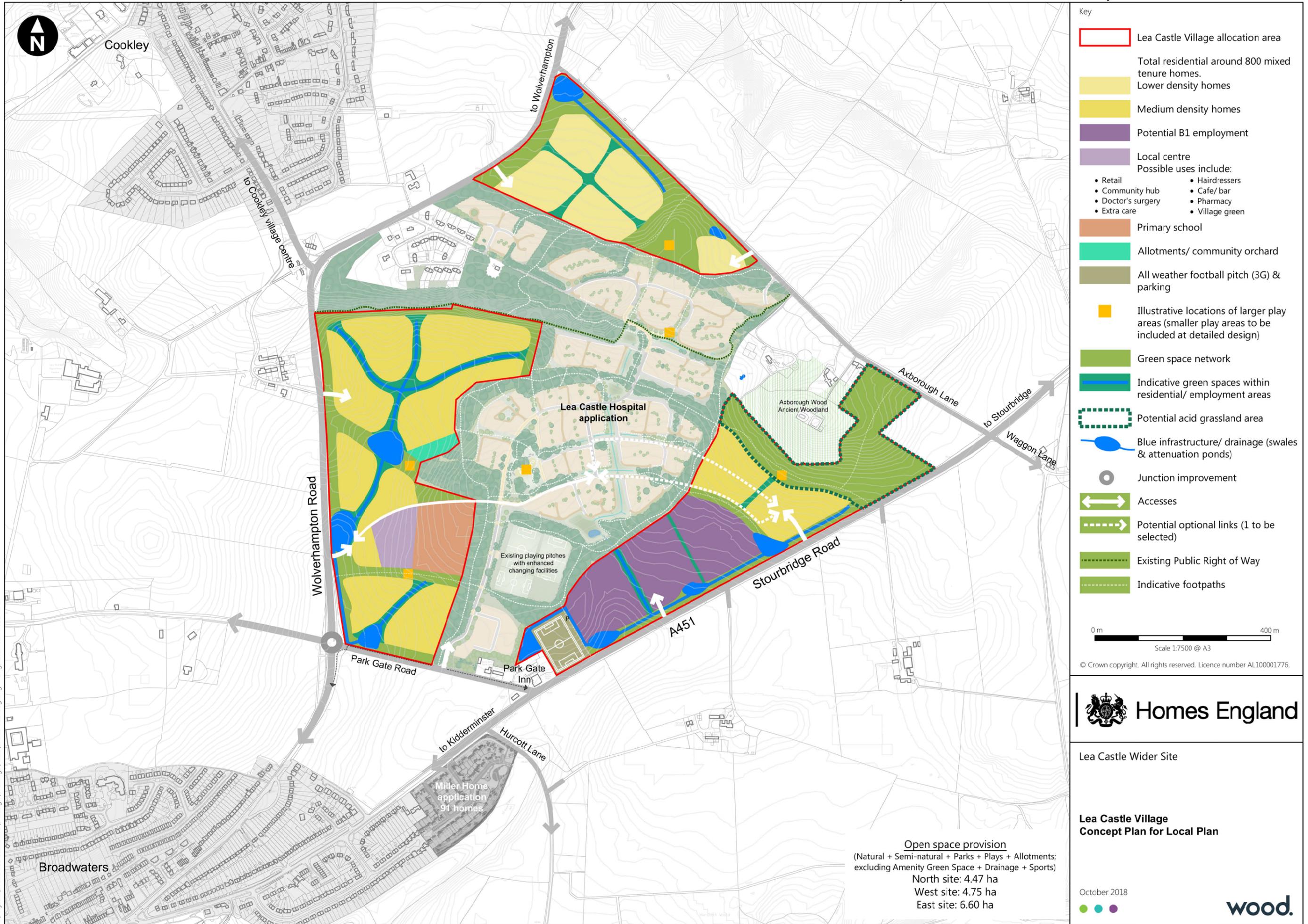


APPENDIX B - MAPS - CONCEPT PLANS - SUBMISSION VERSION (JANUARY 2020)



- Key
- Lea Castle Village allocation area
 - Total residential around 800 mixed tenure homes.
 - Lower density homes
 - Medium density homes
 - Potential B1 employment
 - Local centre
 - Possible uses include:
 - Retail
 - Community hub
 - Doctor's surgery
 - Extra care
 - Hairdressers
 - Cafe/ bar
 - Pharmacy
 - Village green
 - Primary school
 - Allotments/ community orchard
 - All weather football pitch (3G) & parking
 - Illustrative locations of larger play areas (smaller play areas to be included at detailed design)
 - Green space network
 - Indicative green spaces within residential/ employment areas
 - Potential acid grassland area
 - Blue infrastructure/ drainage (swales & attenuation ponds)
 - Junction improvement
 - Accesses
 - Potential optional links (1 to be selected)
 - Existing Public Right of Way
 - Indicative footpaths

0 m 400 m
 Scale 1:7500 @ A3
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Lea Castle Wider Site

**Lea Castle Village
 Concept Plan for Local Plan**

October 2018



Open space provision
 (Natural + Semi-natural + Parks + Plays + Allotments;
 excluding Amenity Green Space + Drainage + Sports)
 North site: 4.47 ha
 West site: 4.75 ha
 East site: 6.60 ha

