

Concept



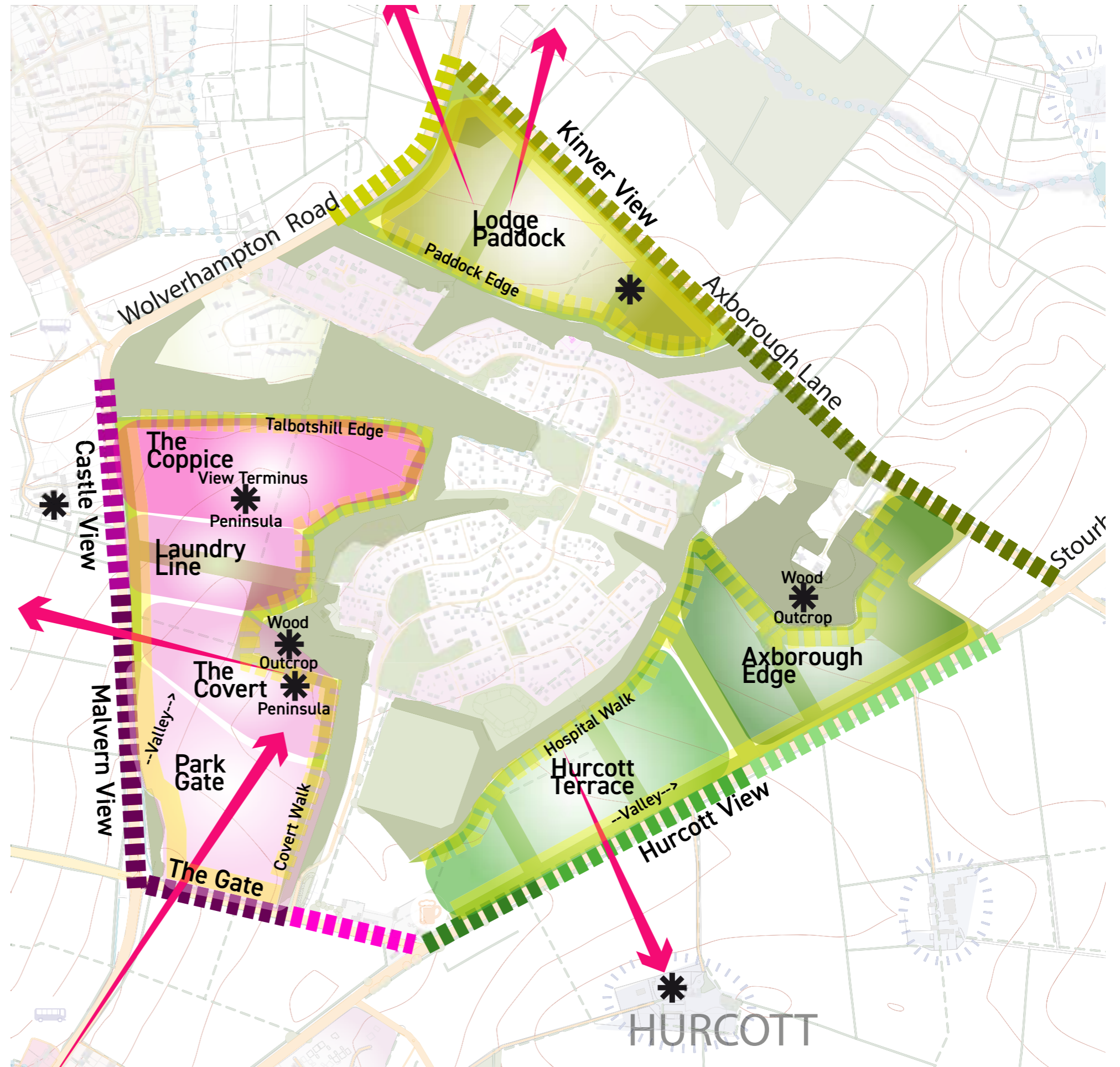
Place - Structure and Pattern

Masterplan Prompts

- An **integrated village** that creates a coherent urban/sub-urban grain across the core and wider site.
- Consider & respond to **external** edges and roads around the periphery of the site with character areas that embrace and reflect the intrinsic and varied edge characteristics
- Address the **internal** woodland edge conditions with character areas that create a positive response to the core site.
- Further **subdivisions** within the parcels provide additional enclosure such as hedges and topography create a finer grained pattern of distinctive places.
- Reflected character and placemaking qualities of nearby **local centres and main streets.**
- Reflect, restore and enhance **historic and agrarian patterns** within the landscape.
- Utilise the strong **local history in placemaking.** Creating a series of distinctive, memorable and high-quality places.
- The resulting visual and spatial qualities provide **a framework for promoting genius loci / sense of place** for the masterplan to respond to.

Legend

- ▬ Eastern Parcel Route Character
- ▬ Western Parcel Route Character
- ▬ Northern Parcel Route Character
- ▬ External Edge Condition
- ▬ Internal Edge Condition
- ➔ Visual Anchor
- * Orientating Node
- Existing Character Areas
- Potential Character Areas



