



Lea Castle
Stage 2 Masterplan - Prompts and Plan
for consultation purposes

June 2021

VISION STATEMENT AND OBJECTIVES

MOVEMENT AND CONNECTION

Develop a cross-boundary connective network of legible routes both within the site and to adjacent urban districts, the core site and landscape areas through which pedestrian, cycle and public transport connections provide convenient and attractive connections between homes and existing and new schools, workplaces and community facilities within a green network.

ENERGY AND SUSTAINABILITY

Develop a coordinated and cross-parcel strategy for sustainable long-term provision of power, water services to all masterplan areas that promotes energy and resource conservation and allows for the introduction of SMART technologies and platforms within public facilities.

LANDSCAPE AND ECOLOGY

Develop a connective network of green and blue threads, corridors, places and open space types that restore, enhance and extend the existing and historic landscape and ecological assets of the site, connect to wider green networks and corridors, and provide positive and valuable outlook and amenity to new homes, workplaces and community facilities.

JOB

Provide easy and convenient access to existing workplaces in Kidderminster and surrounding settlements, to new larger scale employment facilities proposed within the eastern portion of the site and to new workplaces within both a neighbourhood centre and at integrated and dispersed finer grained live-work / shared working hubs.



PLACE STRUCTURE AND PATTERN

To create a series of connected distinctive local centres, neighbourhoods and open spaces which provide new high-quality homes, workplaces and community facilities as a connective, sustainable component of Lea Castle Village and in which values of health and well-being are promoted.

PLACEMAKING AND CHARACTER

To reflect and enhance the best built and landscape assets of the locality in the design of a new centre, streets, neighbourhoods and landscapes to create places that are locally distinctive, memorable and 'belong' to Lea Castle promoting positive wellbeing.

FACILITIES

To reflect and enhance the best built and landscape assets of the locality in the design of new centres, streets, neighbourhoods and landscapes to create places that are locally distinctive, memorable and 'belong' to Lea Castle and the wider Kidderminster Location.

HOMES

Provide a range of new types and tenures of homes that meets local needs, including a mix of family housing and flats of forms and densities that create neighbourhoods and streets of varied and distinctive character and identity within the masterplan.

VISION PROMPTS

Vision Prompt

Site-specific opportunity

Method of measurement

Place - Structure and Pattern



To create a series of connected distinctive local centres, neighbourhoods and open spaces which provide new high-quality homes, workplaces and community facilities as a connective, sustainable component of Lea Castle Village and in which values of health and well-being are promoted.

- Create new local centre with Convenience Store, three / four retail units, shared work hub, school and community facilities which are accessible via multi modal transportation, located in proximity to the Wolverhampton Road.
- Create a series of characterful but connected residential neighbourhoods which are interconnected with the core site, in which new homes are set within walkable, high quality street-scapes.
- Create site wide movement network of varying typologies and hierarchies, in addition to establishing linkages to facilities located in adjacent centres via car, bus and active travel.
- Align block sizes in new development to land use and density; smaller blocks supporting business land use and larger blocks for some residential areas.

- BHL
- Measures / indicators of spatial accessibility
- Multi-scale analysis, assessing how connected centres are at citywide and local scale
- Block size analysis, evaluating how well aligned the block sizes are for proposed land use

Placemaking and Character



To reflect and enhance the best built and landscape assets of the locality in the design of a new centre, streets, neighbourhoods and landscapes to create places that are locally distinctive, memorable and 'belong' to Lea Castle promoting positive wellbeing.

- Create an integrated village that utilises the core site's connections, pattern and form to create a coherent urban/sub-urban grain.
- Create a place that reflects the best of the local area in terms of the character and placemaking qualities of the local centres and main streets at Cookely, Broadwaters and wider Kidderminster vernacular in the design of a new district centre.
- Reflect the positive spatial qualities of the Wolverhampton Road as it runs into the eastern edge of Broadwaters. The verdant character of this street provides a positive welcome into the edge of Kidderminster.
- Reflect, restore and enhance characteristics and assets of the historic agricultural and landscape patterns of fields, landform, watercourses and farmsteads within the locality in new places and landscapes.
- Utilise the strong local history in placemaking to create identifies for the various character areas within the site. Axborough Lodge, Ismere View, the Laundry Line, Three Cornered Covert, Talbotshill Coppice, Chestnut Coppice whilst also referencing off-site views such as Woodhouse Farm, Wannerton Plantation, Hurcott Wood, Broom Covert and the further afield Malvern Hills and Kinver Edge.
- Create a positive vision and identity for the new primary link road as a series of distinctive, memorable and high-quality places.

