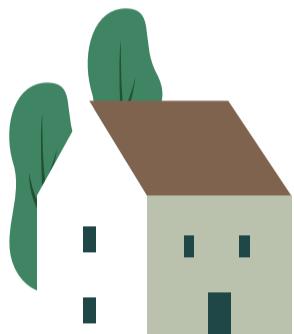


5 Design Proposals

5.1 Design Proposals

The Illustrative Framework Plan included in this section demonstrates how development could be brought forward at a latter stage in line with the prior site assessment and following consultation with the local community.



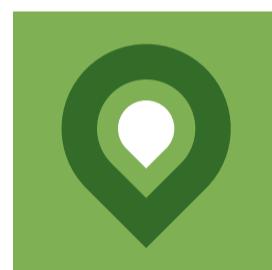
The development proposals will provide the following:

Potential for residential development up to 200 dwellings

Responding to local need for further housing and a diverse mix of housing options and opportunities

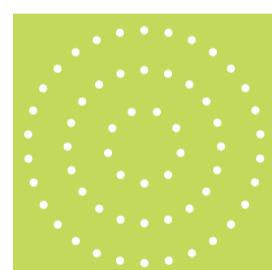
Dedicated Public Open Space, play and green infrastructure

Responding to the ecological and landscape character of the Site, and providing a development which is sensitive to the adjacent setting



Dedicated vehicular access from Bosworth Lane, and development to the north-east

An appropriate access into the Site from Bosworth Lane which meets local and national standards



Residential development which relates to the existing built form and character in Newbold Verdon

The proposals seek to address the adjacent built form appropriately, with particular attention paid to nearby listed buildings and forms

Existing vegetation retained and enhanced where possible

In accordance with recommendations made within the Ecological Assessment, high quality vegetation is retained where possible



A clear street hierarchy and design rationale

The street hierarchy and design of the Site accords with good urban design principles, ensuring permeability, active surveillance and legibility

High quality sustainable drainage strategy which enhances ecology, landscaping and character

Appropriate drainage provided on-site, located in an appropriate area which also seeks to form a landscape buffer



Provision of a Community Use Hub

Either a health and well-being hub or community shop for use by existing and new residents

Provision of Sports Pitches for Newbold Verdon Primary School

Land for new sports pitches provided for use by Newbold Verdon Primary School, to be landscaped and screened from development edge, with potential for additional play facility



Illustrative Framework Plan

Not to scale

5.2 Use and Amount

It is considered that up to 200 dwellings may be achieved at the development Site. The specific housing mix and development quantum will be defined and agreed during the detailed application stage.

Accessibility in Design

Future proposals will seek to provide a mixed tenure of housing of varying types, designs and sizes including the provision of affordable housing.

In doing so, the proposed development seeks to provide a development which caters for the local housing needs.

POS Provision

In accordance with local plan policy, proposals provide appropriate public open space. This is founded in an approach which seeks to provide development which is landscape-led and embedded within its landscape setting.

Play spaces are indicated at the site, this will be accessible and under active surveillance by outward facing residential development.

New Sports Space for Newbold Verdon Primary School

As part of the proposals, approximately 0.5ha of land will be provided for Newbold Verdon Primary School.

This will comprise land for new and additional sports and play facilities.

Community Use

A site for a Community Health and well-being hub or community shop will be provided centrally within the site. The end user of this will be specified at a latter stage, however the facility will provide a public use for the benefit of new and existing residents.

Site Breakdown

Site Area
8.38ha
Development
Residential Area: 5.26ha
Community Health Hub: 0.05ha
Indicative Yield: up to 200 dwellings