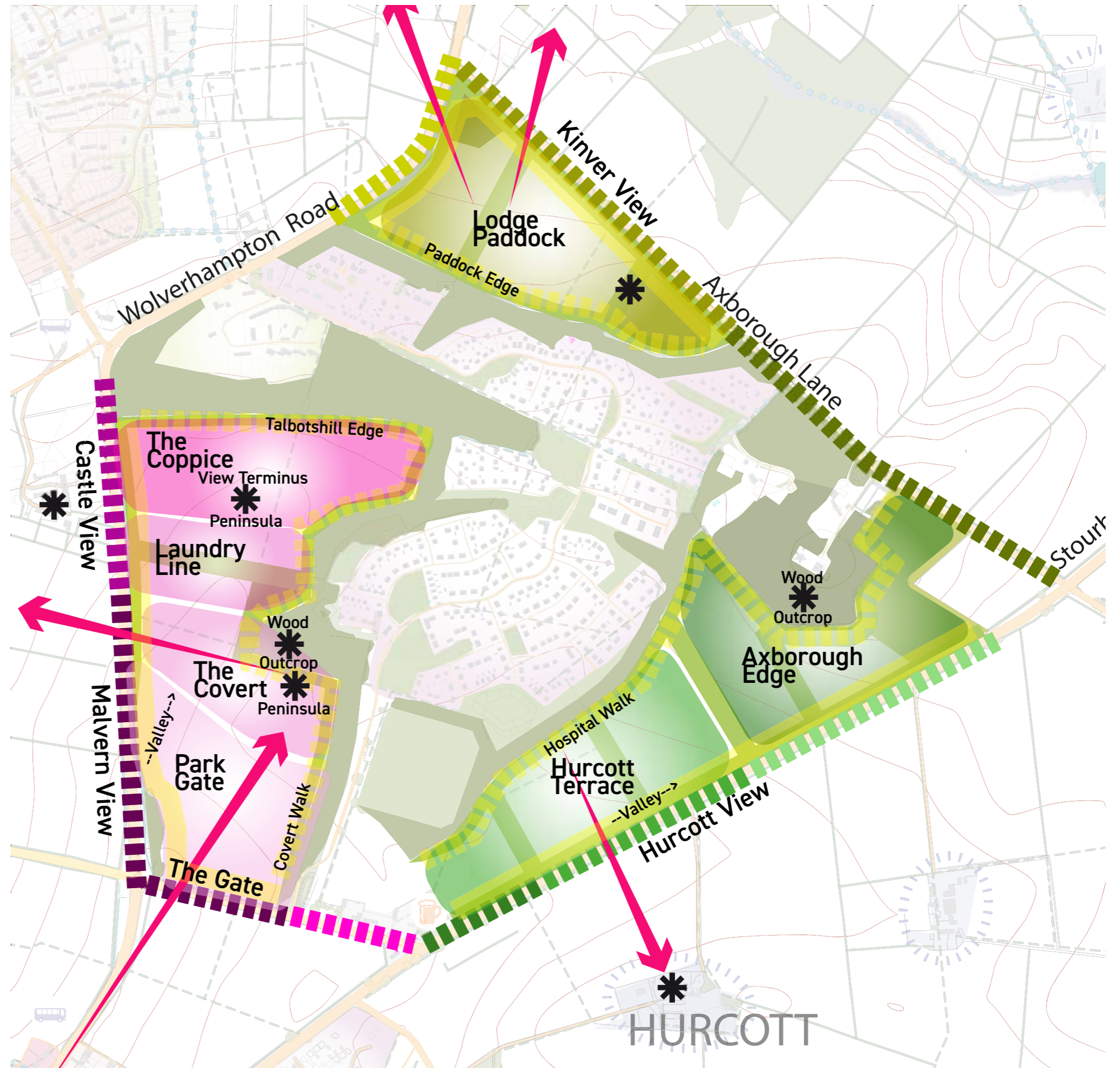
Concept



Place - Structure and Pattern

Character - defining structuring components of 'Place'

Typology	Name	Description
Area	The Coppice	Enclosed on three sides on the high ground at the top of the valley
	Laundry Line	Historical link with green infrastructure crossing the valley
	The Covert	Valley sides with peninsula to the east at Three Cornered Covert
	Park Gate	Lower Ground, more exposed to external views
External Edge	Castle View	Two sided road with existing properties located on adjacent to the site of the former castle
	Malvern View	One sided road looking out towards the Malvern Hills across the Stour Valley
	The Gate	One sided road looking out towards Broadwaters
Internal Edge	Covert Walk	Woodland edge walk with more urban character
	Talbotshill Edge	Woodland edge walk with more rural character Adjacent to Talbotshill Coppice
Area	Hurcott Terrace	Gently sloping south facing terrace overlooking Hurcott Woods
	Axborough Edge	Steeply sloping area that wraps around the edge of Axborough Wood.
External Edge	Hurcott View	One sided road looking out across Hurcott Woods with mature tree lined character
Internal Edge	Hospital Walk	Woodland edge walk with more rural character
Area	Lodge Paddock	Gently sloping north facing adjacent to Axborough Lodge
External Edge	Kinver View	One sided road looking out towards the Kinver Edge across the Stour Valley
Internal Edge	Paddock Edge	Woodland edge walk with more rural character



