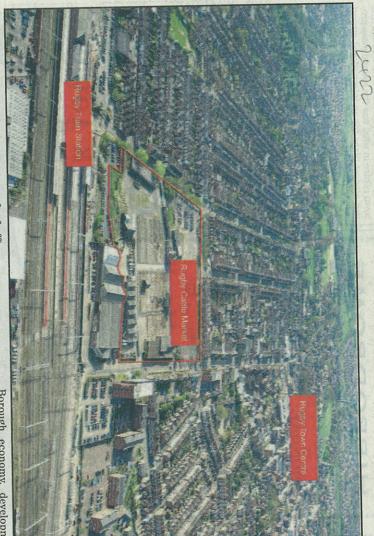


## mbitious plans for wn centre commu



THIS is the first glimpse of an ambitious £30 million plan to transform the old cattle market into a new town centre community.

The masterplan for the ten-acre site which features residential, office and community developments have been unveiled by developments as been unveiled by developments as been unveiled by developments have been unveiled by developments and plangers Barteak Developments and plangers Barteak Developments and plangers Barteak Developments and plangers application being lodged with the borough council next month. If the Market Quarter scheme, which the firms devised in conjunction with town hall officers, is given the go-ahead as expected work will start as early as January. It will bring with it hundreds of jobs as well as sought-after affordable housing according to regeneration bosses who believe it will also generate millions of pounds of investment for the town centre.

Housing for first-time buyers will be provided with 40 per centre of the 185 houses and flats falling into the affordable category, some of which will be sold on a shared equity scheme.

developers say they are keen to the Market Quarter pedes-riendly with landscaped spaces and footpaths to the nt train station.

n sq ft of office space.

Philip King of PLK Properties said the council-owned site offered the perfect location for the development the completed by 2012.

"Our proposal for what will become the known as Market Quarter will not only penable a new community to flourish, the penable a new community to flourish, the penable a new community, he added will also cater for the needs of the existing local community," he added the "This will pave the way for more inward investment into the area."

The proposal for the development of the penalty of the penalty

IF approved by councillors the Market Quarter will bring the following to the town centre:

• 26 houses and 129 apartments as well as 30 sheltered housing housing apartments for pensioners.

• A 67-bedroom four-storey hotel. Advanced talks are being held with a firm interested in running it.

• An 80 bed nursing home which will employ 130 full and part-time staff.

Borough economy, development and culture spokesman Coun Neil Campbell said it had been a long-term aim of the council to see the site developed to contribute to the regeneration of the town centre and provide a more attractive gateway for visitors to Rugby.

"The former cattle market occupies a key strategic location, being close to both the town centre and the railway station," he added.

"They (Barteak and PLK Properties) have come forward, in response to the council's brief, with draft proposals which show an imaginative scheme that will deliver well integrated housing, employment and leisure uses and a new pedestrian route to and from the train station."

One aspect of the regeneration plan still left blank is a half-acre site earmarked for a community building. If the Market Quarter scheme gets the green-light Rugbeians will be given the chance to decide what sort of facility it should be.

• A two-day public consultation is being held at the Benn Partnership Centre on Railway Terrace tomorrow (Friday) and Saturday with residents invited to look over the plans and quiz the developers.

The open days will run from 10am to 3.30pm and 5.30pm to 8pm on Friday and 10am to 3pm on

(right) The draft regeneration plan for the former Rugby Cattle Market site (s)