

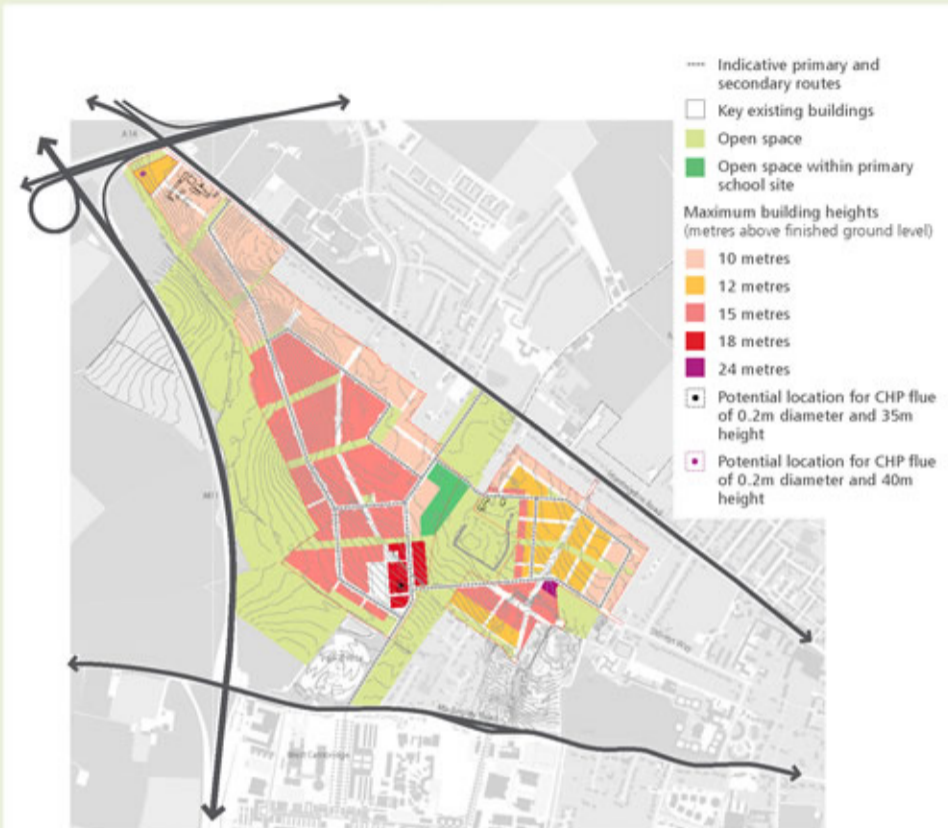
Key Issues – Mix of Uses and Density

From the earlier stakeholder workshop and public exhibitions a view emerged that the University-led development should be planned in a way that integrates it into the wider area. In particular the University will seek opportunities for creating a new local centre comprising a range of facilities.

Taking this into account, combined with the policy objectives and the University's accommodation requirements, the current intention is to include the following principal components:

- A local centre including community and retail facilities that would also serve the adjoining neighbourhood
- Housing to include key worker housing for University and College staff
- Research facilities for University and associated organisations
- Collegiate facilities to accommodate the growth needs of the University
- Range of higher and lower densities across the site (including apartments and houses) at a minimum of 50 dwellings per hectare (dph)
- Lower density residential development backing onto existing properties on Huntingdon Road and Storey's Way
- Other possible uses including senior living and a hotel.

The mix of uses will be focused in 4 key areas throughout the site: the local centre, one area for predominantly student accommodation, and two areas for research uses.



Density & Heights

The plan above shows the distribution of heights across the site. Building heights will generally range from 2-3 storeys at lower density, 4-6 storeys in areas of higher density and in some locations taller buildings may be considered appropriate. Lower density development will be located adjacent to existing residential development. Higher density development will be located along the 'Ridgeway' (the pedestrian and cycle corridor running through the site).