COMPOSITE FRAMEWORK



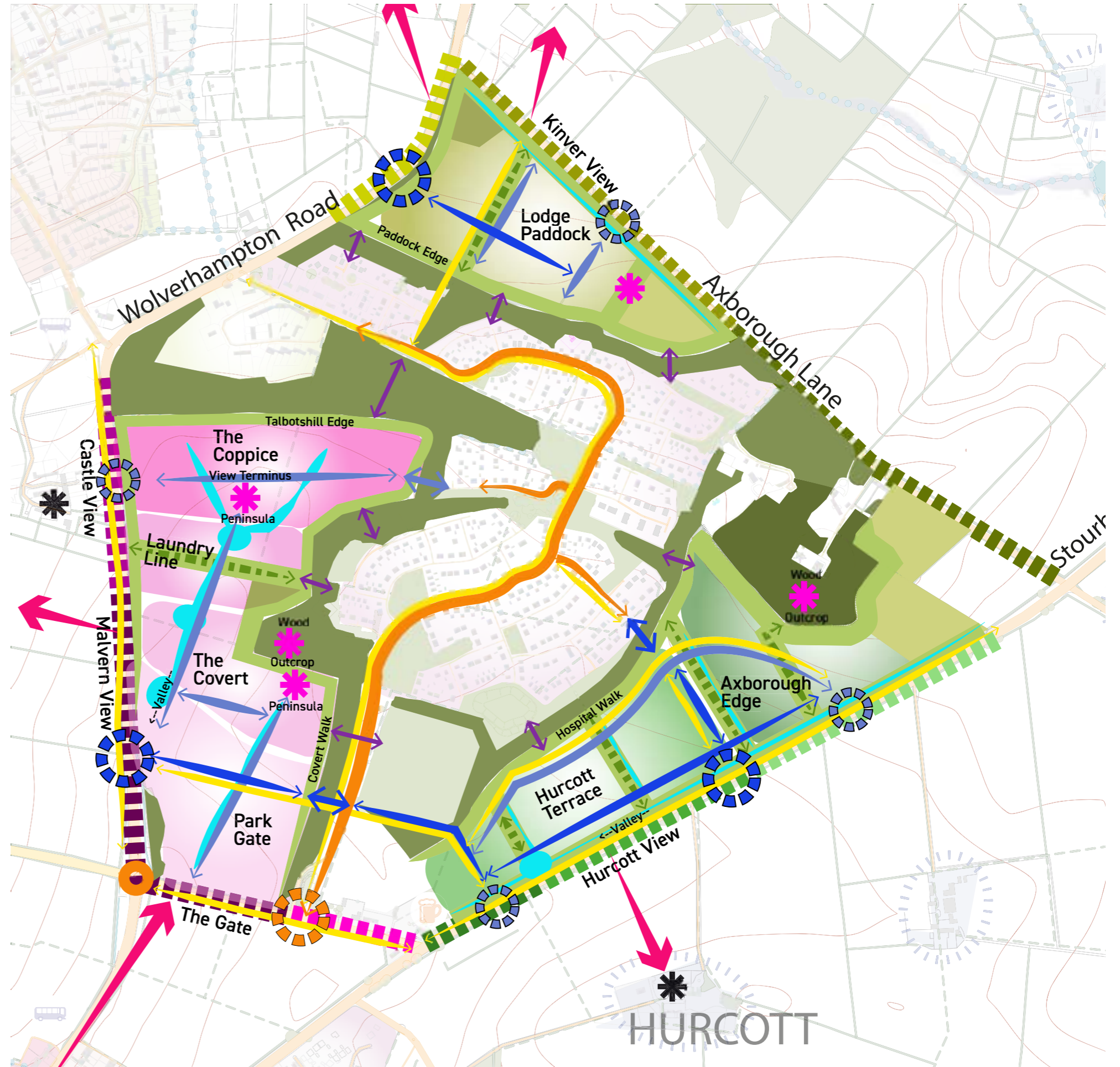
Composite

Masterplan Prompts

- Landscape and movement combine to provide a **sustainable network of green routes**.
- Habitat is protected and enhanced as **connective green and blue masterplan networks**.
- The **edges** of the wider site are paramount both in terms of placemaking and access.
- The intrinsic visual and spatial qualities of the site inform the development of **distinctive connected places of character** within the masterplan.
- The emerging framework considers the wider site parcels as **connective seams** between the core site and the wider landscape.

Design development Prompts

The composite framework combines landscape, movement and visual spatial qualities of the site to provide cues that can be drawn upon to inform future design, form and development, for example, views north from Wolverhampton Road can be framed by landscape and built form.



