

July 2026

Land South of
Desford

Leicestershire

Design & Access Statement



Bellway
Strategic Land

Green heart
for Desford



New expanded
GP SURGERY

Bellway
Creating a lasting legacy



Leicester Lane



SUSTAINABLE GROWTH FOR
DESFORD



PUBLIC FOOTPATH

B582



**JUNIOR SPORTS
PITCHES
&
FACILITIES**



New vehicular connection between
**Peckleton Lane & Leicester
Lane**
alleviating traffic in Desford



New market &
AFFORDABLE HOMES



Peckleton Lane



DESFORD



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Our Vision	6
The Client	8

01. Introduction **11**

The Site	12
Site Proposals	14
Site Photos	16

02. Context Analysis **19**

The Site	20
Historic Growth Analysis	22
Character	24
Local Services & Facilities	26

03. Design Evolution **29**

Constraints & Opportunities	30
Constraints & Opportunities	32
Constraints & Opportunities	34
The Concept	36
Design Evolution	38

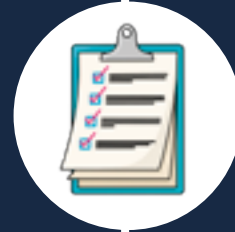
04. The Masterplan **41**

The Proposal	42
Placemaking Strategy	44
Landscape Strategy	46
Active Travel Plan	48
Development Parameter Plans	50
Indicative Street Sections	52
Phasing Strategy Plans	54

05. Conclusion **57**

Key Benefits	58
Building for a Healthy Life (July 2020)	60
National Design Guide (January 2021)	62

01



Introduction

An overall introduction to, the Site and development proposals, including overarching objectives and Vision.

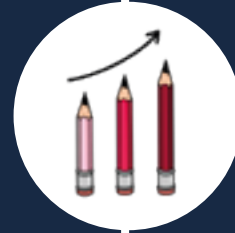
02



Context Analysis

A detailed summary of all the Site assessment work carried out to ensure an informed approach to the design development of the Site, resulting in a constraints and opportunities plan.

03



Design Evolution

A summary of the evolution of the proposals and the engagement carried out as part of the design process, resulting in a concept plan.

04



The Masterplan

Presentation of the Illustrative Masterplan and the design principles and strategies adopted to ensure a robust development proposal.

05



Conclusion

A summary of the key benefits of the proposal and its merit as the next logical location for new development in Desford.

We are delighted to present this Design and Access Statement setting out Bellway's Vision for land to the south of Desford and its capacity for delivering new market and affordable homes alongside community facilities and public open space in the Leicestershire borough of Hinckley and Bosworth.

The Site offers an opportunity to create a new residential-led southern gateway to Desford bringing forward a well-connected new place with new community facilities including provision of a new GP Surgery and district centre for the settlement all set within substantial connected open space, centred around the new link road between Peckleton Lane and Leicester Lane and existing green infrastructure.

This application is submitted by Bellway Strategic Land which is part of Bellway Homes Limited, a recognised five star housebuilder who take pride in their commitment to delivering exceptional quality as standard to customers. Bellway have a consistent track-record of delivering high quality homes across the UK, including in the local area. Their aim is to create attractive and sustainable communities that leave a positive legacy for residents and the wider society.

The Vision for Land South of Desford is to create a high-quality, landscape-led village extension that strengthens Desford's identity and enhances everyday life for both new and existing residents. The development will deliver much-needed new homes in a way that responds sensitively to the character of Desford, while making a meaningful contribution to meeting local housing needs.

The proposals seek to provide sustainable growth for Desford, by addressing identified infrastructure capacity issues at the settlement. The proposals include the provision of a new GP Surgery and District Centre, and a new residential spine road to assist in directing traffic away from the village centre.

The southern gateway will form an attractive new settlement edge, helping the transition from the village and the newly built Caterpillar Site, into the surrounding countryside. This will be achieved through a strong framework of green corridors, a generous central area of public open space, and high-quality landscape design that softens development edges and reinforces the rural setting.