- BHL criteria
- Align with Local Policy requirements
- Align with HE Values and KPIs
- Density gradients
- Block sizes, urban grain and pattern
- Street hierarchy and pattern

Facilities



To reflect and enhance the best built and landscape assets of the locality in the design of new centres, streets, neighbourhoods and landscapes to create places that are locally distinctive, memorable and 'belong' to Lea Castle and the wider Kidderminster location.

- Create new local centre with Convenience Store, three / four retail units, shared work hub, school and community facilities which are accessible via multi modal transportation, located in proximity to the Wolverhampton Road.
- Provide a diversity in places for small scale and fine-grained employment and community initiatives including green enterprise opportunities at neighbourhood hubs.
- Create spaces for employment uses within the eastern parcel into the wider network of connected streets and facilities and green-blue infrastructure.
- Provide positive, convenient and attractive pedestrian, bus and cycle connections to nearby facilities at Cookley village centre, Broadwaters, schools such as Cookley Sebright Primary School, St Oswalds CE Primary School, Heathfield Knoll School and Wolverley Sebright Primary Academy, Wolverley CE Secondary School and Sixth Form.
- Integrate the existing open space facilities on the core site and create new open space based upon the vernacular, natural and historic landscape qualities of the site, potentially including educational and heritage interpretation and visitor facilities.
- Most residences to be located within a 10-minute walk of a primary or secondary school.
- Locate a GP surgery at the heart of the proposed development.
- Cycle distances to both local and city-wide facilities (Propensity to Cycle tool).
- Align with local policy requirements
- Measure catchment areas of proposed schools and GP surgeries.
- The Popsicle Test
- BHL and BWN criteria
- Align with local policy requirements
- Align with HE Values and KPIs

Homes



Provide a range of new types and tenures of homes that meets local needs, including a mix of family housing and flats of forms and densities that create neighbourhoods and streets of varied and distinctive character and identity within the masterplan.

- Promote the design of high quality new homes, streets and neighbourhoods that is informed by positive assets and qualities of existing neighbouring residential areas such as at Cookley, Broadwaters and at the proposed core site, both in terms of layout, housing design and architectural detail and vernacular.
- Create neighbourhoods set within connective networks of liveable streets and green spaces and that provide easy and convenient access to schools, shops and workplaces within the site and surrounding districts.
- Provide and locate an optimal mix of new homes for all within the community, including for all age groups.
- Provide opportunities for the development and construction of new homes through a range of design delivery mechanisms and development parcels including by SMEs.
- S.H.M.A Housing mix
- BHL and BWN criteria
- Align with local policy requirements
- Align with HE Values and KPIs
- Gradients of density to reflect masterplan principles

Jobs



Provide easy and convenient access to existing workplaces in Kidderminster and surrounding settlements, to new larger scale employment facilities proposed within the eastern portion of the site and to new workplaces within both a neighbourhood centre and at integrated and dispersed finer grained live-work / shared working hubs.

- Create high quality, convenient and attractive pedestrian, cycle and bus connections to employment opportunities both within the masterplan site and in adjacent settlements, including to Cookley, Broadwaters and Kidderminster.
- Provide designs for homes that integrate opportunities for home-working and live-work where appropriate.
- Integrate and develop opportunities for green-collar enterprise that reflect existing landscape and open space assets and attributes of the site, including exploring opportunities for locally-scaled food production, allotments, orchards and wood industries such as coppicing, and traditional land management enterprises and training.
- BHL and BWN criteria
- Align with local policy requirements
- Align with HE Values and KPIs

Landscape and Ecology



Develop a connective network of green and blue threads, corridors, places and open space types that restore, enhance and extend the existing and historic landscape and ecological assets of the site, connect to wider green networks and corridors, and provide positive and valuable outlook and amenity to new homes, workplaces and community facilities.

