

0 10 20 30 40 50 60 70 80 90 100  
Millimetres

DO NOT SCALE

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following:

CONSTRUCTION

N/A

MAINTENANCE/CLEANING

N/A

DECOMMISSIONING/DEMOLITION

N/A

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement

KEY

- Red Line Boundary
- Proposed Dwellings  
Total 250 (2-Bed: 114; 3-Bed: 80; 4-Bed: 56)
- Main Road - (5.5m width, 3.0m verge, 3.0m shared footpath, 2.0m footpath)
- Secondary Road - (5m width, 2.0m and 1.5m verge and 2.0m footpath)
- Tertiary Road (Shared Surface) - (5m width at junction, 3.5 passing places) No defined footpath
- Featured Junction and Raised Crossing Points
- Segment of Arleston Lane downgraded to Pedestrian and Cycle Route
- Private Car Parking
- Private Garages
- On Road Visitors Car Parking
- LEAP (Local Equipped Area of Play)
- Incidental Play Areas
- Seating Areas
- Cycle Storages (Private and Visitors)
- Existing Woodland and Hedgerows Retained
- Existing Trees Retained
- Structural Planting Area (Woodland, Scrub Planting)
- Street Trees
- Meadow Grassland and Wildflowers Planting
- Planting Area to Frontages
- Rear Gardens
- Proposed Native Hedgerow
- SUDS
- Ketley Brook
- Attenuation Ponds
- Existing Bus Stop Relocated
- Existing PRoW (Wrekin Way)
- Defensive Noise Barrier
- Proposed Car Park - Glenside Road (37 Standard + 3 Disabled)
- Indicative location of potential new pedestrian connections through existing land to be link with existing PRoW network of the surrounding areas.
- Easement through existing vegetation required in order to facilitate the drainage outfall to the Ketley Brook
- Existing MAST Relocated

LAND USE		
Total area of site	15.26 ha	
Existing Vegetation retained (Woodland/Trees/Hedgerow)	2.40 ha	
Total of developable area	12.86 ha	
Quantity Breakdown:		
Open space area & Verge	3.12 ha	
Carriageway surface (Including Shared Surface and On Road Car Parking Spaces)	2.04 ha	
Plots	5.65 ha	
Proposed Structural Planting (Woodland/Scrub planting)	0.67 ha	
Proposed Attenuation Ponds	0.81 ha	
Dwellings Breakdown:		
2 BED	114	(48%)
3 BED	80	(32%)
4 BED	56	(22%)
<b>Total</b>	<b>250</b>	
Affordable Houses (25%)		
Private Car Parking Spaces (Including Garages)	511 spaces	
On-street Car Parking Spaces (25% designated for disabled parking)	116 spaces	
Car Park Spaces (37 standard spaces + 3 disabled)	40 spaces	

NOTE:

- A segment of Arleston Lane will be downgraded to create a pedestrian and cyclist only zone. Traffic will be diverted through the site on the main spine road, where street design will help reduce traffic speeds.
- An existing section of Arleston Lane will be converted to a shared surface, which will help to reduce traffic speeds and will create a safe environment for pedestrians and cyclists (refer to Access and Circulation Plan).
- A segment of Arleston Lane will be one-way for vehicles to the north of existing properties (Apley House, Bromley House, and The Paddocks), allowing traffic to flow to the main spine road and away from the existing Arleston Lane. Vehicles travelling east towards the existing Arleston Lane on the secondary road will be prevented before the corner to the existing Arleston Lane and the one-way system. Vehicles will be required to use the internal road network to return to the development's main spine road.
- The need for and location of any designated car club spaces would be defined at the Reserved Matters stage.

P10	13/12/24	Minor Amendments for Final Submission	GC	HA	VO
P09	04/11/24	Final Outline Masterplan	GC	DB	VO
P08	25/10/24	Layout updated following client's comment	GC	DB	VO
P07	22/10/24	Outline Masterplan finalised for approval	GC	DB	VO
P06	15/10/24	Layout updated following client's comment	GC	DB	VO
P05	04/10/24	Layout updated following public consultation	GC	DB	VO
P04	31/05/24	Minor amendments	GC	HA	VO
P03	21/05/24	Minor amendments following PC comments	GC	DB	VO
P02	13/05/24	Issues for Comments	GC	DB	VO
P01	19/05/23	Final Issue	GC	DB	VO
Rev.	Date	Description	By	Chk'd	Appr'd

FOR PLANNING

56

**AtkinsRéalis**  
Two Chamberlain Square  
Birmingham  
West Midlands  
B3 3AX  
Tel: +44 (0)121 483 5757  
Fax:  
www.atkinsrealis.com  
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Client



Project Title

LAWLEY WEST

Drawing Title

ILLUSTRATIVE MASTERPLAN

Scale	Designed	Drawn	Checked	Authorised
1:1000	GC	GC	DB	VO
Original Date	Date	Date	Date	Date
AD	19/06/23	19/06/23	19/06/23	19/06/23
Drawing Number	Revision			
5207798-ATK-ELS-XX-LL-DR-000004	P10			