At the heart of the masterplan will be a connected network of green infrastructure, delivering a net gain in biodiversity while providing welcoming spaces for recreation, play and wellbeing. A range of new sports pitches and informal open spaces will significantly enhance local leisure provision, complementing and expanding the village's existing facilities.

The Site has the capacity to deliver approximately 550 new homes, integrated within a walkable and legible layout that prioritise people, landscape and placemaking. Enhanced Public Rights of Way will strengthen connections between the village and promote the use of sustainable and active modes of transport, creating accessible routes for walking, cycling and everyday enjoyment of the landscape.

Our Vision

The vision for land south of Desford is to establish a new southern gateway: a sustainable, walkable neighbourhood that delivers much-needed housing, community facilities, and green infrastructure while respecting the village's character and rural setting.

Through the creation of a high-quality landscaped southern edge that strengthens the transition between the village and surrounding countryside, the scheme will provide a sensitive and logical extension to Desford, accommodating approximately **550 dwellings** alongside a range of new community infrastructure.

Two vehicular access points, from **Peckleton Lane** and **Leicester Lane**, will ensure full integration with the village, alongside safe pedestrian and cycle connections to local schools, services and the wider countryside; linked by a new residential spine road that will improve connectivity across the site and help direct traffic away from Desford village centre.

In addition to new homes, the scheme will provide a district centre incorporating **community facilities** and **a new GP surgery**, together with **allotments**, **a skate park**, **sports pitches** and associated facilities to support both existing and future residents.

The development will complement recent growth to the east, drawing on successful design principles and local character. A **central green corridor** will create a new green heart for the residents of Desford and will protect important views, including those towards St Martin's Church spire, deliver **biodiversity net gain**, and provide accessible spaces for **play, recreation, food production** and **community activity**, creating a healthy and attractive environment for all.



Respect Local Character



Play Areas



Multifunctional Spaces



Improved Connections



Landscape Buffers



Biodiversity

Our Vision

KEY:

- Site boundary
- Existing Public Rights of Way (PRoW)
- Proposed recreational routes
- Development parcels
- Accessible green space
- Vehicular gateway
- Pedestrian gateway
- Green corridors
- Proposed primary tree lined street
- Community orchard
- Area reserved for attenuation (subject to further detailed design)
- Play
- Location for GP surgery
- 1 Sports pitches
- 2 Location for skate park
- 3 Location for changing facilities



Peckleton lane

Leicester lane

The Client

Bellway's Vision

At Bellway our aim is not just to build houses, it is to create attractive and sustainable communities that leave a positive legacy for residents and the wider society.

Bellway began as a small family business in 1946 - with a passion for building exceptional quality homes in carefully selected locations, inspired by the needs of real families. To this day, they maintain these same core values, combining their decades of expertise with the level of personalised care that Bellway is known for.

Bellway is recognised as a five-star builder by the Home Builders Federation. This award reflects their commitment to delivering exceptional quality as standard to their customers throughout the construction process, in the homes created, and in their aftercare and customer service. This Site presents a unique opportunity to meet a pressing need for much needed new homes in the Leicestershire borough of Hinkley and Bosworth, in an attractive setting that can successfully be delivered in the short term.



Bellway
Strategic Land



Bellway Homes - Holbrook Park, Derby



Bellway Homes - Holbrook Park, Derby



Bellway Homes - Longwood Grange



Bellway Homes - Ashberry Lilibet Gardens





Or.



01. Introduction

The Site
Site Proposals
Site Photos

The Site

Desford, Leicestershire

Desford is a village within the Borough of Hinckley and Bosworth. Recognised as a Key Rural Centre in adopted planning policy, it represents a sustainable location for growth and performs an important service role for a number of surrounding smaller villages and rural settlements, providing access to everyday facilities, services and community infrastructure. The village lies approximately 11km west of Leicester and broadly equidistant from Leicester and Hinckley, offering residents convenient access to employment opportunities, education, healthcare, retail provision and sustainable transport connections.

