



HEARING STATEMENT - DESIGN

Land East of The Common, Barwell, Leicestershire

Appeal On behalf of Redrow Homes Ltd (Harrow Estates Division) Under
Section 78 Town and Country Planning Act 1990

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Planning Inspectorate Ref: APP/K2420/W/24/3348387

Local Planning Authority Ref: 23-01229-OUT

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1 INTRODUCTION

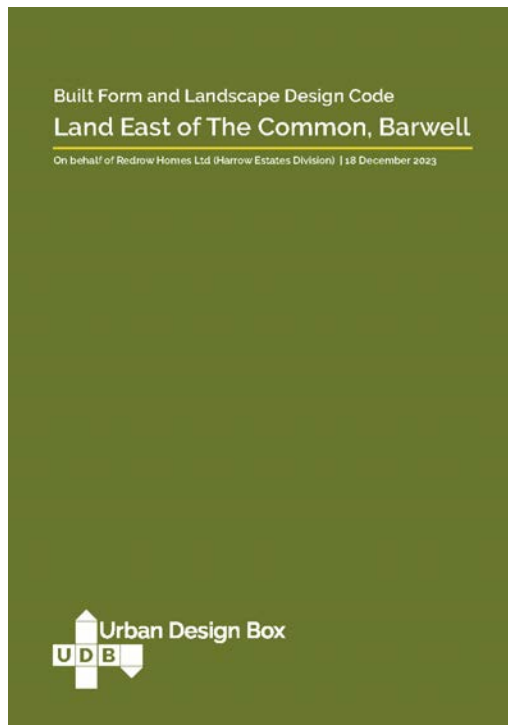
- 1.1.1 There is no design reason for refusal. This is a high quality scheme that will deliver much needed homes of a size required in Barwell, within a well landscaped and well connected site. The preparation of the appeal scheme as a whole has been clearly focussed on the end quality of the development and the part it can play in enhancing the built environment of Barwell.



1.2

Above: Submitted Illustrative Masterplan

- 1.2.1 The professional team has engaged in a bottom-up design-led approach that results in a high-quality scheme and an informed Outline application, supported by a robust Design Code. The Appellant's aim is to deliver a scheme that creates a beautiful village fringe residential development.
- 1.3 The illustrative masterplan shows how this could be achieved and is then translated into fixed parameters for approval. The Proposals and Parameters have been closely informed by the LVIA for the site. The design proposals and the iterative design process are explained through the Design and Access Statement (DAS) and Design Code.
- 1.4 The Appellant has undergone a robust design process to inform the illustrative masterplan, DAS and Design Code. The DAS shows how the scheme reflects the most attractive character of the villages and smaller urban settlements in the Borough and County as a whole. **(CD- B- 7)**. The Design Code **(CD-B-8)** demonstrates how the quality of urban form, streetscape and landscaping within the development can be achieved.
- 1.5 Through the Design submission material, the Appellant team has addressed the concern of the previous inspector (appeal ref: APP/K2420/W/22/3295558) in which she expressed an opinion she was *"not satisfied that a development of the quantum of houses proposed (110 units) could be accommodated on the site in a manner which would respect the character and appearance of the area."* That inspector did not have the same level of information before her as now to make an informed judgment. A more comprehensive level of information is now available and confirms unequivocally that a sympathetic scheme can be achieved.
- 1.6 The rest of this Statement set out the credentials of myself as lead designer on the project on behalf of Harrow, (part of the Barratt Redrow group) as the company building out the scheme; and the validity of the DAS and Design Code, explaining that they are examples of best practice.
- 1.7 My company, Urban Design Box, has prepared the Design Code for the proposed development, informed by the landscape work carried out by Pegasus and the Hinckley and Bosworth Design Guide.
- 1.8 Originally the Design Code was submitted in draft to enable further refinement as consultation responses on the planning application are received. The scheme is submitted in outline, but if it were considered desirable, a condition can be imposed to achieve accordance with the principles set out and to secure the end quality of the development. The Code sets out 'mandatory,' design principles accompanied by related illustrations, sketches and precedent images to illustrate how the detailed design proposals could be developed in accordance with the Code.



