



FULL SITE VIEW AND WIDER AREA (1/10000)

KEY

	SITE BOUNDARY 86.24 HECTARES 213.19 ACRES		PUBLIC OPEN SPACE AND INDICATIVE PROPOSED VEGETATION
	PROPOSED RESIDENTIAL DEVELOPMENT PARCELS NDA 35.041 HA / 86.58 ACRES CIRCA 1400 DWELLINGS (40DPH)		ATTENUATION AREA
	COMMUNITY HUB (WITH PROVISION OF A PRIMARY SCHOOL) 3 HA / 7.41 ACRES		EXISTING VEGETATION
	6.5M WIDE PRIMARY STREET WITH TWO 2M VERGES, 2M WIDE FOOTPATH AND 3M CYCLEWAY		ESTIMATED FLOOD ZONE FROM ENVIRONMENTAL AGENCY WEBSITE
	5.5 SECONDARY STREET WITH 2M WIDE FOOTPATHS		PROPOSED 15M PLANTING BUFFER ALONG ESTIMATED FLOOD ZONE
	POTENTIAL PEDESTRIAN AND CYCLE LINKS (CONNECTION TO TENNYSON WAY)		POTENTIAL 50M POND STAND OFF
	ACCESS TO EXISTING PRIMARY INFRASTRUCTURE		OVERHEAD CABLES (30M EASEMENT TBC)
	EXISTING PROW		EXISTING WATERBODIES
	PRIMARY PEDESTRIAN MOVEMENT THROUGH DEVELOPMENT		GATED CROSSING POINT

- KEY PRINCIPLES**
1. PRIMARY SITE ACCESS OFF HUSUM WAY AND COMBERTON ROAD
 2. PRIMARY SPINE ROAD PROVIDING VEHICULAR/ CYCLE AND PEDESTRIAN MOVEMENT THROUGH SITE WITH VERGE PLANTING
 3. RETAINED PUBLIC RIGHT OF WAY, PROVIDING CYCLISTS AND PEDESTRIANS ACCESS ONTO WIDER INFRASTRUCTURE
 4. PARCELS OF DEVELOPMENT PROVIDING DISTINCT CHARACTERS AREAS THROUGHOUT THE SITE
 5. CENTRAL COMMUNITY HUB PROVIDING PUBLIC AND RETAIL SERVICES
 6. PROPOSED GREEN WILDLIFE CORRIDOR OFFERING NEW ECOLOGICAL HABITATS AND BUFFER ZONE BETWEEN NEW AND EXISTING DEVELOPMENT
 7. SECONDARY GREEN SPINES THROUGH DEVELOPMENT BETWEEN THE GREEN RURAL EDGE AND THE GREEN WILDLIFE CORRIDOR
 8. SUSTAINABLE URBAN DRAINAGE UTILISING SITE LOW POINTS AND DELIVERING NEW HABITATS FOR ANIMALS AND VEGETATION
 9. INDIVIDUAL VILLAGE GREENS EMULATING EXISTING URBAN FORMS AND SPACES
 10. COMMUNITY ORCHARD PROVIDING AMENITY TO RESIDENTS WHILE REINFORCING THE DISTINCTIVENESS OF THE CHARACTER AREA
 11. COMBERTON COMMON PROVIDES A FOCAL SPACE UPON ENTRANCE TO THE SITE
 12. VARYING STAND-OFFS TO RURAL EDGE TO HELP CREATE A CLEAR AND DEFINED GREEN BELT BOUNDARY
 13. 50M STAND-OFFS TO EXISTING WATERCOURSES TO PROTECT EXISTING WILDLIFE

COMBERTON ROAD, KIDDERMINSTER - DEVELOPMENT FRAMEWORK PLAN