Site Description

The Site comprises a series of agricultural fields located immediately to the south of Desford. These fields are defined and subdivided by a network of mature hedgerows, which contribute to the Site's landscape structure and character.

Along the northern boundary, a small brook provides a natural edge, beyond which lies the existing settlement. A Public Right of Way (PRoW) crosses the brook via a small footbridge, connecting into Desford.

The Bosworth Academy, the village's main secondary school, is situated directly to the north of the Site. To the south and east, the Site is bounded by hedgerows. Its western edge abuts Peckleton Lane, while Leicester Lane forms the eastern boundary. Peckleton Lane has a more urban character given the presence of the Caterpillar Estate to the west, a significant employment hub for the area. In addition, established sports and recreational facilities are located adjacent to the Site's western boundary, further contributing to the active community and recreational character of this part of Desford.

The Site is crossed by three PRoWs, which run broadly north-south, providing connections both into the settlement and out towards the wider countryside, integrating the Site with the existing movement network.



DESFORD

Site Boundary

B582

Leicester Lane

Peckleton Lane



KEY:
— Site boundary

Site Proposals

The masterplan has evolved through detailed Site analysis, review of the relevant planning policy framework, extensive pre-application engagement with the Local Planning Authority, and consideration of technical evidence relating to infrastructure capacity and service provision. This process has ensured that the proposed development responds positively to the character of the surrounding settlement whilst remaining capable of being accommodated within the local infrastructure network. The Site has capacity for approximately 550 dwellings, providing a balanced mix of house types, sizes and tenures, including a policy-compliant proportion of affordable housing, to meet identified local housing needs.

The development will be designed as a sustainable, walkable neighbourhood supported by new infrastructure that will help accommodate growth and enhance the facilities available to existing and future residents. A clear and legible structure will be established through distinct **character areas, gateways, nodes** and **focal spaces** that create a strong sense of place. **Streets and open spaces** will be overlooked by **active frontages** to ensure natural surveillance, while informal **play areas, trim trails, recreational routes** and **new sports provision** will be integrated within the green infrastructure network to promote **healthy lifestyles, biodiversity** and **social interaction**. Together, these elements will support the delivery of a well-connected and sustainable extension to Desford.

The housing strategy will be confirmed RM stage and is likely to propose a varied mix of two to five-bedroom homes suitable for all household types in line with requirements. Affordable housing will be tenure-blind and evenly distributed throughout the scheme, integrated alongside market housing. The homes will be designed with locally inspired architecture and high-quality materials, exceeding Future Homes Standards in terms of energy efficiency. Sustainable construction methods, reduced carbon emissions, and renewable energy integration will be embedded in the design, alongside a commitment to the long-term management of green infrastructure.

Community infrastructure will be at the heart of the proposals, ensuring the new neighbourhood is socially sustainable and supports the wider settlement.

The proposed development will deliver a range of new infrastructure to support both existing and future residents. A new district centre will form a focal point of the neighbourhood, providing local services, facilities and opportunities for community interaction. The scheme also includes provision for a new GP surgery to help meet local healthcare needs and reduce pressure on existing medical facilities. A residential spine road will provide the principal route through the development, ensuring strong connectivity between the new neighbourhood, the district centre and the wider settlement, whilst facilitating sustainable movement throughout the site. Together, these elements will establish a well-served and sustainable extension to Desford, creating the infrastructure necessary to support planned growth. Additional sports and recreation facilities will be incorporated to work in tandem with the open space network.

The scheme takes a landscape-led approach that integrates development with its setting. A central green corridor will run north to south through the Site, acting as a linear park with play areas, orchards, and habitats. Secondary corridors following existing hedgerows will connect neighbourhoods and link open spaces. The design will secure a measurable biodiversity net gain by creating new habitats and reinforcing wildlife corridors. SuDS features such as swales and attenuation basins will manage surface water sustainably while also contributing to ecology and amenity. Existing hedgerows and trees will be retained wherever possible, with new planting introduced to soften edges.