Above: DC document

2 PROFESSIONAL QUALIFICATIONS AND EXPERIENCE

- 2.1.1 My name is Jonathan Vernon-Smith. I am a Registered Practitioner in Urban Design. I am a member of the Royal Institute of British Architects.
- 2.1.2 I have over 20 years' experience working in architecture and urban design, predominantly as an Urban Designer and Masterplanner.
- 2.1.3 I am a Co-Chair of the Design Commission for Wales Review Panel. The Design Commission for Wales was established by the National Assembly for Wales to promote good design. I am also a panel chair of The Design Review Panel which advises on emerging projects of all scales across the country. My role on both these National Design Review Panels is to advise on and add value to emerging building and masterplanning design projects.
- 2.1.4 In the private sector, I have worked with Mason Richards Partnership, RPS Limited, Barton Willmore, Stride Treglown and Turley. I have acted on behalf of public and private clients at a senior level preparing masterplans for mixed use developments, detailed design proposals, residential layouts, and accompanying Design and Access Statements, Design Codes and Documents.



Above: Urban Design Box previous approved proposals

- 2.1.5 I am a Director of Urban Design Box Ltd. Urban Design Box is an independent urban design consultancy working as an integral part of multi-disciplinary teams, serving residential, commercial and investment clients working with institutional and public sector agencies. As a Director at Urban Design Box, I have delivered residential proposals at both outline and detail planning stages across southern England and Wales. I have provided Expert Witness Services on both my own proposals and where I have been asked to support existing design teams at Planning Appeal.

3 APPOINTMENT AND BRIEF

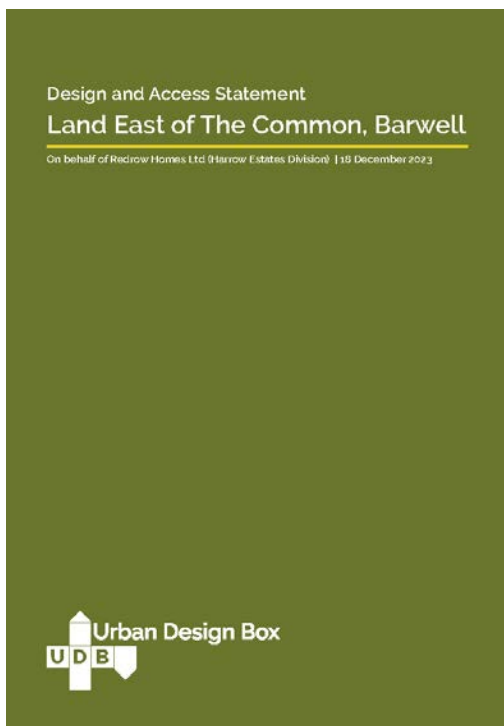
3.1.1 I was initially approached by Harrow Estates in May 2023 to provide Urban Design Services in support of an application for outline planning permission at the Appeal site, with a brief to go back to first principles and not be constrained by what had gone before.

3.1.2 Urban Design Box then provided the following inputs to inform the Planning Application.

- i. Site review and preparation of Composite Constraints and Opportunities Plan;
- ii. Illustrative Masterplan
- iii. Design and Access Statement (DAS)
- iv. Built Form and Landscape Design Code (DC)

4 ACCORDANCE WITH POLICY.

4.1.1 The Urban Design Input produced in support of the Outline Planning Application have been produced in accordance with the following National and Local Policy and Guidance. The DAS includes reference to the policies; I have noted below the relevant sections of the DAS and design codes which should be referred to in response the policy objectives.

