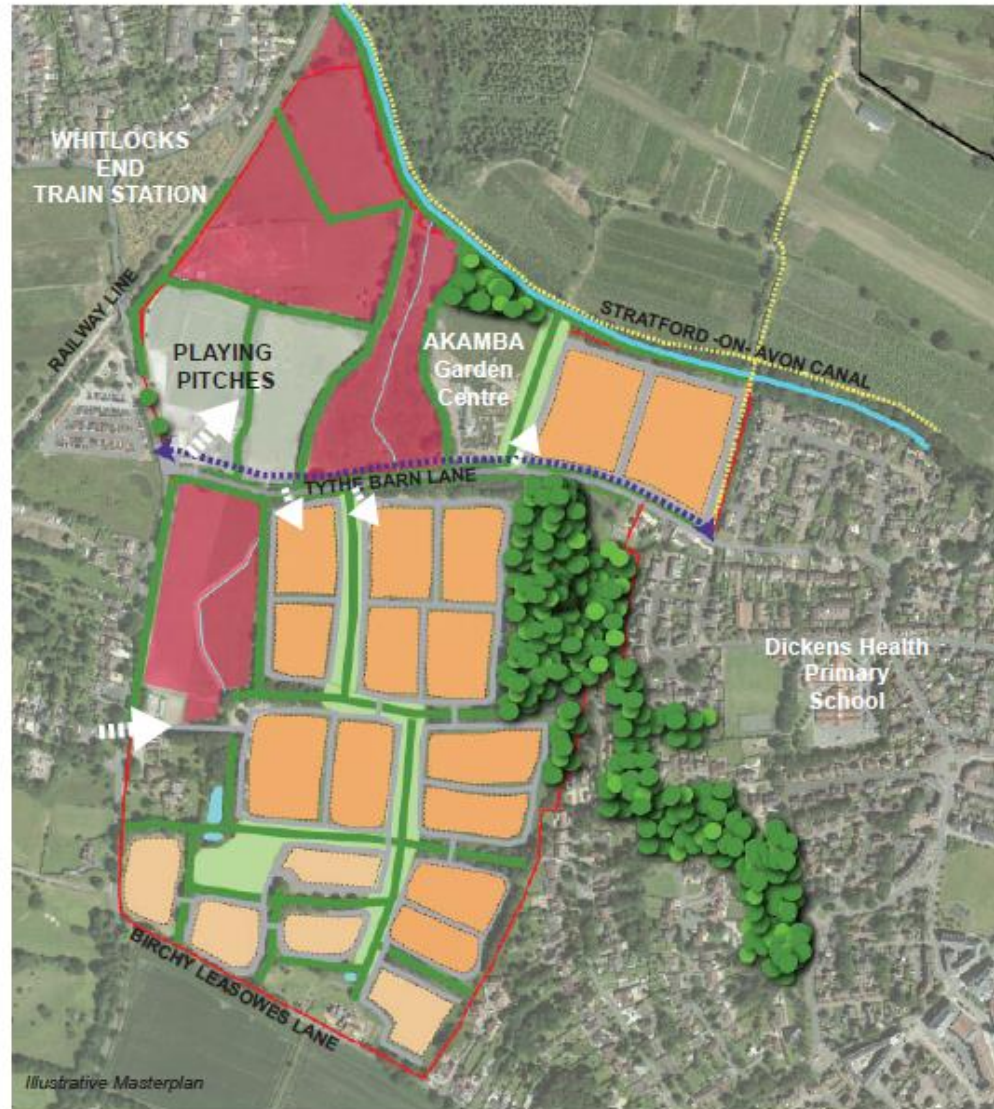


SMBC Illustrative Emerging Concept Masterplan: Site 4 West of Dickens Heath



The density across the site ranges from 30 – 40 dwph. The concept masterplan illustrates how the site can accommodate 350 homes. The layout promotes perimeter block development to maximise natural surveillance and encourage active streets.

The site contains important ecological habitats, as well as ancient hedgerows. The proposed layout seeks to retain as much of the hedgerow network as possible, containing development within the field pattern. Based on 350 homes there would need to be a provision of 2.3 ha of Public Open Space. This site will require Doorstep, Local and Neighbourhood Play Area as the nearest facility is over 1.27 KM away in Dickens Heath. This layout proposes to use the green corridors as areas to facilitate play and walking routes.

A pedestrian link north of the hedgerow along Tythe Barn Lane is proposed to provide a safe route to Whitlocks End Station.

The layout seeks to provide approximately 2 playing pitches and associated facilities including car parking in the north of the site. The Akamba Garden Centre is retained, but could be included in redevelopment.

Further work is needed to identify links from the new development to Dickens Heath Village Centre.

- | | |
|---|--|
|  Future Access |  Medium density housing |
|  Road |  Low density housing |
|  SuDS Feature |  Public Open Space – including play |
|  Local Wildlife Site |  Pedestrian link to station |
|  Footpath | |