



DRAFT FRAMEWORK MASTERPLAN

The plan shows the current proposals for new homes, facilities and open spaces at Lea Castle Village that will continue to be developed further following consultation.



Key Benefits

- 800 new homes of 1 to 5 beds (including affordable homes)
- 7 hectares of new employment land
- A new village centre with shops, potential GP surgery, a new primary school and nursery
- 40% of the development will be Green Infrastructure with parks, play spaces and new habitats
- Two set distance walking & cycle routes of 5 km and 2.5 km
- New allotments, orchards and wild forage areas

Design images of comparable good practice places and features in successful developments



Opportunities for Community Orchards



Good practice example of cycle infrastructure



Example of well-proportioned housing courtyards



Example of a Community Hub



Well-designed Public Squares and Village Green



Allotments will be incorporated in the masterplan



Precedent example of sustainable drainage infrastructure



Open Species Rich Grassland



Image of houses in a woodland setting



Example of mixed use Village Centre street