

Existing District Centre will be within 10 minutes catchment area of the northern development. Good crossing facilities at the A370 will be important

District Centre

800 m walking distance

Important cross site drainage linking Rhynes and providing ecology corridor

Sensitive landscape setting to listed building and ancient monument that could be used to provide public open space and playing fields for the Secondary School

'Local High Street' should be a focus for a variety of community uses, offices and shops that can benefit from passing trade and expand over time. Its location serves existing and future residents and relates well to the Secondary School, Primary School and Leisure Dome but also benefits from proximity of higher density of housing nearby and potential to be delivered earlier in the phasing of development

New access route should link with route to Worle and avoid the golf course

Plant woodland on ridge to accentuate topography

Widen green corridor alongside Rhyne towards motorway to open up views, improve dark ecology corridor and use flat areas for amenity uses

Maximise potential development area outside of flood zone on higher ground. Land benefits from proximity to 'Local High Street' but also good direct access and views to Weston-super-Mare

Potential gateway access to both villages slowing traffic on the A371, improving safety and access to Locking village

Possible location of community woodland burial ground

Retain landscaping and informal open spaces and paddocks along A371 as part of the setting between Locking Village and Parklands Village



Important to have strong commercial gateway announcing the development from the A371

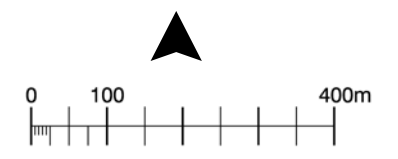
Retain existing access but allow flexibility to enhance entrance in the future

800 m walking distance

Retain the potential for high quality development on previously developed sites in the parkland as the EbD envisaged

KEY:

-  Proposed SPD boundary
-  Potential area for built development
-  Sensitive parkland edges for low density landscape dominated development
-  Proposed employment
-  Proposed Leisure Dome
-  Strategic Green Infrastructure (incl. various categories)
-  Tree Preservation Orders
-  'Local High Street' focus for mixed use & community facilities
-  Proposed primary and secondary schools
-  Principal access roads



Parklands, Weston-super-Mare
St Modwen's Amended Concept
for SPD with Annotations

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Client: St Modwen

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