VISION

Village Centre



Selling local produce



Cafe



Village Square



Formal public space



Community facilities



Integrated rain gardens within denser areas



School



Active Travel connecting places



Flats over community and studio space

VISION

Employment & Live/Work



Barn scale employment



Live/work



Downstairs office / Studio space



Live/Work



Downstairs office / Studio space



Mews workshops



Dispersed employment / facilities



Workshops



Small-scale distribution / high bay workshop

VISION

Residential & Neighbourhoods in the Woods



Agricultural scale



Asymmetric forms at key location



Pedestrianised routes



Courtyard arrangements



Positive detailing of fenestration, entrances and drives



Car storage can be off street within private space



Outlook over green / blue infrastructure



Neighbourhoods in the woods



Outlook over green / blue infrastructure

VISION

Productive Landscape & SuDS / Drainage



Productive Landscape



Active Travel routes



Community orchards



Community Events



Swales



Integrated Green / Blue Corridors



Rain Gardens



Active play / Natural play

Policy

Appendix A – Local Plan Policy

Policy 31 - Lea Castle Village

The area identified on the Policies Map, is allocated for a sustainable, well-designed village. This should be developed in accordance with this policy and all general policy requirements, including any necessary developer contributions.

Table 31.0.1 Lea Castle Village

Site Ref	Site description	Proposed Use	Indicative no. Dwellings / Employment ha	Gross Site Area (ha)	Removed from Green Belt?
WFRWC/15	Lea Castle Hospital	M	600 (34)	48.4	Y
WFRWC/02	Lea Castle East	M	300 / 7ha	19.9	Y
WFRWC/03	Lea Castle West	M	400	24.5	Y
WFRWC/04	Lea Castle North	H	100	11.5	Y

Policy 31.1 Lea Castle Village vision

The development of Lea Castle Village over the plan period will be achieved through:

1. Delivery of around 1,400 new dwellings. Affordable housing provision is expected to be in line with Policy 8b. However, it is accepted that provision is likely to be lower in the central part of the site owing to significant demolition and infrastructure costs
2. Provision of land for around 7 hectares of employment land (B1)
3. Creation of a village centre to include:
 - a. 2 Ha of land for a 420 place primary school developed in 2 phases of 30 places per year group in each phase
 - b. Retail provision appropriate to local needs; and
 - c. A flexible community facility able to accommodate a meeting room, cafe and potentially a GP surgery together with some C2 provision
4. Retain and upgrade 3 existing grass playing pitches and changing facilities together with provision of land for an artificial grass pitch (3G)
5. Retention of existing woodland and hedgerows (other than where access is required) with additional native planting to provide substantial buffering around new development
6. Incorporation of additional green infrastructure including the creation of an area of acid grassland adjacent to Axborough Wood
7. Provision of allotments or community orchard
8. Provision of pedestrian and cycle links both within and off the site (where deliverable) to connect to facilities in Kidderminster

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Policy 31.2 Lea Castle Village Principles of Development