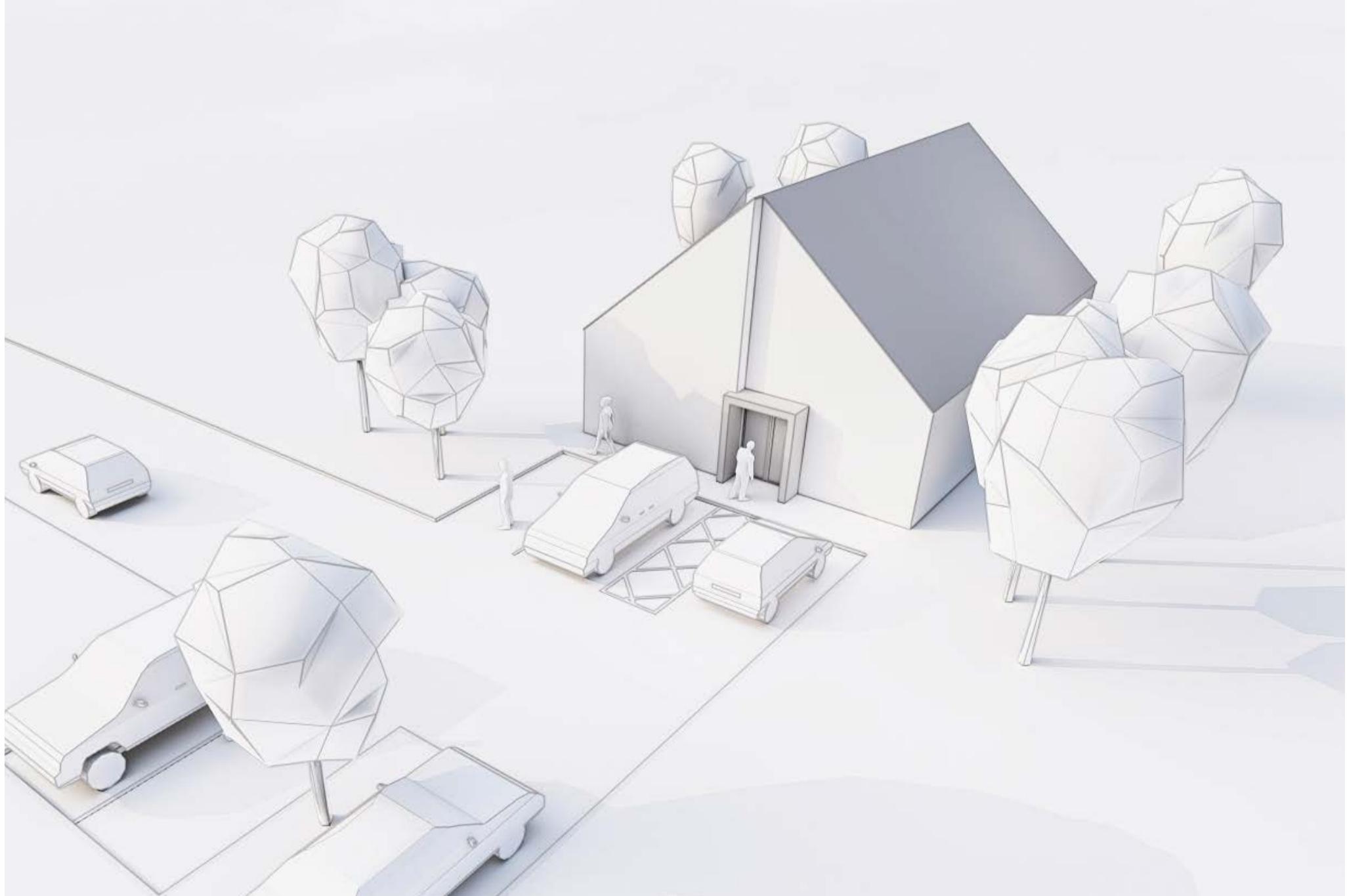
- Residential Area and Infrastructure
- Landscaping / POS / BNG
- Newbold Verdon Primary School Potential Expansion Area
- Community Use - Community Health Hub or Community Shop

