



The Draft Illustrative Masterplan and scheme benefits

Quality of development

While developing the layout of the site, as well as being guided by the Local Plan requirements, we have responded to the site's local physical context including:

- Ensuring that the site is well integrated with the core site to ensure a cohesive and sustainable village development.
- Ensuring that there are links to the wider green infrastructure network for wildlife and for people.
- Respecting valued habitats and species within the site and the surrounding woodland.
- Ensuring the most appropriate drainage strategy for the ground conditions and topography of the site.
- Ensuring a sensitively designed scheme along the road frontages is delivered to reduce the visual impact of the development.
- Creating a clear new Green Belt boundary and physical separation from Cookley and Broadwaters.



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We seek to integrate all of our developments into the local area and create desirable places to live. We will ensure that the development compliments the existing natural and built environment.

Key features and benefits

The Lea Castle Village wider site will include:

- Up to 800 new homes including affordable housing, self build and custom build.
- The delivery of a range of house types and sizes including opportunities for live/work units in the local centre and senior living accommodation.
- A local centre which will include retail and a community building able to accommodate a range of uses such as a GP surgery.
- 420 place primary school to be located next to the local centre.
- Around 7.8ha of employment land to include small-scale workshops and offices.
- A village green and sports hub for a range of play opportunities.
- Allotments or community orchard.
- New play areas throughout the site.
- The creation of a landscape buffer between the development and ancient woodland.
- The creation of pedestrian and cycle linkages throughout the development that will link to public footpaths surrounding the site; and
- Green and blue infrastructure including Sustainable Drainage Systems attenuation including green spaces for informal recreation. 40% of the site will be Green Infrastructure.

Wider benefits

Our proposals can deliver a number of benefits for the local area, including:

- The provision of new homes including affordable housing for the local community.
- Economic benefits through job creation in the construction sector and additional income from residents being spent in the local economy.
- Investment in local infrastructure and traffic mitigation including junction improvements to the local road network.
- Additional retail, sport and recreation provision to the north of Kidderminster.
- New primary school provision.
- Increased employment opportunities in the local areas; and
- Public access to surrounding woodland areas.