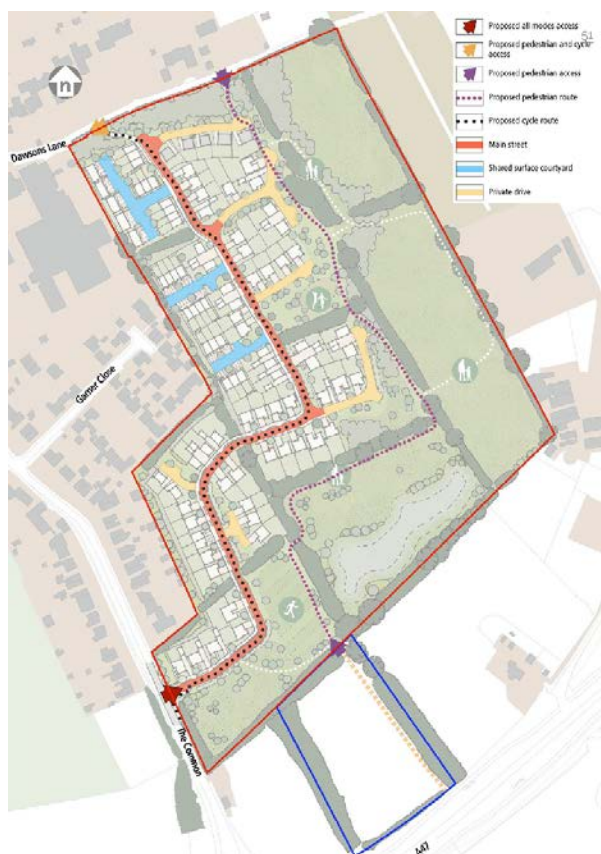


4.1.2

Above: DAS document

4.2 National Planning Policy Framework

- 4.2.1 The National Planning Policy Framework (NPPF) was revised in September 2023 and sets out the Government's national planning policies and how they are expected to be applied at local level.
- 4.2.2 The NPPF sets out that there should be a presumption in favour of sustainable development when considering granting permission for new development. Achieving sustainable development is defined at Paragraph 8 of the NPPF in economic, social and environmental terms. Paragraph 8 also states that these are interdependent and need to be pursued in mutually supportive ways.
- 4.2.3 NPPF Chapter 8; 'Promoting Healthy and Safe Communities' paragraph 92 states that, *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which, a) promote social interaction, ... through ... street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; b) are safe and accessible, ... through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, ... c) enable and support healthy lifestyles ... through the provision of safe and accessible green infrastructure, ... and layouts that encourage walking and cycling.'*
- 4.2.4 The Application DAS at Section 4 – 'Design Development,' and Section 5 – 'The Proposal,' describes, 'A well-connected movement network.,' within the masterplan and provide s details of the street types proposed, a strategy for pedestrian and cycle access, a street hierarchy to create a 'legible and permeable,' development.



Above: Street Hierarchy Diagram from the DAS

- 4.2.5 Section 5.9: Public Spaces – Safe Social and Inclusive,’ describes the green infrastructure provided and how it will benefit future residents.
- 4.2.6 Chapter 11 under, ‘Achieving appropriate densities’ states that, ‘Planning policies and decisions should support development that makes efficient use of land, taking into account: ... d) the desirability of maintaining an area’s prevailing character and setting, ... and e) the importance of securing well-designed, attractive and healthy places.’
- 4.2.7 The DAS at 5.3 describes the amount of development proposed; at 2.8, the DAS includes a local character analysis which sets a reference context for the level of development proposed and its form.
- 4.2.8 Chapter 12 ‘Achieving well-designed places’ paragraph 126 sets out that ‘Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’
- 4.2.9 Sections 4 and 5 of the DAS explain the design development and design evolution process which has been undertaken and that has informed the masterplan.



Design Evolution

The masterplan development diagrams on the following pages illustrate the design process and indicate how the masterplan responds to the site analysis and the key constraints and opportunities for the development.

Identifying Site Features

- Potential all modes access from The Common.
- Potential pedestrian and cycle access from Dawson's Lane to connect residents to the town centre.
- Potential pedestrian access south towards the A47.
- Existing on-site hedgerows and trees can provide a nature landscape setting to the scheme.
- Respond to neighbouring residential and commercial buildings.
- Power lines to be diverted or undergrounded.
- Steep slopes down towards the A47.



Establishing and Enhancing Green Infrastructure

- Meadow open spaces located to the east of the site to retain a Green Wedge.
- Green Infrastructure to be woven into the development arm to connect to the meadow grassland.
- Attenuation area located to the south of the site.
- Utilise hedgerows with potential for ecological enhancement measures.
- New strategic tree and habitat planting to enhance existing green infrastructure.



Developing a Movement Network

- All modes access from The Common.
- Pedestrian and cycle access from Dawson's Lane to connect residents to the town centre.
- Additional pedestrian access linking towards local footpath network.
- A key north to south pedestrian movement routes through the site to connect Dawson's Lane to The Common and the A47.
- Create hierarchy of streets to ensure legibility.
- Key areas of green space will be connected by footpaths set within a landscaped edge to the development.



Creating a Development Framework

- A play area located near the centre of development will provide a focal point.
- Homes will front onto the main route and streets to create an active street scene.
- Key buildings of prominent locations within the site (for example with contrasting materials or architectural detailing) to create areas with individual character.
- Public open space is well-overlooked by development.

Above: Illustrated Design process from the DAS

4.2.10 Paragraph 130 states that 'Planning policies and decisions should ensure that all developments:

- will function well and add to the quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

- vi. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users...'