↑ Land Use Plan
N Not to scale

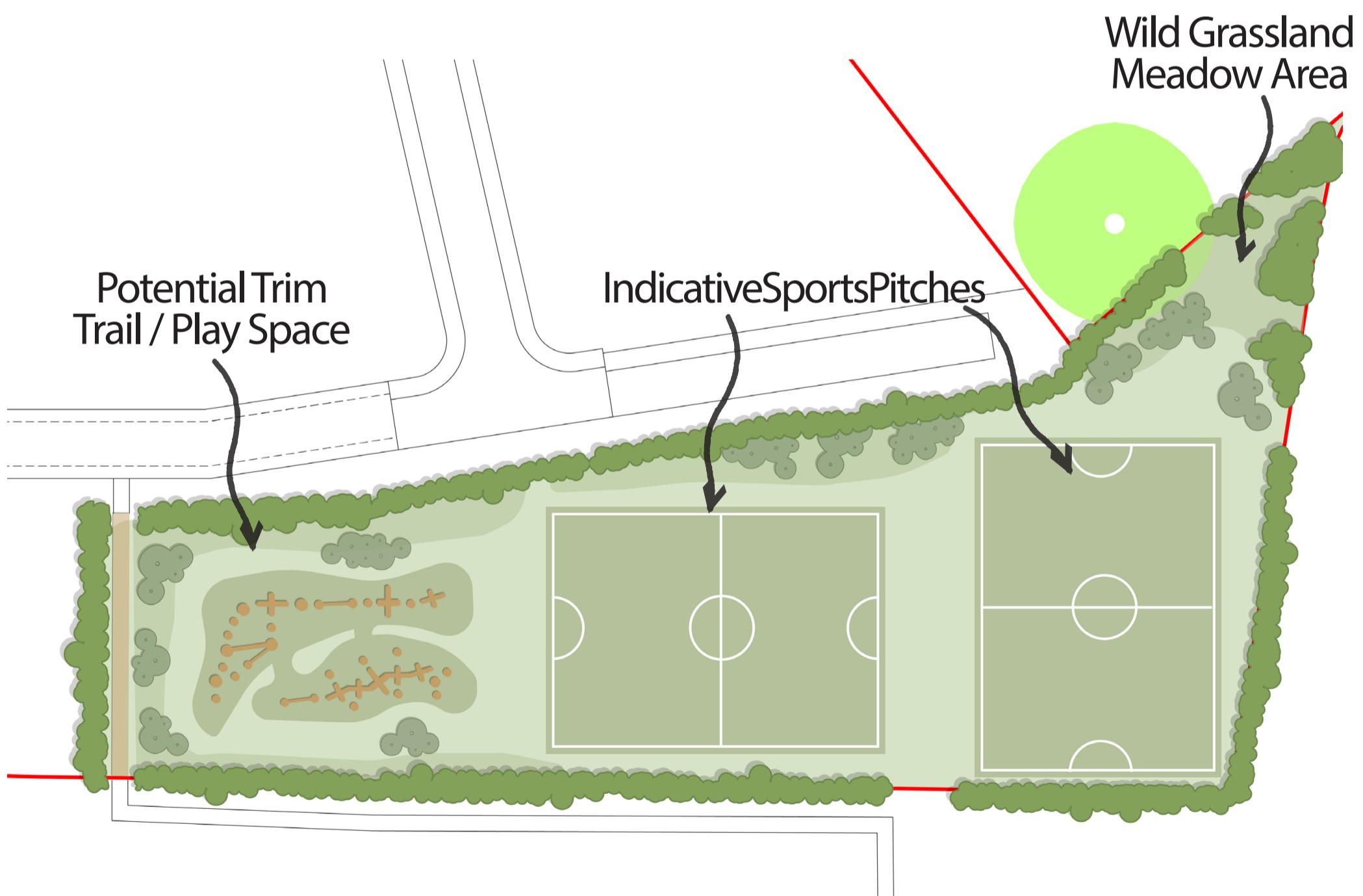
Bloor Homes | Illustrative Precedents



Indicative Community Use Massing



New Sports Space for Newbold Verdon Primary | Illustrative Precedents



Indicative New Sports Space for Newbold Verdon Primary School
Not to scale

5.3 Form, Scale and Character

Form and Layout

A clear and defined approach to urban form will be articulated across the development Site. Where possible future proposals will be formed within clear perimeter blocks, where streets are overlooked by active frontages, aiding security and social cohesion. Nodal spaces, principally at the intersection of key movements routes are key at aiding and embedding legibility within the development. This ensures that navigation for those on-foot, particularly at a younger age is easy and safe.

At the entrance to the site, a pocket park is created to embed legibility and provide both amenity space for future residents.

At detailed design stage, attention should be paid to key layout details which build upon the basis of a good site layout. Parking arrangements, a clear delineation of public and private space, turning corners of development blocks and landmark features help to develop the setting of the development.

Scale

The predominant storey height will be 2-storey, however up to 2.5 storey buildings may be appropriate where located accordingly within the development to aid good placemaking.

