



About the site

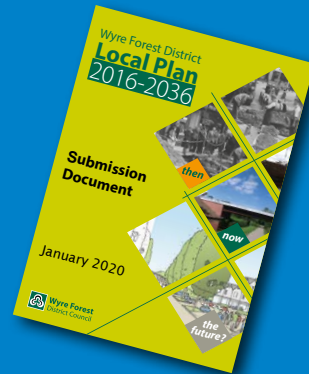
The need for new homes

The Wyre Forest District Council Site Allocations and Policies Local Plan (adopted July 2013) allocates specific sites for development, including the former Lea Castle Hospital site for 600 dwellings.

The emerging Wyre Forest District Local Plan, that is currently going through public examination, sets out a requirement for a minimum target of 276 new homes each year up to 2036 to meet the housing needs of the District. The land surrounding the hospital site is included as a proposed allocation in the new Local Plan which will help the Council meet this need for new housing and employment. The Council has identified this site as a suitable location for new development. Along with the core site, the development will create a new village known as Lea Castle Village. It is anticipated that the Local Plan will be adopted in Spring 2022.

The focus of this consultation is the wider site which will deliver around 800 new affordable and private homes in addition to the 600 homes already under construction on the core site. It will also provide:

- land for employment uses.
- a new two form entry primary school.
- a local centre including small scale retail and community facilities.
- play areas.
- new footpath links and routes.
- allotments/orchard; and
- green infrastructure.



Click on this image to access the Wyre Forest District Local Plan Submission Version

The site and surrounding area

The site is currently located within the Green Belt, to the north-east of Kidderminster and south-east of Cookley.

The site is around 57ha in total and is made up of three parcels of land that surround the former Lea Castle Hospital that are primarily arable fields with dividing hedgerows and some mature trees. It is bound by Wolverhampton Road to the West, Park Gate Road to the South, Stourbridge Road to the east and Axborough Lane to the north.

Immediately to the north-west of the site there are existing houses at The Crescent. Further to the north are houses along Axborough Lane, and to the south is the Park Gate Inn Public House and some properties along Park Gate Road. Mature woodland separates the three land parcels and provides screening from nearby properties. The core site on the former hospital is currently under construction and is separated from the wider site by woodland

The nearest facilities are in Cookley and North Kidderminster at Broadwaters. However, **the new village will include facilities for the new residents and existing communities in the surrounding area.**

Bus services 9A/9C and 125 run close to the site and the closest railway stations are at Kidderminster, Blakedown and Stourbridge Junction.