- Protect and enhance the landscape, visual and ecological assets of woodland at Axborough Wood, Talbotshill Coppice, Chestnut Coppice, Three Cornered Covert and important tree groups within wider connective green corridors.
- Retain, reinstate and extend historic field boundary hedgerows and landmark trees as key components within new streets and open spaces and as key determinants of the pattern of new streets and development blocks.
- Connect green assets including woodland, landmark trees, retained and new hedgerows, establish new water bodies within a connected green and blue infrastructure network.
- Develop a site-wide green and blue infrastructure system with streams, ponds, retention areas and wetland, potentially incorporating heritage wetland management practices.
- Utilise allotments and a productive landscape as a site-wide approach for food production both as a community recreational activity and as viable green enterprise, for example in connection with farm shops or local restaurants. Modern agro-harvesters can be used to collect fruit from fruiting trees set within the public realm.
- Incorporate and enhance existing green routes, streets and movement corridors within the emerging green infrastructure framework, a connective mosaic of parkland and local greens both throughout new neighbourhoods, these will connect through to existing nearby green spaces on the core site.
- Create adequate buffers and offsets to the existing woodland, especially around the sensitive receptor of Axborough Wood.
- Promote the replanting of sections of the coniferous plantation woodland with mixed broad-leaf woodland.
- Utilise existing areas of semi improved grassland to create BAP target habitats, including Acid Grassland which is a target habitat within the Worcestershire BAP.
- Extended tree cover
- Biodiversity net-gain
- BHL and BWN criteria
- Align with local policy requirements
- Align with HE Values and KPIs

Energy / Sustainability



Develop a coordinated and cross-parcel strategy for sustainable long-term provision of power, water services to all masterplan areas that promotes energy and resource conservation and allows for the introduction of SMART technologies and platforms within public facilities.

- Promote solar gain through urban pattern and block orientation and through appropriate building form.
- Promote a diversity of fine-grained non-residential uses where appropriate to help extend patterns of energy use through the day.
- Incorporate Sustainable Urban Drainage Systems (SUDS).
- Incorporate coordinated services easements within masterplan and design layouts as future proofing.
- Develop a coordinated approach to energy provision.
- BHL and BWN criteria
- Align with local policy requirements
- Align with HE Values and KPIs

Movement and Connections



Develop a cross-boundary connective network of legible routes both within the site and to adjacent urban districts, the core site and landscape areas through which pedestrian, cycle and public transport connections provide convenient and attractive connections between homes and existing and new schools, workplaces and community facilities within a green network.

- Create neighbourhood scale connections to Cookley and Broadwaters, as well as the River Stour and Staffordshire and Worcester Canal to the north and north west for recreational potential.
- Create new 'gateways' between the site and adjacent urban and landscape areas at key view points, specifically to lead the eye from views on Wolverhampton Road in Broadwaters.
- Integrate sustainable access forms including bus, pedestrian and cycle facilities to and from proposed new employment facilities in the east of the site into the masterplan movement framework.
- Enhance opportunities for active travel attractive, efficient, direct cycle routes as key components of a movement framework, connecting with existing neighbourhoods, centres and facilities.
- Incorporate optimal bus / transit route and facilities, permeating all areas ensuring max. 400m walk to bus stops, linking new and existing homes, centres and facilities. Incorporating associated bus waiting facilities such as SMART information / platforms, cycle parking facilities and car parking.
- Promote transit-centred development forms and patterns, with a higher density and range of public facilities clustered near bus stops.
- Walking, cycle and bus distances and journey between homes and key existing and proposed community and employment facilities
- BHL and BWN criteria
- Align with local policy requirements
- Align with HE Values and KPIs

Concept



Landscape and Ecology

Masterplan Prompts

- Retain, reinstate and extend historic field boundary hedgerows and landmark trees.
- Connect green assets and blue infrastructure network.
- Interconnected system of streams, ponds, retention areas and wetland.
- Utilise allotments and a productive landscape within the public realm.
- Create a buffer to existing woodland by extending habitat zones.
- Respond to the landscape conditions at the external and internal edges.

Design Development Prompts

Locally distinctive street typology within Broadwaters to the south along Wolverhampton Road.



Legend

- Existing Ancient Woodland
- Existing Woodland
- Existing POS
- Existing Green Linkage
- Potential Restored Green Link
- Potential Green Buffer
- Potential Blue Link
- SUDS Attenuation
- Potential Productive Landscape