Character

Character across the development is principally defined by good urban design principles highlighted herein. This combined with a high quality appearance of dwellinghouses implemented through good architectural design and articulation of plots helps to bring vitality to the streets and spaces across the Site.

As highlighted in the adjacent placemaking plan, Primary frontages reflect those along the key routes of the site, these should include a clear and well defined building line, a greater continuity and rhythm of built form, 2.5 storey units may be appropriate here (subject to testing at a reserved matter stage). Dwellings along the southern and western boundary should be 2 storey as a maximum.

Local frontages, centred around the northern nodal point and green space may have a more organic rhythm of built form, not needing to adhere to strict building lines. Similarly, Green Edge frontages may have an organic rhythm, making use of soft landscaping and materials which are more appropriately reflect the adjacent landscape.

Architectural design should not sit against the overarching character of Newbold Verdon and the development should pay appropriate regard to the landscape setting of the Site in the south and west. Here an organic rhythm of development should be implemented, allowing for glimpsed views and reinforced by a layer of high quality vegetation.

Form, Scale and Character Principles

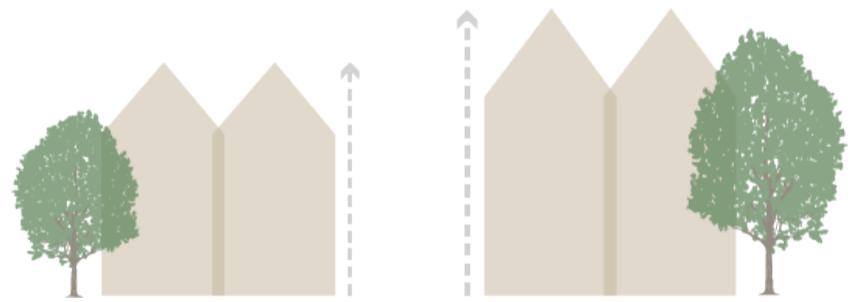
Pedestrian and cyclists prioritised throughout, with permeability maximised across the development



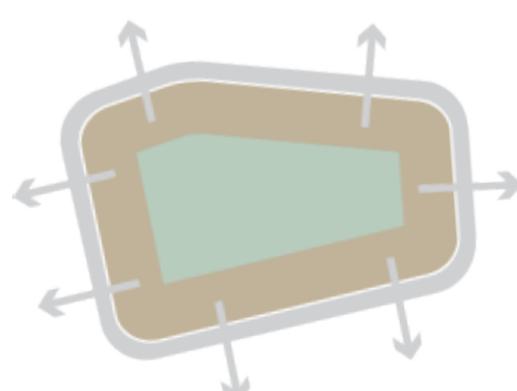
Create nodal spaces across the development providing legibility and interactivity

