



LICHFIELD DISTRICT BOUNDARY



- KEY PRINCIPLES**
1. PROPOSED VEHICULAR ACCESS VIA BROWN LANE (ACCESS TO BE CONFIRMED);
 2. PRINCIPAL TREE LINED STREET LEADING TO CENTRAL PUBLIC OPEN SPACE;
 3. EQUIPPED AND NATURAL AREAS OF PLAY
 4. ENHANCED ECOLOGY GREEN CORRIDOR
 5. GREEN EDGES (PUBLIC OPEN SPACE);
 6. STORM WATER ATTENUATION FEATURES TO BE CONFIRMED;
 7. MINIMUM 30 METRES NOISE BUFFER FROM EXISTING RAILWAY LINE;
 8. OUTWARD FACING VIEWS CREATING NATURAL SURVEILLANCE; AND
 9. BUILT FORM RESPONSE TO EXISTING DEVELOPMENT;
 10. PUBLIC RIGHT OF WAY AND PROPOSED PEDESTRIAN CONNECTIONS THROUGH THE SITE
 11. PROPOSED LANDSCAPE SCREEN TO EXISTING PROPERTIES

- KEY**
- SITE LOCATION (DRAWN TO LAND REGISTRY 1:500 ACRES / 10 HECTARES)
 - LOCAL AUTHORITY DESIGNATED BOUNDARY
 - NET DEVELOPMENT AREA (CIRCA 150 DWELLINGS @ 350sqm / 235 DWELLINGS @ 400sqm)
 - KEY FOCAL JUNCTURE BUILDINGS
 - PUBLIC OPEN SPACE INCLUDING SUBS
 - PUBLIC RIGHTS OF WAY
 - VIEWS TO OPEN COUNTRYSIDE
 - PROPOSED SITE ACCESS (ACCESS TO BE CONFIRMED)
 - POTENTIAL ACCESS INTO NEIGHBOURING DEVELOPMENT
 - PRINCIPAL STREET
 - SECONDARY STREET
 - PEDESTRIAN LINKAGES
 - KEY JUNCTURES
 - EXISTING VEGETATION
 - EXISTING VEGETATION TO BE REMOVED (INDICATIVE)
 - PROPOSED VEGETATION
 - SUSTAINABLE URBAN DRAINAGE
 - ECOLOGY CORRIDOR
 - POTENTIAL NOISE
 - PROPOSED PLAY AREA (INDICATIVE)
 - AREA OF NATURAL PLAY
 - 1M STAND OFF TO SEWER LINE (TBC BY ENGINEER REPORT)
 - DIVERTED 50MM SURFACE WATER SEWER PIPE AND EASEMENT
 - SITE HIGH POINT
 - SITE LOW POINT



LAND OFF BROWNS LANE, TAMWORTH
PRELIMINARY INDICATIVE MASTERPLAN