Movement and connectivity are central to the design. Two vehicular access points will be provided, from Peckleton Lane and Leicester Lane, both capable of accommodating bus routing. A looped secondary street will create a legible structure, supported by a hierarchy of secondary streets and shared surfaces. The existing Public Rights of Way crossing the Site will be upgraded to safe, all-weather routes with natural surveillance. New walking and cycling links will ensure that all residents are within a ten-minute walk of local facilities, while the potential for a bus route through the development will strengthen connections to Leicester, Hinckley, and the wider area.



Holbrook Park, Derby

**Approximately 550
new high quality
family homes in a
mix of
sizes and tenures**



PUBLIC FOOTPATH

**New footpaths
and cycle
routes plugging
into the existing
Public Rights of
Way network**

**New vehicular
connection between
Peckleton Lane &
Leicester Lane**



**New multi-functional
spaces with food-
growing areas,
enriched woodland
and boundary
planting**



**New landscape buffers
and sustainable
drainage with wildlife-
friendly swales and
basins, delivering new
ecological features to
increase biodiversity
net gain**



**A new GP
surgery**

**New children's play
areas, natural play
trails and sports
pitches, promoting
outdoor activity**



**New sports pitches
& facilities**

Site Photos



Key plan



View of the western boundary onto Peckleton Ln



View looking south-east along PRow



View looking north into adjacent development



View looking south-east across the Site



View looking north along western PRow



View looking towards southern PRow



View from the southern boundary looking towards the northern PRow



View looking southern edge boundary



Prow looking towards northern boundary



View from the northern boundary line



Prow looking towards northern boundary



View from northern side of the Site towards the boundary line



02%



02. Context Analysis

The Site
Historic Growth Analysis
Character
Local Services & Facilities

The Site

Planning Policy Context

The latest version of the National Planning Policy Framework (the Framework) was published by the Government in December 2024, with further minor amendments made in February 2025. The Framework places great emphasis on the importance of design, noting that good design is a key aspect of achieving sustainable development.

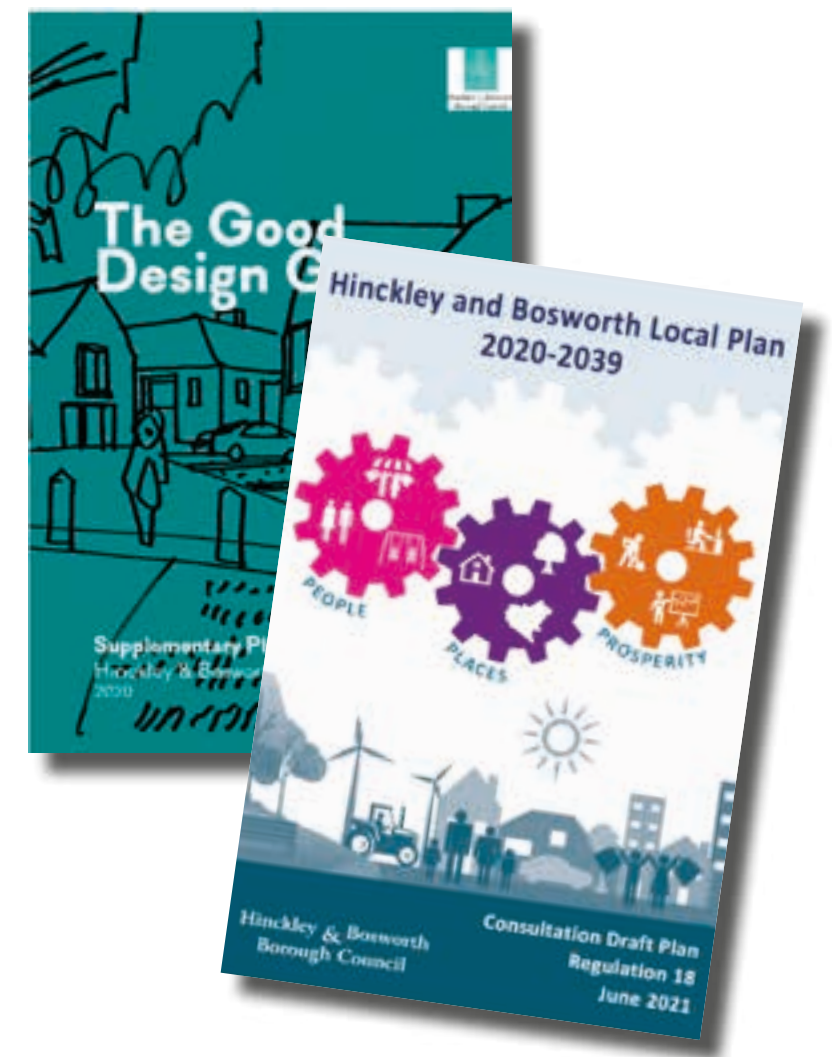
Chapter 12 expands upon the principles of good design, establishing what planning policies and decisions should expect developments to achieve, including the importance of being visually attractive; sympathetic to local character; establish a strong sense of place; optimise the potential of the site; and create places that are safe, inclusive and accessible. The Planning Practice Guidance builds on the Framework to confirm that significant weight should be given to development that reflects local design policies and government guidance on design, and takes into account local design guidance and supplementary planning documents. The National Design Guide provides further guidance in this regard, setting out the ten characteristics of well-design places and what good design means in practice. These characteristics comprise: context; identity; built form; movement; nature; public spaces; uses; homes and buildings; resources; and lifespan.