4.3 National Planning Policy Guidance

4.3.1 National Planning Policy Guidance (which references a previous version of the NPPF) includes further details on the use of Design and Access Statements. It sets out that they should provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.

4.3.2 The NPPG also addresses some of the design considerations for housing applications:

- i. Well-designed housing should be functional, attractive and sustainable;
- ii. In well-designed places affordable housing is not distinguishable from private housing by its design;
- iii. Consideration should be given to the servicing of dwellings such as the storage of bins and bikes, and access to meter boxes; and
- iv. In terms of parking, there are many different approaches that can support successful outcomes. Natural surveillance of parked cars is also important.

4.4 National Design Guide

4.4.1 The National Design Guide states that "Well-designed places have individual characteristics which work together to create its physical character." It sets out ten characteristics help to nurture and sustain a sense of community and address environmental issues. The ten characteristics are set out in the adjacent diagram.

Introducing the ten characteristics

36 Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

37 The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



The ten characteristics of well-designed places

Above: The 10 characteristics of well-designed place from the National Design Guide

4.5 National Model Design Code

4.5.1 The National Model Design Code (NMDC) was published in January 2021 by the Ministry of Housing, Communities and Local Government. The purpose of this document is to:

4.5.2 “... provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government’s priorities and provides a common overarching framework for design.” (Para 1, National Design Code 2021)

4.5.3 The NMDC document draws upon the NPPF’s commitment to ensure that local planning authorities are utilising visual tools, such as design codes and guides, to inform development proposals, which will consequently provide a framework for creating high-quality places, with a consistent and high-quality standard of design.

4.6 Local Planning and Design Guidance

4.6.1 The design of the development has had regard to the Hinckley and Bosworth Borough Council Local Development Plan Documents (DPD). Consideration has also been given to the following local planning and design guidance:

- i. The Good Design Guide 2019

- ii. Open Space and Recreation Study 2016
- iii. Core Strategy (2009)

4.6.2 Section 5 of this Design and Access Statement demonstrates how the design of the development would meet the objectives of 'The Good Design Guide 2019,' with regard to its Urban Design Objectives.

Density

ss.2 The proposed development envelope has the potential to achieve an average density of approximately 25 dwellings per hectare (dph) across the site, which is appropriate for the site's location and reflect the lower density areas of Barwell.

ss.3 This average density allows for the formation of differing densities across the development; including higher densities towards the western boundary, and lower densities towards the peripheries of the site.

Building Heights (Scale)

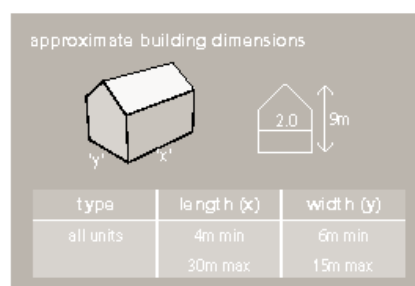
ss.4 Building heights are proposed to be a maximum of 2-storey (9m), reflecting the surrounding built form. Variety in the heights and massing of the residential buildings will be achieved through the use of a range of house types and sizes.

Continuity and Massing

ss.5 The edge of town setting dictates an informal approach to façades. The degree of continuity will

relatively informal. There should be a looser feel along private drives. Continuity of space should be ensured through surface and boundary treatments.

above: Example Redrow scheme



The Good Design Guide : Urban Design Objectives	Score
Functional	X
Support Mixed Uses and Tenures	X
Successful Public Spaces	X
Adap table and Resilient	X
Distinctive Character	X
Attractive	
Encourages Ease of Movement	

Above: Compliance with 'The Good Design Guide' from the DAS

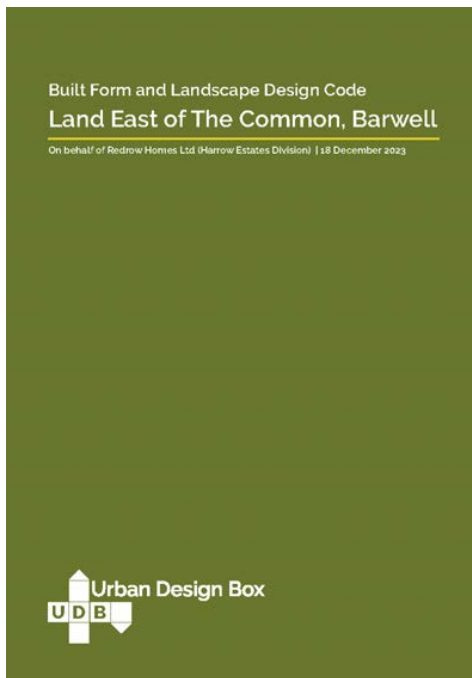
4.6.3 Policy 16: Housing Density, Mix and Design

