

3. Indicative Development Framework

3.1 Masterplan Components

3.1.1 The Indicative Development Framework Plan, included as the end of this Chapter, works within the parameters identified as part of the landscape and visually led process, and begins to progress some of the design principles. In summary, the process has generated the following statistics in terms of the components and mix of uses within the development framework:

- Up to 1,280 residential dwellings (36.50ha @ approx. 35dph);
- Mixed use local centre (0.5ha);
- One form entry primary school (0.7ha) plus primary school playing fields/community open space (0.55ha);
- Public open space including landscape buffers and attenuation features (16 ha); and
- Land retained as existing use (53 ha).

3.1.2 The proposed development will create housing choice, community facilities and new amenity spaces for the existing and new community whilst improving public access across the site.

3.2 Development Parcels

3.2.1 Four distinct areas of development that are separated by areas of public open space have been defined within the Development Framework Plan. Each of these areas will have their own character, but will share common design principles and elements in order to provide a cohesive design response to the scheme. These four areas are as follows:

Parcel 1: Woodland Setting

3.2.2 Located to the south of the development proposals and adjacent to existing woodland planting and tree belts, this area of development provides the entrance feature to the design proposals. It is proposed to extend the existing woodland planting along Lichfield Road and to provide the primary site access through this point. Dwellings will be set behind these tree belts. This area will be of lower density, consisting of predominately detached and semi-detached properties. The proposed dwellings will provide a strong frontage along the route of the main access street.

Parcel 2: Community Focal Point

3.2.3 The development area contains a mix of uses including residential, mixed-use local centre and potential primary school. The play areas to serve the school could be integrated with the proposed woodland park and provide community areas. The central location of this area will provide a

community focal point, which would also provide benefit for the existing community. It is intended that this area will contain medium density areas that include a mix of short terraces, semi-detached and smaller units. It is proposed that the Local Centre will be located to the north of the Primary School, and will be approximately 0.5ha.

Parcel 3: Canal Side Development

- 3.2.4 The canal side development is contained within the lower lying levels within the site adjacent to the canal the corridor. A linear park has been created between the proposed development envelope and the canal in order to maintain the open aspect of the towpath. Dwellings will front onto the canal side park and incorporate a more landscape dominated environment in order to provide the appropriate transition between the built environment and the area of open space. The house types proposed in this location will be short terraces, semi-detached and detached units within the medium low density area.

Parcel 4: Urban – Rural Transition

















- 3.2.5 The most northern parcel of development creates the transitional area between the built form edge and the adjacent countryside. A new Green Belt boundary is created through the provision of a substantial woodland belt and a potential linear swale park. This parcel will be a lower density area so as to provide an appropriate landscape dominated environment.
- 3.2.6 The development proposals achieve an average density of approximately 35 dwellings per hectare, which accords with Government guidance on ensuring the efficient use of land, yet is reflective of the scale of the local area. A variety of house types, tenures and sizes of dwellings are to be provided within the development in order to assist in creating a balanced community as a variety of households can be accommodated.

Site Access

- 3.2.7 Two access points are proposed to serves the development. The primary access point being located via Lichfield Road to the south of the proposed development. The secondary access is located off Chester Road and has the potential to be a bus/emergency access point only. A bus loop is also proposed to serve the development.

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- KEY**
-  STUDY AREA
 -  LAND RETAINED WITHIN EXISTING LAND USE
 -  INDICATIVE RESIDENTIAL DEVELOPMENT
 -  MIXED USE LOCAL CENTRE
 -  POTENTIAL PRIMARY SCHOOL
 -  POTENTIAL PRIMARY SCHOOL PLAYING FIELDS/COMMUNITY OPEN SPACE
 -  POTENTIAL PRIMARY ACCESS POINT
 -  POTENTIAL SECONDARY ACCESS/EMERGENCY ONLY ACCESS
 -  INDICATIVE MAIN ACCESS ROUTE
 -  POTENTIAL BUS LOOP
 -  BUS ONLY/EMERGENCY ACCESS ONLY ROUTE
 -  EXISTING VEGETATION TO BE RETAINED (SUBJECT TO DETAILED SURVEY)
 -  INDICATIVE PLANTING
 -  PUBLIC OPEN SPACE
 -  POTENTIAL LOCATION FOR ATTENUATION FEATURE
 -  POTENTIAL LOCATION FOR CHILDRENS PLAY SPACE

HOME FARM, SANDHILLS, WALSALL - INDICATIVE DEVELOPMENT FRAMEWORK PLAN

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