The Development Plan for this application consists of the Hinckley and Bosworth Core Strategy (adopted in December 2009), the Site Allocations and Development Management DPD (adopted in July 2016); and the Desford Neighbourhood Plan (made May 2021).

Policy 24 of the Core Strategy requires that new residential developments meet Level 6 of the Code for Sustainable Homes. Further detailed design guidance is provided by the Site Allocations and Development Management DPD with Policy DM10 requirement developments to safeguard the amenity of nearby residents and occupiers; complement and enhance the character of the surrounding area; incorporates a high standard of landscaping; maximises opportunities for energy conservation; and implements an appropriate sustainable drainage scheme. The made Desford Neighbourhood Plan also provides locally specific design guidance through Policy H7. This policy similarly requires developments to enhance and reinforce local distinctiveness; foster biodiversity; and be built at a density that respects the areas prevailing character and setting.

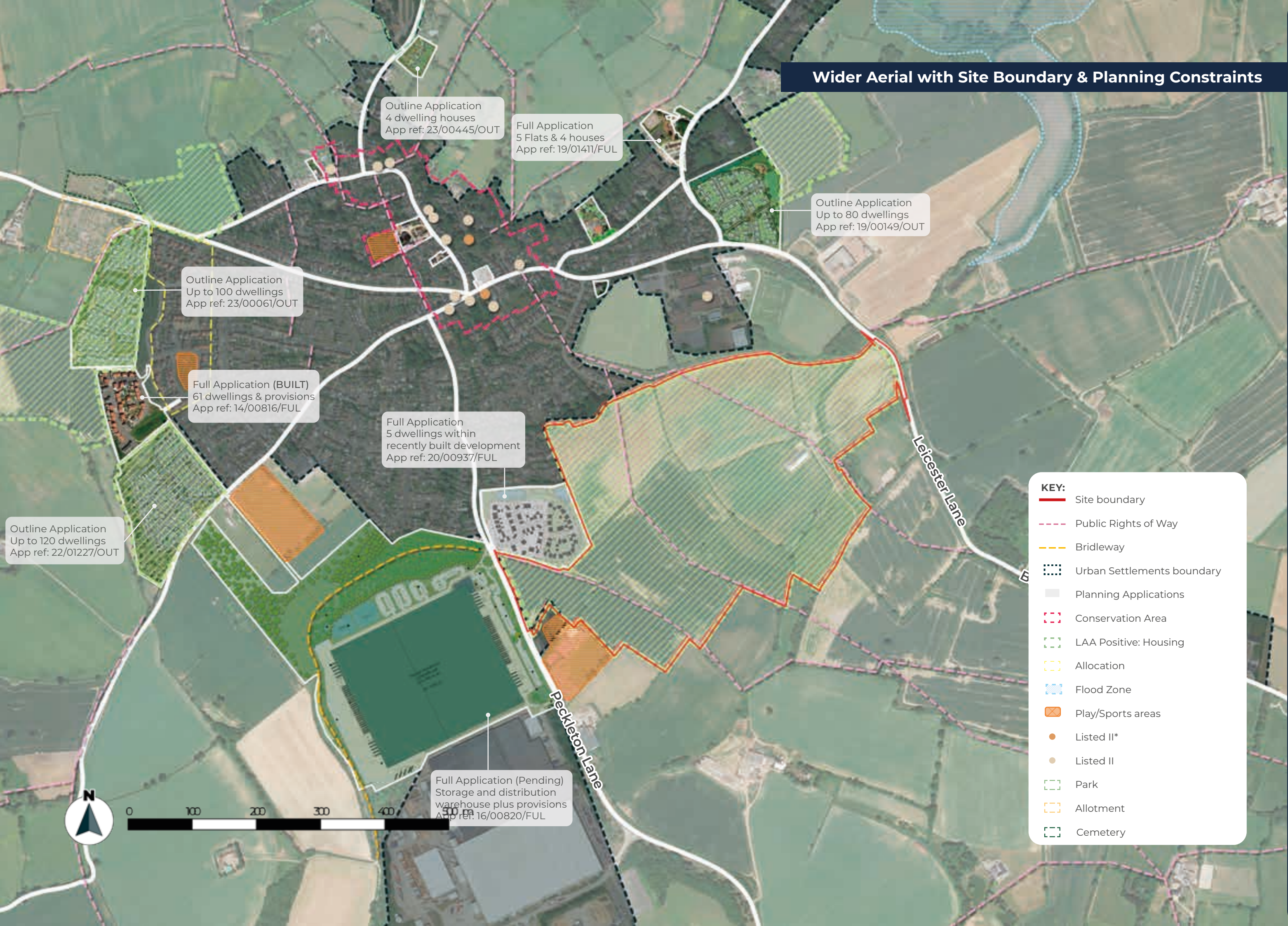
The Council adopted a Good Design Guide SPD in 2020, Chapter 4 of which provides guidance in relation to new residential developments. The Design Guide identifies that the starting point for any design should be a clear visions of the type of place that is sought to be created, before continuing on to fully identify the site's features and context. The Design Guide promotes the creation of an urban structure that is informed by key design principles, and building upon these to establish a concept urban structure.

The planning policy context is also informed by emerging planning policy documents; consisting of the emerging Hickley and Bosworth Local Plan and the Desford Neighbourhood Plan Review. A summary of the relevant emerging policy considerations is provided within the Planning Statement which accompanies this application.



Policy documents

Wider Aerial with Site Boundary & Planning Constraints



Historic Growth Analysis

History

Desford's historic development is closely tied to its agricultural and ecclesiastical origins.

The village formed around St Martin's Church, situated on the kinked medieval routes of High Street and Newbold Road. Initially a small farming centre, its open-field system was enclosed in 1759–60, leading to gradual expansion and ribbon development along these routes.

In the 19th century, the arrival of the Leicester–Swannington railway (1832), with a station at nearby Newtown Unthank, further shaped the settlement. This transport link stimulated limited middle-class housing on Station Road and introduced more diverse building types, adding to the evolving village character.

The village core today is defined by historic cottages, terraces, and Victorian housing, which together create a distinctive and cohesive streetscape. By contrast, late 20th-century suburban estates such as Meadow Way and Maple Way provide family housing that is functional but generally more uniform and less detailed, reflecting typical suburban design of their time.