4.6.4 This policy states that the Council require a mix of housing types and tenures on all sites of 10 or more dwellings, taking into account the type of provision that is likely to be required. All proposals are required to meet a 'very good' rating (16 or more positive answers out of 20) against the Building for Life Criteria, unless it can be demonstrated that this is not viable on the particular site. Proposals for new residential development will be required to meet a minimum net density of at least 30 dwellings per hectare within and adjoining Hinckley, Burbage, Barwell and Earl Shilton. In exceptional circumstances, where individual site characteristics dictate and are justified, a lower density may be acceptable.

- 4.6.5 An average density of 25 dwellings per developed hectare (DAS ref. 5.5.2) is proposed, which is which is appropriate for the site's location and reflects the lower density areas of Barwell..
- 4.6.6 **Policy 19: Green Space and Play Provision** - This sets the standards which will be used in relation to the level of green space and play provision in the Borough to ensure all residents have access to sufficient, high quality, accessible green spaces and play areas.
- 4.6.7 Section 5.3 of the DAS demonstrates compliance with the above policy.
- 4.6.8 Site Allocations and Development Management Policies DPD (SADMP) Policy DM10: Development and Design sets that development number of criteria by which new proposals will be assessed. This includes avoiding adverse impacts on privacy and amenity, the design compliments or enhances the character of the surrounding area, the use of materials which respect the existing vernacular, the use of high quality landscape, the use of appropriate SUDS and other drainage solution and the design maximises natural surveillance and incorporates the principles of secured by design and has considered the incorporation of fire safety measures.

Above: Character Appraisal from the DAS

- 4.6.10 At 3.5 The DAS describes the baseline Hydrology and Drainage conditions. At 5.10.14, sustainable drainage measures are described and explained.
- 4.6.11 Policy DM18: Vehicle Parking Standards states that all proposals for new development will be required to provide an appropriate level of parking provision, justified by an assessment of the site's location, housing proposed and availability of other modes of transport.
- 4.6.12 Section 3 of the Design Code document describes how parking within the development should be designed in accordance with the above policy.
- 4.6.13 The Good Design Guide SPD 2020. The Good Design Guide Supplementary Planning Document was prepared in 2020 and aspires to: *"Substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced."*
- 4.6.14 These seven core urban design objectives are:
- i. Be functional
 - ii. Support mixed uses and tenures
 - iii. Include successful public spaces
 - iv. Be adaptable and resilient
 - v. Have a distinctive character
 - vi. Be attractive
 - vii. Encourage ease of movement
- 4.6.15 Section 5 of this Design and Access Statement shows how these objectives are reflected in the design.



Above: The DC documents submitted

5.2 Purpose

- 5.2.1 The Built Form and Landscape Design Code (DC) submitted in support of the Planning Application states that it, *'has been prepared to direct the preparation of Reserved Matters proposals pursuant to the anticipated approval of the Outline Planning Application this statement accompanies. It contains placemaking principles for the future development of the site and focuses on the built form and landscaping aspects of the scheme.'*
- 5.2.2 The DC is intended to be a tool available to the Applicant and Local Planning Authority to provide shared agreement in the form of guidance as to the design and quality of the Appeal proposal when developed through subsequent Full Applications or Reserved Matters Submissions pursuant to the Outline Application.
- 5.2.3 The below section summarises the content of the DC describing how each section contributes to design quality in the development proposals:

2. Site Wide Principles

This section explains the site-wide design strategy that underpins the development and introduces binding principles to establish an overall development character.

Regulatory Plan

121 The Regulatory Plan sets out the mandatory placemaking elements of the masterplan. All information contained within the Regulatory Plan is mandatory and must be cross-referenced to the relevant section where more detailed design guidance relating to the development characteristics is provided.

122 A limited deviation of $\pm 7.5m$ should be allowed to area boundaries to give flexibility of the detailed street design at Reserved Matters stage, whilst balancing the overall quantum.