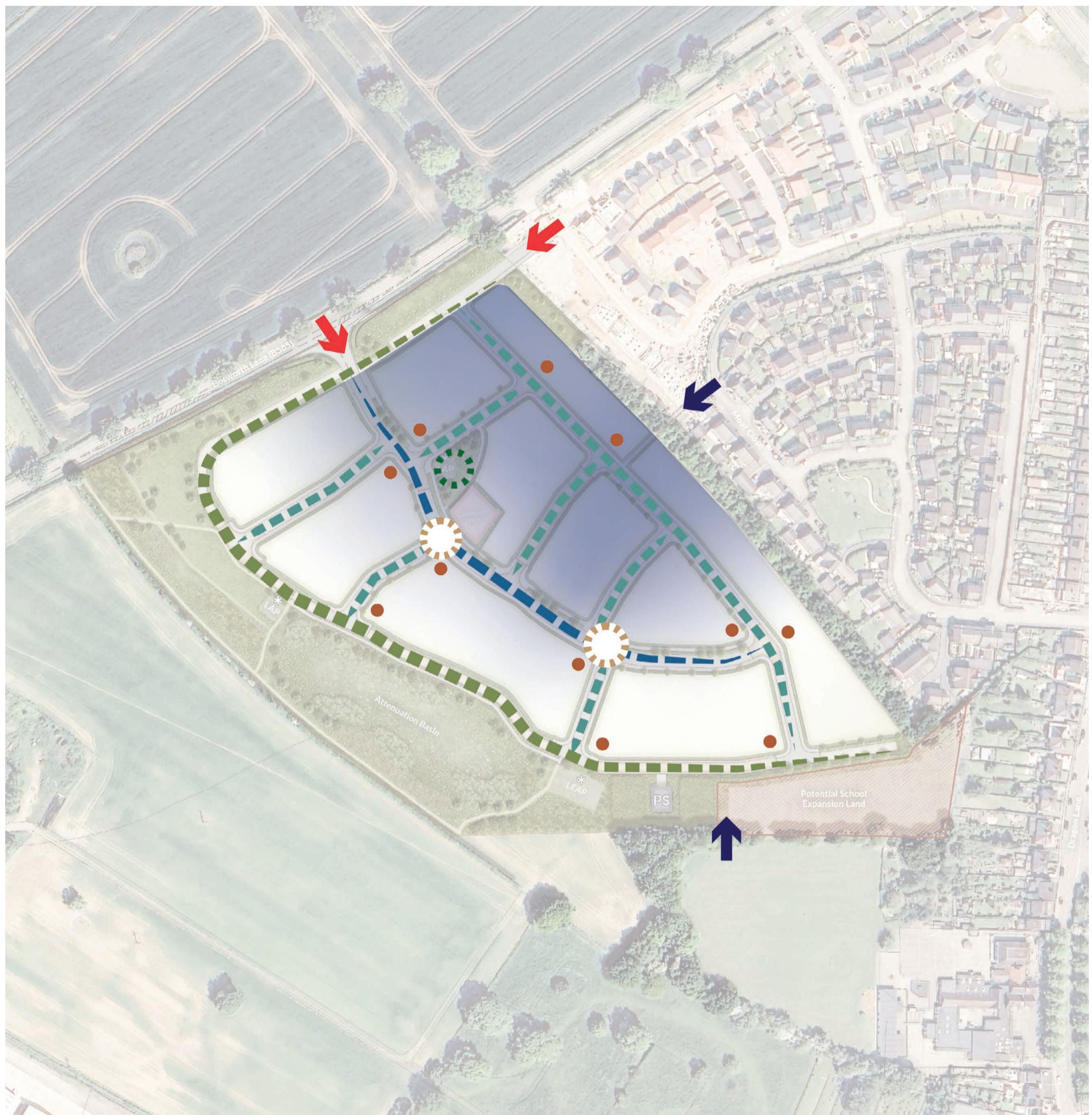


Potential for up to 2.5 storey where appropriate to human scale and landscape



Provide outward looking, active perimeter blocks where possible





Primary Access



— — Primary Frontage



- Local Frontage
- Green Edge Frontage



Key Building



Urban Node



Higher Density



Lower Density



Placemaking Plan

■ N Not to scale

5.4 Movement and Connectivity

Movement Strategy

A clear and defined movement strategy has been incorporated across the Site. This prioritises sustainable travel and existing desire lines of pedestrians and cyclists.

Pedestrian, cycle and vehicular access points are provided via Bosworth Road and the adjacent development to the north and northeast respectively.