Key Characteristics

- Compact, nucleated form centred around the church.
- Traditional materials: red brick is predominant, with timber framing on landmark buildings.
- Slate roofs (Swithland slate in diminishing courses, Welsh slate) as the principal historic coverings.
- Occasional clay tile and thatch, although less common.
- Chimneys, modest detailing, and small window openings that add to the character.
- Rendered or painted finishes exist but are not traditional to the village character.



St. Martin's Church, Newbold Road (Google Street View Image)

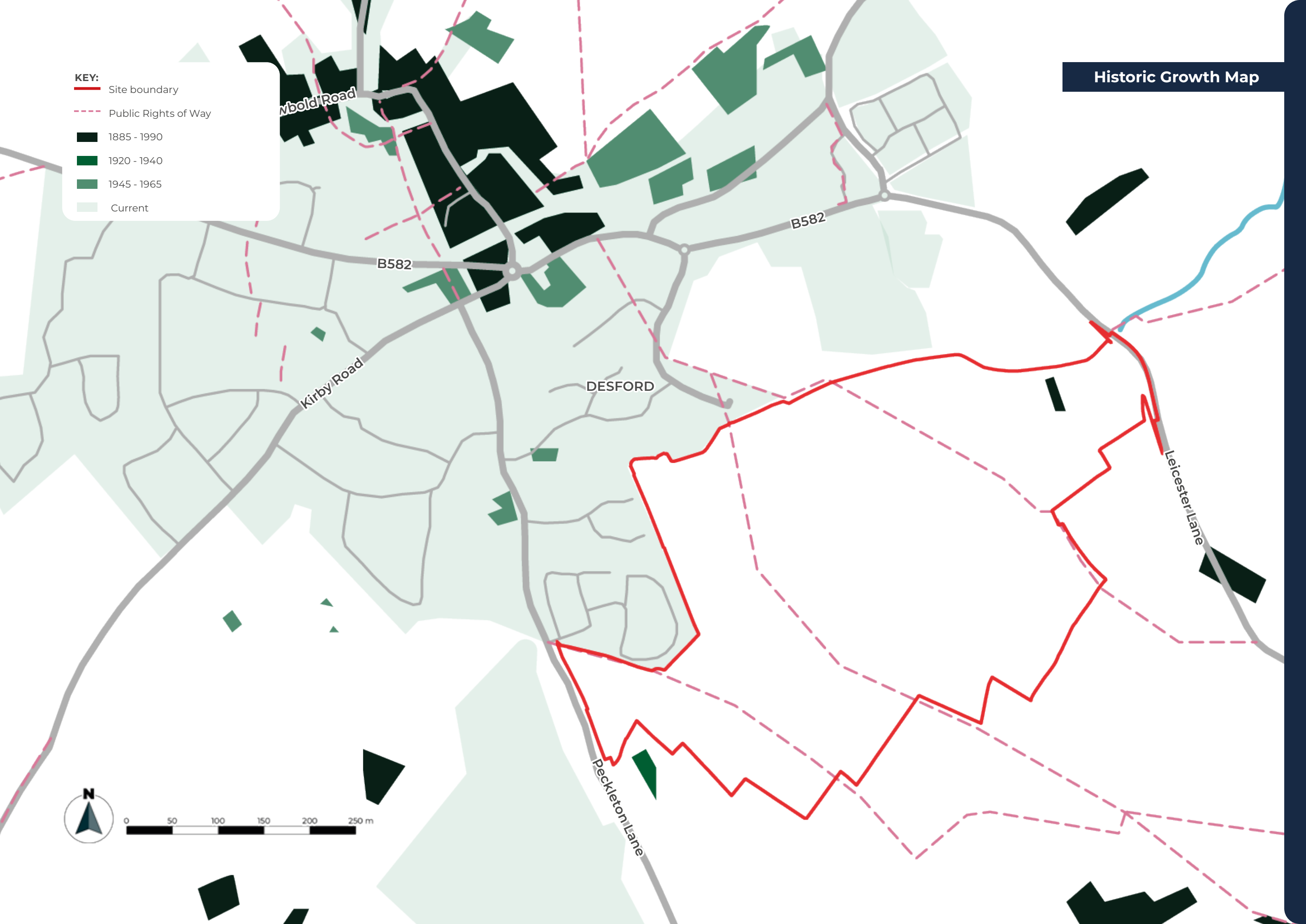


Station Road, Middle-class housing (Google Street view image)