123 Routes shown are approximate, start and finish points are fixed, the exact route will be refined at Reserved Matters stage.

124 It is integral to design quality that attention to detail within the buildings, streetscape and landscape is paid. The Regulatory Plan embodies the landscape and townscape concepts and principles set out and established in this report and provides a reference point for how these concepts and principles are developed in more detail through the Code.

125 The Illustrative Masterplan on the following page shows one way in which this could be achieved.

-  Site boundary
-  Land also under the control of the applicant
-  Proposed all modes access
-  Proposed pedestrian and cycle access
-  Proposed pedestrian access
-  Proposed pedestrian route
-  Proposed pedestrian and cycle route
-  Residential development core
-  Residential development edge
-  Self build development
-  Public open space
-  Meadow grassland with mown paths
-  Maintenance area
-  Attenuation area
-  Proposed green corridors (to include verges and/or swales)
-  Existing hedges / trees / planting
-  Proposed hedges / strategic planting infrastructure
-  Play area

Appendix Regulatory Plan



Above: The DC document – Site Wide Principles

5.3 Content

- 5.3.1 'Section 2 – Site Wide Principles,' provides an overview of what the guiding principles of the development should be. A regulating plan goes beyond the approved parameter plan, setting principles such as more detailed land uses, the location of movement corridors and pedestrian routes, and principles for strategic landscape treatment. The site wide principles ensure that the development form responds appropriately to context and to the technical work that has informed the Appeal scheme. The section describes how the development would complement the character of the surrounding area, including with regard to the density proposed.
- 5.3.2 Section 3 – 'Movement and Access,' provides information on the design of streets and the spatial and design qualities of the different street types that are proposed, as part of a distinctive hierarchy of streets within the development. The design of the streets, including a, 'main street,' and 'shared surface courtyards,' describe how landscape and buildings could be integrated and how landscaping could be integral to the streets.

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3. Movement and Access

Design principles relating to access and movement are illustrated throughout the following pages by a series of annotated diagrams and accompanying information.

3.1 Access and Movement Strategy

3.1.1 A well-connected movement network is proposed for the site, which ensures that all areas of the development will be accessible, easy to navigate and secure for all users. The site location, adjacent to Barwell is a positive characteristic which has been maximised through the provision of direct and attractive pedestrian and cycle routes.

3.1.2 The proposed access and movement strategy, demonstrated in the plan opposite and explained within the following sections, focuses on the delivery of the below elements which are in accordance with the objectives of national and local planning policy:

- * Pedestrian and cycle movement network.
- * Street hierarchy

3.2 Pedestrian and Cycle Network

3.2.1 The following mandatory principles will be applied to the pedestrian and cycle network:

- * Pedestrian footpaths to be minimum 2m wide.
- * Pedestrian connection provided between the A47 and the northern western access along Dawson's Lane, located adjacent to residential development within the eastern open space.
- * Cycle connection to be provided along the main route, linking The Common and the north western access point along Dawson's Lane

3.2.2 The development of an integrated pedestrian and cycle network within the site is a key part of the transport infrastructure for the site and will facilitate active travel to surrounding facilities and public transport connections. Pedestrians are led into the site from links created between areas of existing and proposed residential development. A key new pedestrian link within the public open space will be provided, which follows field edges and links Dawson's Lane in the north to Leicester Road (A47) in the south.

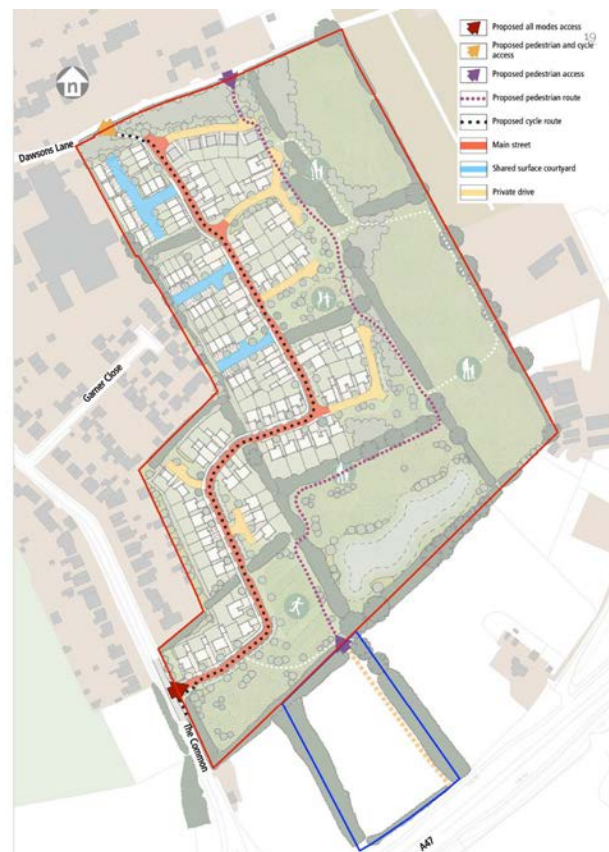
3.2.3 Cycle use is encouraged by ensuring a permeable layout and encouraging low vehicular speeds (circa 20mph) to provide a safer cycling environment. The cycle connection runs along the carriageway from the access at The Common, and will be 3m wide where it leaves the carriageway and meets Dawson's Lane.