1. The site must be developed on a comprehensive basis. Design Principles will be agreed as part of the outline planning application and all developers will be expected to adhere to these agreed principles. The outline application should set out an overall vision and concept. It should include information on phasing and implementation to ensure effective integration with infrastructure provision
2. The development will aim to achieve Building for Life 12 and Building with Nature accreditation
3. The development would be expected to make a financial contribution towards the cost of highway improvements at the junction on the A449
4. New access points into the site will be provided from the A449 and A451
5. Opportunities for community-led housing schemes will be considered and local community-led groups will be encouraged to work with selected developers in order to meet housing needs
6. Self-build plots should be provided on an appropriate part of the site
7. The provision of some custom-build dwellings should be explored where viable to do so
8. Development off Axborough Lane will consist of areas of lower density housing. There will be no road access from Axborough Lane to the wider site, only pedestrian and cycle links
9. Axborough Wood (ancient woodland) must be appropriately buffered from any new development
10. No development will be allowed in the north-east corner of the site at the junction between the A451 and Axborough Lane as a mains gas pipeline crosses the site at this location. Development should be kept below the ridgeline on the A451 in order to preserve the existing linear treeline
11. Landscaping will be required around all development outside the former hospital site in order to soften the impact on the landscape and wider views
12. The existing coniferous plantation should be thinned and gradually replaced with broadleaved trees and ground flora
13. On-site physical activity should be encouraged with a network of circular routes created around the site. It should provide pedestrian and cycle links within the site and from the site to give convenient safe routes to local facilities and into the surrounding area. This should include circular woodland trails / nature trails/ trim trails within the site to encourage active lifestyles within the development and limit additional pressure on the nearby Sites of Special Scientific Interest at Hurcott
14. Recreational activities should not be encouraged within corridors essential to supporting light and disturbance sensitive statutorily protected species (the horseshoe bats and dormice)
15. The provision of natural play facilities should be explored
16. A through route serving the school/community facility and the residential development should be provided to allow for buses to be diverted through the centre of the site to enable quality public transport provision
17. A habitat management plan will be required
18. The development must demonstrate a net overall biodiversity gain
19. Biodiversity measures will be expected to be incorporated into building design eg. Green roofs, green walls, bat boxes, nesting boxes
20. All proposals are to take into consideration the Kidderminster North Green Infrastructure Concept Statement
21. Existing mature boundary trees should be retained where possible and enhanced to partially screen and allow filtered views of the development
22. Developers should explore the opportunity to open up a culverted watercourse which takes discharge from the existing development. SuDS must be incorporated into the overall site design to provide visual amenity and biodiversity value. SuDS planting should use mire species, not reeds. All site run-off is to be treated on-site
23. Light pollution should be kept to a minimum to protect wildlife, especially bat colonies. Only minimal lighting is to be used through woodland areas
24. Additional areas of acid grassland should be created. Public open space should be located to discourage footfall in sensitive areas
25. The western boundary with the A449 should be enhanced to provide screening to the west and enhance the wider Lea Castle site GI network. The north-west of the site should consider buffering the setting of Lea Castle Farm and the avoidance of visual coalescence with Cookley

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Policy 14 - Strategic Green Infrastructure

1. The existing green infrastructure network will be safeguarded from inappropriate development.
2. New development will be expected to retain, protect and enhance Green Infrastructure (GI) assets by integrating GI into developments and contributing positively to the District's green infrastructure network. Housing and employment development proposals (including mixed use schemes) will be required to contribute towards the provision, maintenance, improvement and connectivity of GI, directly delivering GI as follows, subject to viability requirements designated by the NPPF:
 - i. For Greenfield sites exceeding 1ha (gross): 40% GI.
 - ii. For Greenfield sites of less than 1ha but more than 0.2ha (gross): 20% GI.
 - iii. For Brownfield sites: no specific GI figure.
3. Development which is unable to retain, protect and enhance the integrity of the GI network and its connectivity or 'stepping-stone' features will be considered inappropriate. Within brownfield developments it is expected that key GI features such as SuDS, green roofs, green walls, and biodiversity measures will be delivered wherever possible and integrated into the wider GI network.
4. Within the identified key strategic development corridors it is expected that masterplanning for all major developments will be informed by the Green Infrastructure Concept Plans.
5. The precise form and function(s) of the GI provided will depend on local circumstances and the Worcestershire Green Infrastructure Strategy's priorities. Developers should seek to agree these matters with the Council in advance of submitting a planning application. Effective management arrangements should also be clearly set out and secured. Once planning permission has been given by the Council, the associated GI will be protected as semi-natural green open space (see also Policy 20B in respect of the provision of semi-natural green "open space").
6. Other than specific site allocations in the development plan, development proposals that would have a detrimental impact on important GI attributes within areas will not be permitted unless:
 - i. A robust independent assessment of community and technical environmental need and functionality shows the specific GI typology to be surplus to requirements in that particular location and that it does not have wider negative impacts; and
 - ii. Replacement of, or investment in, GI of at least equal community and technical environmental benefit is secured for the locality or wider area.
7. To the north of Kidderminster Town Centre, the Council will safeguard the areas shown on the Policies Map in the Stour Valley for future development as a Country Park. Proposals for development which would prejudice the provision of a Country Park in these areas will not be permitted.

