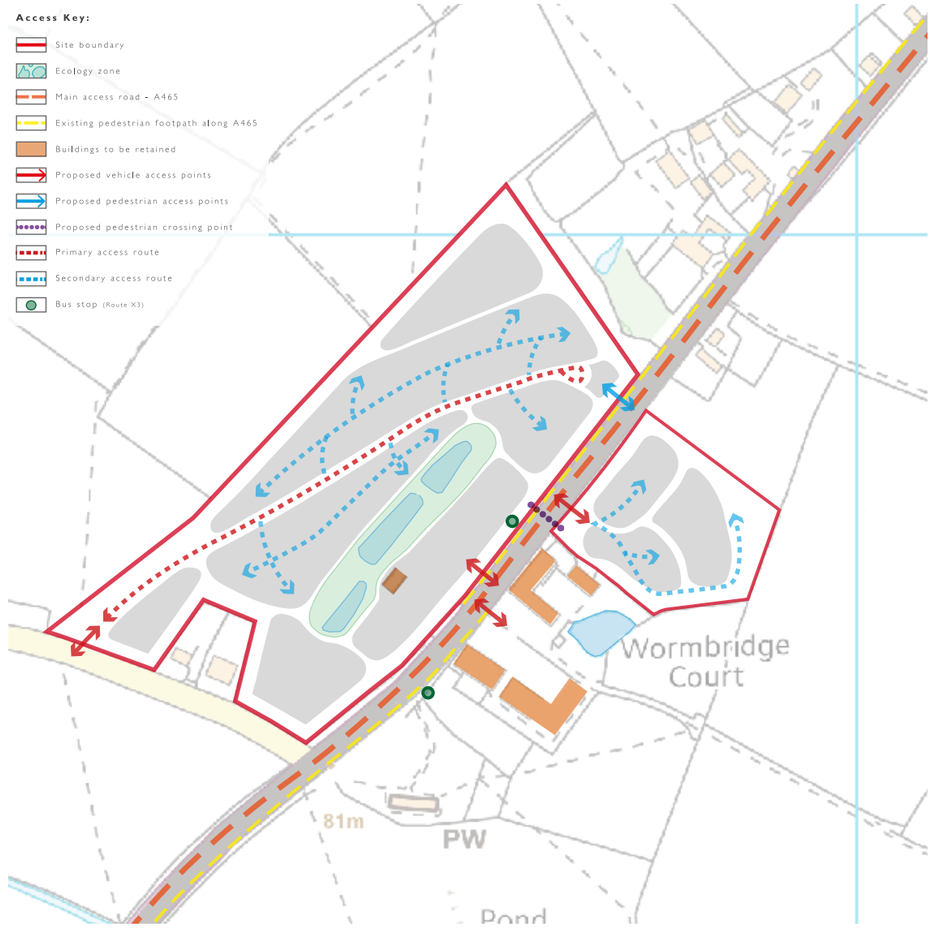
Courtyard Gardens

The formation of courtyard gardens offers the chance to develop a range of intimate outdoor spaces with attractive landscaping, in a manner which chimes with local traditions. We believe that the creation of these courtyards in the areas directly opposite Wormbridge Court Business Centre, will help to create a strong sense of place and focus for the area which is currently lacking.

Access and Transport

The plan opposite shows our preliminary thoughts on how the proposals might link with the existing road and public transport infrastructure. Linkages with the existing bus stops and pavements will be important, as well as clear and legible movement through the residential and commercial areas.

As part of the proposals, we envisage a network of footpaths joining the public open spaces and courtyards. As the proposals are developed and the layout becomes clearer, the location of these will be defined in more detail.



▲ Access into Wormbridge along A465, approaching from South West

▲ Existing bus stop outside nursery

▲ Existing entrance to Wormbridge Court

▲ Existing access lane leading off A465

Please Tell Us What You Think

We are in the early stages of the process to make this vision into a reality. The Estate is genuinely interested in consulting local people. We all want to ensure that Wormbridge thrives and prospers. Thank you for taking the time to read this presentation. Please now tell us what you think and play your part in shaping the proposals.

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