3.2.4 To ensure that vehicular movement corridors do not become a barrier to pedestrian/cyclist movements, crossing points will be defined where appropriate, to enable all users to cross safely.

3.3 Street Hierarchy

3.3.1 Streets will be defined by the building layout, so that buildings and spaces, instead of roads, dominate the street scene. Applying different street typologies within a hierarchy contributes towards creating different characters and assets with legibility across the site. The different street typologies applied are described in the following sections.

opposite: Movement Strategy



Above: The DC document – Movement and Access

Section 4 – ‘Landscape,’ provides information on the Landscape Design of the proposal. The plans shows how spaces for landscape have been integrated into the development and should remain and have a defined function through the detail design stages to the completion of the development. Both Sections 3 and 4 focus on the design quality of the spaces between the buildings.

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Soft Landscape Palette

Below schedules set out typical planting species palettes for public open space and residential areas.

Public Open Spaces

Public Open Space Trees

Strategy	Suggested Species
Parkland, individual tree and tree groupings with public open space areas.	Alder – <i>Alnus glutinosa</i> Beech – <i>Fagus sylvatica</i> Cherry – <i>Prunus avium</i> Field maple – <i>Acer campestre</i> Lime – <i>Tilia cordata</i> English Oak – <i>Quercus robur</i> Hornbeam – <i>Carpinus betulus</i> Sessile Oak – <i>Quercus petraea</i> Rowan – <i>Sorbus aucuparia</i> Silver Birch – <i>Betula pendula</i> Whitebeam – <i>Sorbus aria</i>

Woodland Planting

Strategy	Suggested Species
New woodland planting to Dawson's Lane boundary and eastern edges of residential built form.	Beech – <i>Fagus sylvatica</i> Field maple – <i>Acer campestre</i> Lime – <i>Tilia cordata</i> English Oak – <i>Quercus robur</i> Sessile Oak – <i>Quercus petraea</i> Rowan – <i>Sorbus aucuparia</i> Silver Birch – <i>Betula pendula</i> Cherry – <i>Prunus avium</i> Understorey shrubs: See below.

Native Hedgerow & Shrub Planting

Strategy	Suggested Species
New native shrub and hedgerow planting, in-fill and reinforcement to existing hedgerow vegetation. New shrub planting to structural landscape, buffer planting and woodland edges.	Field maple – <i>Acer campestre</i> Dogwood – <i>Cornus sanguinea</i> Hazel – <i>Corylus avellana</i> Hawthorn – <i>Crataegus monogyna</i> Holly – <i>Ilex aquifolium</i> Blackthorn – <i>Prunus spinosa</i> Dog rose – <i>Rosa canina</i> Guelder rose – <i>Viburnum opulus</i>

above and opposite: Example hedrow schemes

33



Residential Landscape

Tree planting

Street Type	Strategy	Suggested Species
Main Street	Tree lined boulevard. Medium sized upright habit trees regularly spaced at approximately 15m centres to each side of the highway. Larger trees planted with public open space areas.	Field Maple – <i>Acer campestre</i> 'Eraj' Hornbeam – <i>Carpinus betulus</i> 'Vigors Fontaine' Lime – <i>Tilia cordata</i> 'Greenspire'
Private drives and shared surface courtyards	Small to medium sized street tree planting within front gardens where space permits.	Servosberry – <i>Amelanchier lamarckii</i> Cherry – <i>Prunus serrulata</i> 'Sonnenschein' Apple varieties – <i>Malus trilobata</i>