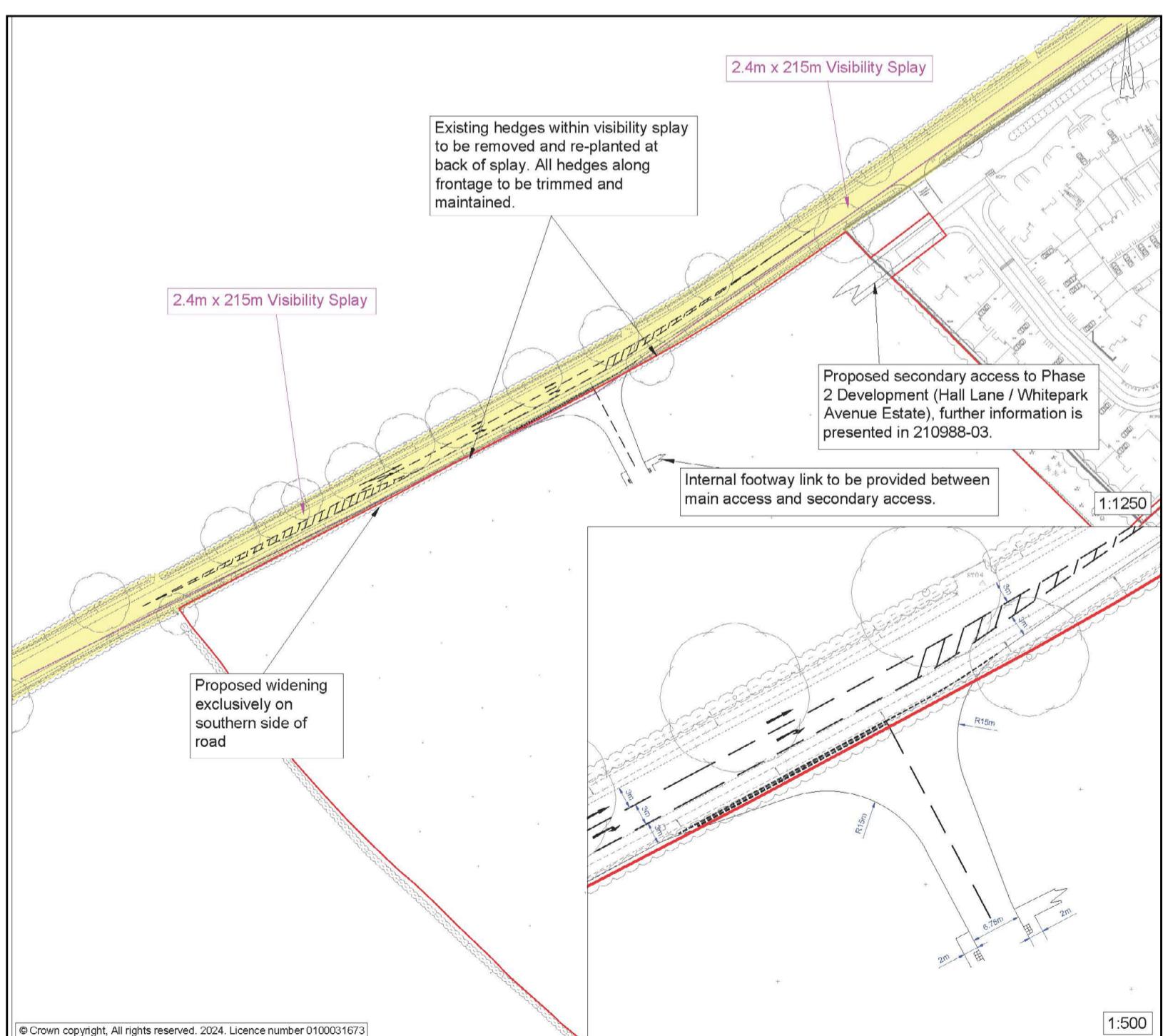
Pedestrian and cycle access will also be provided to Moat Close in the east, and via the existing PROW to the southwest of the development site.

A street hierarchy has been defined for the Site, where primary, secondary, tertiary (shared surface) and private streets have been identified as shown in the Hierarchy Plan. Primary streets function as the key movement corridors within the development and are wider to clearly establish this function.

Secondary and tertiary streets are narrower in form, occasionally comprising shared surfaces. This aids pedestrian movement as local access routes where conviviality and social mixing are more likely to flourish, key facets required for a new neighbourhood.

Private drives and shared surface routes bound the development to the south and west. Surfaced in natural materials these are appropriate to provide 'softer' edges to the development which enable the development to seamlessly transition into adjacent POS and the wider verdant setting.

At its core, this hierarchy seeks to prioritise the movement of those on-foot or cycle, ensuring safer permeability for all ages so that they can benefit from ease of access to play areas, public open space, and facilities in Newbold Verdon.



Proposed Access Design
Not to scale



- Primary Access
- Pedestrian / Cycle Access
- Primary Street
- Secondary Street
- Tertiary / Shared Surface Streets
- ↑ Street Hierarchy Plan
- N Not to scale

5.5 Landscape Strategy

Green and Blue Strategy

As part of the proposals, open space will be provided along the western and southern boundaries of the development. A pocket park is located to the north of the development, acting as a gateway welcoming feature and additional amenity space. Existing vegetation will be retained across the Site where possible, and reinforced by new tree planting, and soft landscaping. The PROW will be partially obscured by landscaping.