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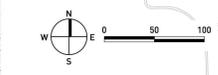
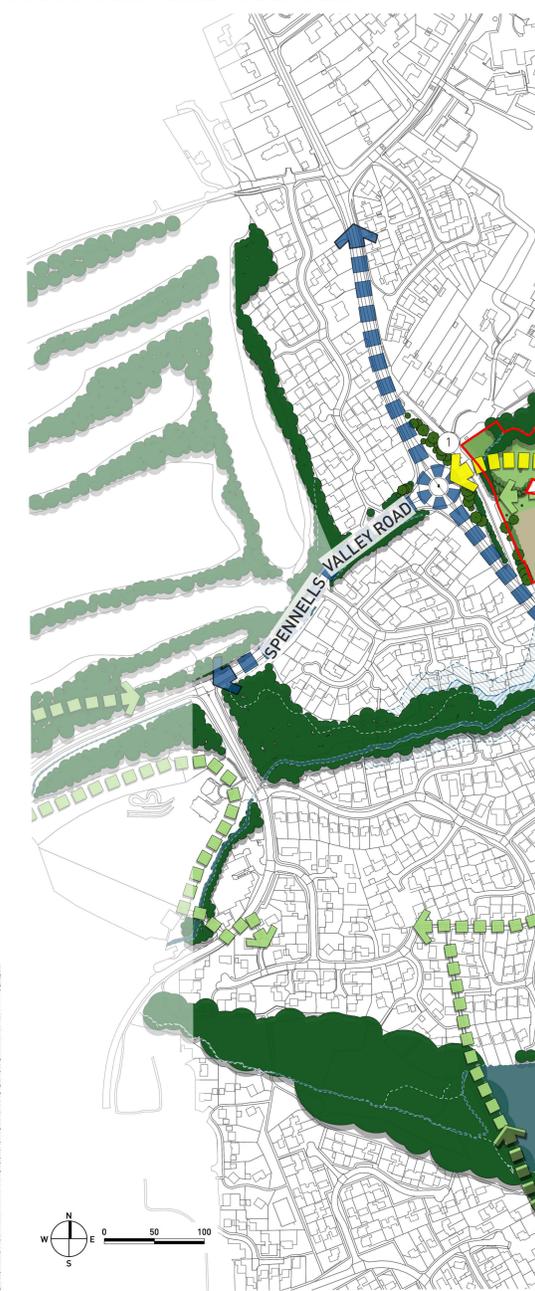
FULL SITE VIEW AND WIDER AREA (1/10000)

KEY

	SITE BOUNDARY 86.24 HECTARES 213.10 ACRES		PUBLIC OPEN SPACE AND INDICATIVE PROPOSED VEGETATION
	PROPOSED RESIDENTIAL DEVELOPMENT PARCELS NDA 35.041 HA / 86.58 ACRES CIRCA 1400 DWELLINGS (40DPH)		ATTENUATION AREA
	COMMUNITY HUB (WITH PROVISION OF A PRIMARY SCHOOL) 3 HA / 7.41 ACRES		EXISTING VEGETATION
	6.5M WIDE PRIMARY STREET WITH TWO 2M VERGES, 2M WIDE FOOTPATH AND 3M CYCLEWAY		ESTIMATED FLOOD ZONE FROM ENVIRONMENTAL AGENCY WEBSITE
	5.5 SECONDARY STREET WITH 2M WIDE FOOTPATHS		PROPOSED 15M PLANTING BUFFER ALONG ESTIMATED FLOOD ZONE
	POTENTIAL PEDESTRIAN AND CYCLE LINKS (CONNECTION TO TENNYSON WAY)		POTENTIAL 50M POND STAND OFF
	ACCESS TO EXISTING PRIMARY INFRASTRUCTURE		OVERHEAD CABLES (30M EASEMENT TBC)
	EXISTING PROW		EXISTING WATERBODIES
	PRIMARY PEDESTRIAN MOVEMENT THROUGH DEVELOPMENT		GATED CROSSING POINT

KEY PRINCIPLES

1. PRIMARY SITE ACCESS OFF HUSUM WAY AND COMBERTON ROAD
2. PRIMARY SPINE ROAD PROVIDING VEHICULAR/ CYCLE AND PEDESTRIAN MOVEMENT THROUGH SITE WITH VERGE PLANTING.
3. RETAINED PUBLIC RIGHT OF WAY, PROVIDING CYCLISTS AND PEDESTRIANS ACCESS ONTO WIDER INFRASTRUCTURE.
4. PARCELS OF DEVELOPMENT PROVIDING DISTINCT CHARACTER AREAS THROUGHOUT THE SITE.
5. CENTRAL COMMUNITY HUB PROVIDING PUBLIC AND RETAIL SERVICES.
6. PROPOSED GREEN WILDLIFE CORRIDOR OFFERING NEW ECOLOGICAL HABITATS AND BUFFER ZONE BETWEEN NEW AND EXISTING DEVELOPMENT.
7. SECONDARY GREEN SPINES THROUGH DEVELOPMENT BETWEEN THE GREEN RURAL EDGE AND THE GREEN WILDLIFE CORRIDOR.
8. SUSTAINABLE URBAN DRAINAGE UTILISING SITE LOW POINTS AND DELIVERING NEW HABITATS FOR ANIMALS AND VEGETATION.
9. INDIVIDUAL VILLAGE GREENS EMULATING EXISTING URBAN FORMS AND SPACES
10. COMMUNITY ORCHARD PROVIDING AMENITY TO RESIDENTS WHILE REINFORCING THE DISTINCTIVENESS OF THE CHARACTER AREA.
11. COMBERTON COMMON PROVIDES A FOCAL SPACE UPON ENTRANCE TO THE SITE
12. VARYING STAND-OFFS TO RURAL EDGE TO HELP CREATE A CLEAR AND DEFINED GREEN BELT BOUNDARY.
13. 50M STAND-OFFS TO EXISTING WATERCOURSES TO PROTECT EXISTING WILDLIFE.



COMBERTON ROAD, KIDDERMINSTER - DEVELOPMENT FRAMEWORK PLAN