Shrubs and Hedgerow

Street Type	Strategy	Suggested Species
Main Street	Formal, evergreen hedgerow with laurel/hol to private frontages supplemented with specimen shrubs. Hedgerows maintained to 1.20m in height.	Portuguese Laurel – <i>Prunus laurata</i>
Shared Surface Courtyards	Private front gardens to vary in size and planted with a variety of mixed shrub beds, supplemented with specimen shrubs to focal/key plot frontages.	Mixed evergreen shrubs: Aucuba, Brachyglottis, Chocopa, Helle, Lavender, Camellia, Photinia, Rosemary, Skimmia, Viburnum
Private Drives/Lanes	Private front gardens to vary in size and planted with a variety of mixed shrub beds, with laurel/hol, supplemented with specimen shrubs to focal/key plot frontages.	Mixed evergreen shrubs: Aucuba, Brachyglottis, Chocopa, Helle, Lavender, Camellia, Photinia, Rosemary, Skimmia, Viburnum
	Single species native hedgerow to edges of public open space.	Beech – <i>Fagus</i> Hornbeam – <i>Carpinus</i>

Above: The DC document – Landscape

5.3.3 Section 5 – ‘Character Areas,’ describes the detail of the design, defining distinct areas of the development proposed or ‘character areas,’ which have a slightly different appearance to each other and provide diversity to the overall design of the scheme and help to ensure that it contributes to the character and appearance of the wider area. The section includes ‘mandatory fixes,’ which are detail design cues and conditions which the code seeks to set and define very precisely, ensuring the quality of the proposals at detail stage. Mandatory fixes include for example, the set back of buildings from the back of pavement and the broad style of materials to be used.

Landscape Edge

0.01 The edges of the scheme will provide a key interface between the residential development and the public open spaces which lie to the east of the site.

0.02 The style of dwellings in this area will pick up on the Arts and Crafts areas of Barwell. The mix of detailing on the dwellings will soften their appearance and create a more rural environment.

0.03 Dwellings will be predominantly 2 storeys, with varying ridge heights to add interest to the street scene. Building frontages will be broken up with landscaping to add to the semi-rural feel.

0.04 Artist's impression of a similar scheme (Paul Barrett)

0.05 Artist's impression of the view across the play area



Mandatory Fixes

Density	18 - 20 dph
Dwelling types	Detached - frequent Semi-detached - occasional Terraced - none
Set back distance	2m minimum 7m maximum
Parking	Side of plot - frequent Front of plot - frequent Rear of plot - none
Boundaries	Low walls with planting - occasional Front garden planting - frequent Back - frequent
Wall materials	Render (white) - frequent Render (pale coloured) - occasional Rural stone where appropriate
Wall details	Timber details to gates

Mandatory Fixes

Roof materials	Grey tiles - occasional Brown tiles - frequent
Roof details	Eaves finished - occasional Roped - frequent Chimneys - frequent
Door details	Colour - pastel tones Style - varied, could include glazed panels Door handles - occasional and brass fronted
Window details	Horizontal emphasis to windows Stone or vertical brick lintels on back porches Unpainted lintels to window porches Bright bay windows on some houses, single or double storey



Above: Landscape Edge Character Area

5.4 Approval

- 5.4.1 The DC submitted in support of the Planning Application is a separate document to the submitted DAS. The DC, at Outline stage, has a supporting role in the demonstration of the design quality of the proposals.
- 5.4.2 Should the Inspector feel that the DC could usefully help to define the proposals at detail and should be adhered to in order to ensure quality at detail design stage, the Applicant would be agreeable to accepting a suitably worded condition to state that the design of proposals at detail should be in accordance with the mandatory fixes as parameters within the DC and that the detailed design should come forward in accordance with the principles set out therein.

6 Conclusion

- 6.1.1 There are no Urban Design reasons for refusal on the Appeal proposal.
- 6.1.2 The design information provided in support of the Outline Application is comprehensive and follows the latest policy and guidance as described within this statement.
- 6.1.3 A suite of design documents submitted in support of the application for outline planning approval included an illustrative masterplan, parameter plan for approval and an illustrated supporting DAS. Furthermore, a DC document which could form the basis of a condition on the approval; was submitted to provide further clarity on the design quality proposed as part of the Outline Application.

The proposals are based on a full suite of technical information which was produced for, and in support of the Application. The DAS describes how the informing information produced was the basis of a robust and iterative design process. A high quality scheme will be ensured through delivery of a robust Design Code.