Across the development non-obscure boundary treatment should be bordered by low maintenance soft landscaping. Material surfacing changes should also be used at key points within the development to delineate pedestrian crossing points and private drive areas.

Bio-diversity Net Gain

The development design has been carefully considered factoring all stakeholder matters with ecology being a fundamental design driver to maximise opportunities within the site for ecological enhancements.

A BNG assessment carried out for the scheme finds that the Site would deliver a measurable net gain.

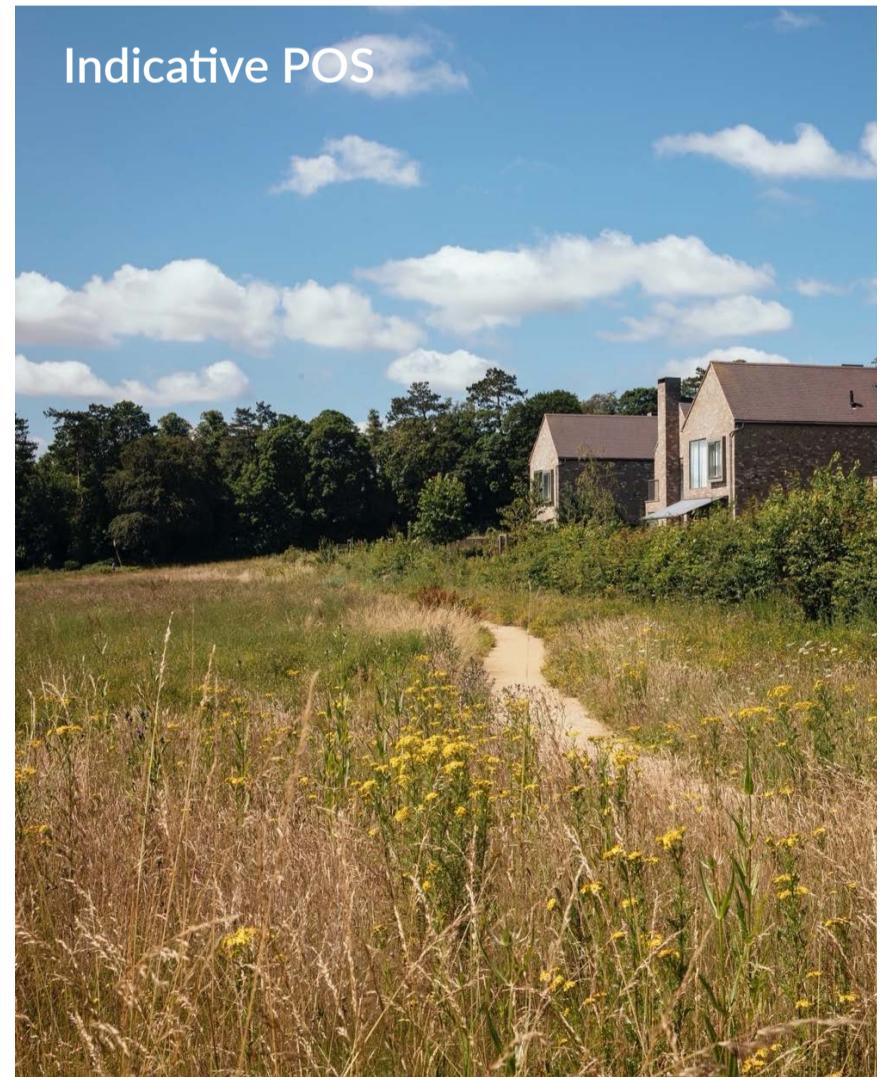
SUDs Strategy

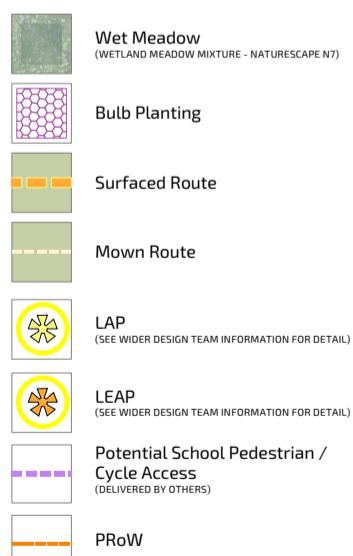
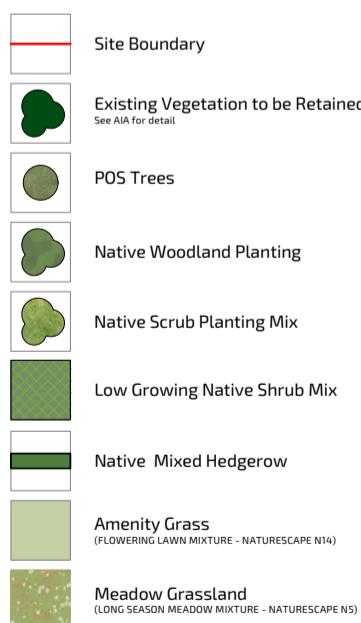
Surface water at the Site will be conveyed to a soakage basin to the southwest of the site using gravity via sewers.

Play Spaces

Public open spaces should be usable for local residents, with play provision provided to the benefit of children. A LAP (local equipped area for play) is proposed to the north of the development, and LEAP to the south.

A typical LEAP should be within a 5-minute walk and have play equipment, a flat surface, and a minimum activity zone of 400 sq m. It should be marked with signage, seating, and litter bins.





Indicative Landscape Strategy
Not to scale

5.6 Sustainability

The NPPF requires that all development is sustainable:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy*

NPPF para.8 (2024)

A development which appropriately responds to its setting, and the aspirations of the Local Planning Authority (LPA) should help to achieve the NPPF's sustainable objective.

Sustainable Building Techniques

The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures could comprise a combination of the following measures:

- Improved energy efficiency through careful building siting, design and orientation;
- Sustainable Drainage systems (SuDs);
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled;
- An element of construction waste reduction or recycling;
- Electric vehicle charging points

Building Regulations

The proposed development should accord with the very latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements. Detailed information regarding the proposed construction methods proposed to achieve buildings regulation compliance will be submitted at the detailed design stage.

Materials and Waste Recycling

Materials selected for construction, including hard and soft landscaping elements, should be carefully chosen to ensure that they are high-quality, durable and that 'whole life costs' are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

Siting and Building Orientation

Dwellings should be carefully sited to ensure that they are sheltered from prevalent winds and benefit from passive solar gain as much as possible.