Concept

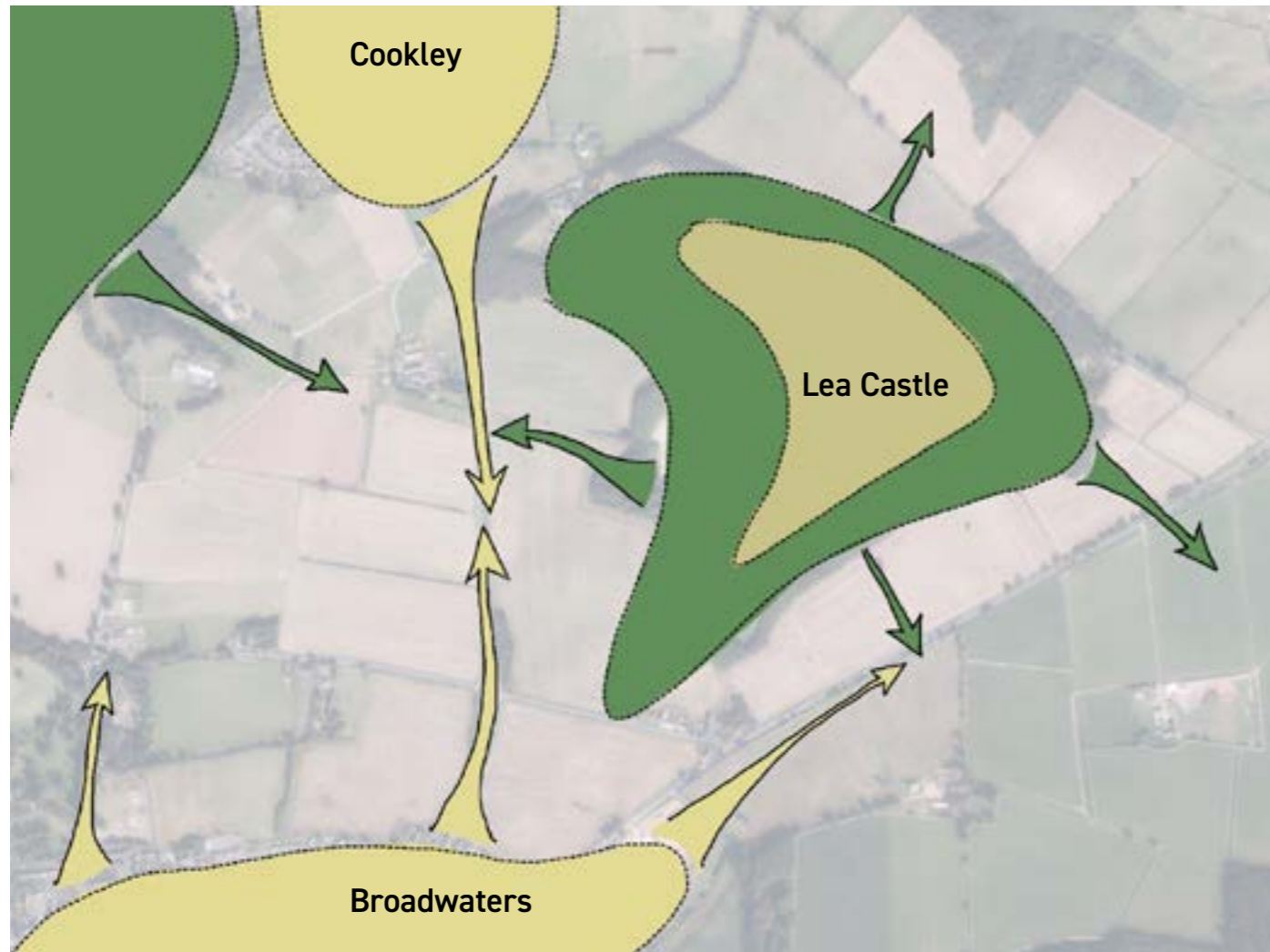


Landscape and Ecology

Landscape Connections, Scales and Pattern

Landscape Connections

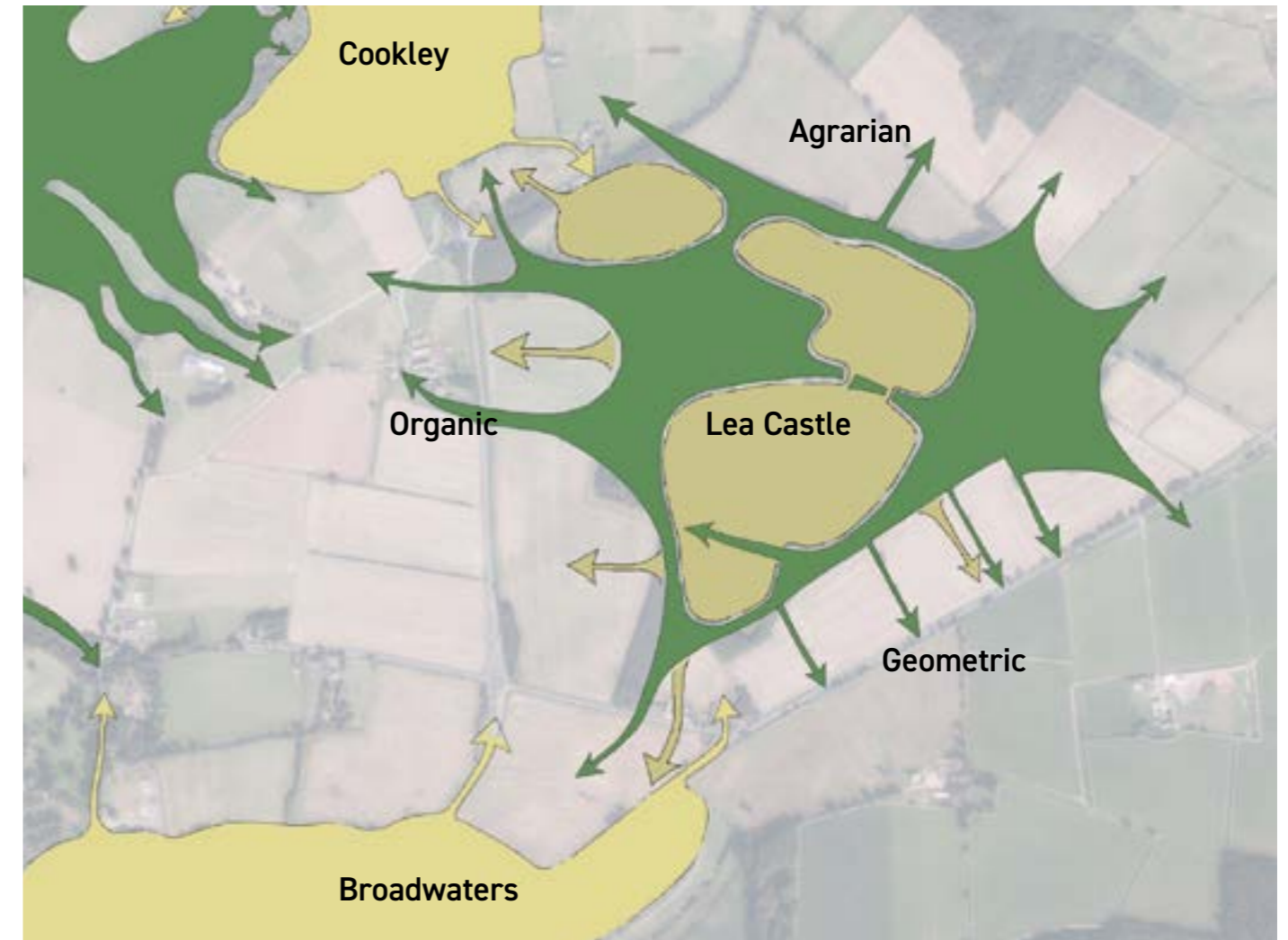
The landscape has the potential to forge a variety of connections as a formative influence upon the masterplan, both to the surrounding landscape via woodland fingers and belts (left) and within the site (right).



- Extend woodland fingers and belts outwards
- District-scaled Green Infrastructure connections
- Embrace routes and edges within emerging green web

Landscape Forms and Patterns

Landscape patterns vary in character and geometry between parcels, the west being influenced by more organic and naturalistic woodland and topographical forms, the east being more rectilinear and agrarian.



- Agrarian, rectilinear influenced landscape patterns to the east
- Organic, naturalistic influenced landscape patterns to the west
- Locally-scaled Green Infrastructure connections
- 'Neighbourhoods in the woods'

Concept



Movement and Connections

Masterplan Prompts

- Create neighbourhood scale connections both physical and visual
- Create new 'gateways' between the site and adjacent urban and landscape areas
- Integrate the development into the local area using both extended and new connections
- Enhance opportunities for active travel
- Embed Green & Blue Infrastructure within streets and route design
- A higher density and range of public facilities clustered near bus stops
- Activate and connect development at the pub and Park Gate within the movement network
- Movement network to 'fit' with existing landscape pattern

Legend

- Gateway - Existing
- Gateway - Primary
- Gateway - Secondary
- Existing Movement Route
- Potential Primary Movement Route
- Potential Secondary Movement Route
- Potential Active Travel Route
- Potential Primary Vehicle Connection
- Potential Secondary Vehicle Connection
- Potential Pedestrian Connection
- Orientating Node