Passive solar gain can enhance the energy and environmental performance of dwellings. Orientating streets in an east-west direction can increase solar access to dwellings and gardens, whilst avoiding overshadowing from adjacent dwellings.

Individual houses which are orientated east of south will benefit from early morning sun, and those orientated to the west of south will benefit from late afternoon sun, which can reduce the need for additional heating during the evening period.

The final location and numbers of dwellings benefiting from solar gain will be set out at the detailed design stage.

Sustainable Drainage

Development has been located away from areas of surface water and fluvial flooding. Surface water run-off rates will be managed by the use of Sustainable Drainage systems on-site, to ensure that the development does not impact on the surrounding area.

Adoption Areas

When completed, responsibility for long term management and maintenance will typically be separated into areas including:

- Highway adoption areas;
- Public open space areas (put forward for local authority or management company maintenance, subject to relevant S106 agreement);
- Private property ownership; and
- Shared maintenance areas such as shared private drives

Sustainable Communities

The development proposals comprise of residential dwellings which provides a good basis for the creation of a sustainable community.

Areas of green space have been incorporated into the proposals with substantial areas of publicly accessible open space. A mix of house types, tenures and sizes are proposed, limiting social exclusion and ensuring the creation of a truly varied and mixed community.

“Well-designed homes and buildings are functional, accessible and sustainable... They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time.”

Paragraph 120 - 121
National Design Guide (2021)



6 Summary

This Design and Access Statement has outlined the strategy for 'Land South of Bosworth Lane, Newbold Verdon'. It details how a viable, context-driven development can be delivered.

The Vision is to provide a new development of up to 200 new homes which will positively integrate into the local setting and neighbourhood.

The development is designed to cater to the needs of the local community, providing a diverse range of housing options, new public open space and access to different housing types within a sustainable and attractive environment.



Up to 200 new homes

Providing new housing to support the existing housing need



Sustainable and connected

Integrated with the existing community in Newbold Verdon



New public open space

Including high quality play provision and open space for the benefit of residents



BLOOR HOMES®

Marrons

Design and Access Statement

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Revision: E
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