Historic Growth Map

KEY:

- Site boundary
- Public Rights of Way
- 1885 - 1990
- 1920 - 1940
- 1945 - 1965
- Current



Character

Character Analysis

Desford's historic village core has a distinctive and recognisable character, defined by traditional red-brick cottages and Victorian terraces with slate roofs, chimneys, and modest detailing. These buildings create a cohesive and attractive streetscape that strongly contributes to local identity.

By contrast, later 20th-century suburban developments are more generic, (Meadow Way, Maple Way) often characterised by buff brick, shallow-pitched roofs, and integrated garages.



Main Street, Desford (Google Street View Image)



Chapel Lane, Desford (Google Street View Image)



Meadow Way, Desford (Google Street View Image)



Cottage Lane, Desford (Google Street View Image)

Main Street



- The use of traditional materials such as brick and tile to maintain the visual harmony of the village.
- Designed to integrate seamlessly with Desford's existing infrastructure, maintaining the village's walkable character.

Maple Way



- Predominantly modern suburban forms with simple rooflines and standardised detailing, reflecting late 20th and early 21st century housing.
- A mix of detached, semi-detached, and terraced homes, ranging from smaller one and two-bed properties to larger family houses.
- Primarily red and buff brick with tiled roofs, in keeping with common contemporary suburban schemes but with limited variation in texture or detailing.
- Off-street parking is provided through driveways and garages, with additional on-street spaces.

Meadow Way



- The broader area reflects standard detached house forms typical of suburban estates.
- The area is almost exclusively made up of detached homes, indicative of a suburban setting with relatively spacious dwellings.
- Standard sidewalks and pedestrian connections integrated into street layout.

DESFORD

B582

Leicester Lane

Peckleton Lane



0 50 100 150 200 250 m

Local Services & Facilities

The Site benefits from existing public transport links, with the number 153 bus service connecting Desford to Leicester City Centre and surrounding settlements. Whilst the nearest bus stop is located approximately 600m from the Site, the masterplan is being developed with the potential to accommodate a new bus route through the site. This would improve access to public transport, support sustainable travel patterns and provide a significant enhancement to local transport infrastructure.

The Local Centre of Desford, to the north of the Site, is in close proximity to serve the local community, providing easily accessible facilities including multiple convenience stores, a pub, a library, a church and childcare facilities.

A number of schools are located in close proximity to the Site. Desford Community Primary School, and the Bosworth Academy, are both accessible within a 10 minute walk.

The Site is also in close proximity to the industrial and commercial area located further south along Peckleton Lane, including Caterpillar UK, a nationally recognised business and employer of regional significance, providing substantial employment opportunities for residents across the wider area, and a number of new warehouse units. These provide extensive employment opportunities for local residents.

In addition, the Site is 6 miles from Narborough train station, providing regular and direct services between Leicester and Birmingham. The proximity of a well-connected local railway station further enhances the sustainability of the Site as a suitable location for new growth.

More local sustainable travel options are provided for by the local bus route as well as good pedestrian connectivity which will encourage walking. Both of these options will have a positive impact and assist with decreasing car dependency.

The Site benefits from local Public Rights of Way (PRoW) connections, including the three PRoW routes that cross the Site. Development will enable improvements to these existing PRoWs and facilitate easy access to both the village centre and the wider countryside beyond.

The plan below demonstrates the existing local facilities and services in the community of Desford. New residents will be well placed to bolster the local economy whilst the Site's development will provide additional services for both the new and existing community.

KEY

Site boundary

Bus stop

School

Nursery

Doctors Surgery/
Pharmacy

Pubs/Bars

Restaurants/
Takeaways

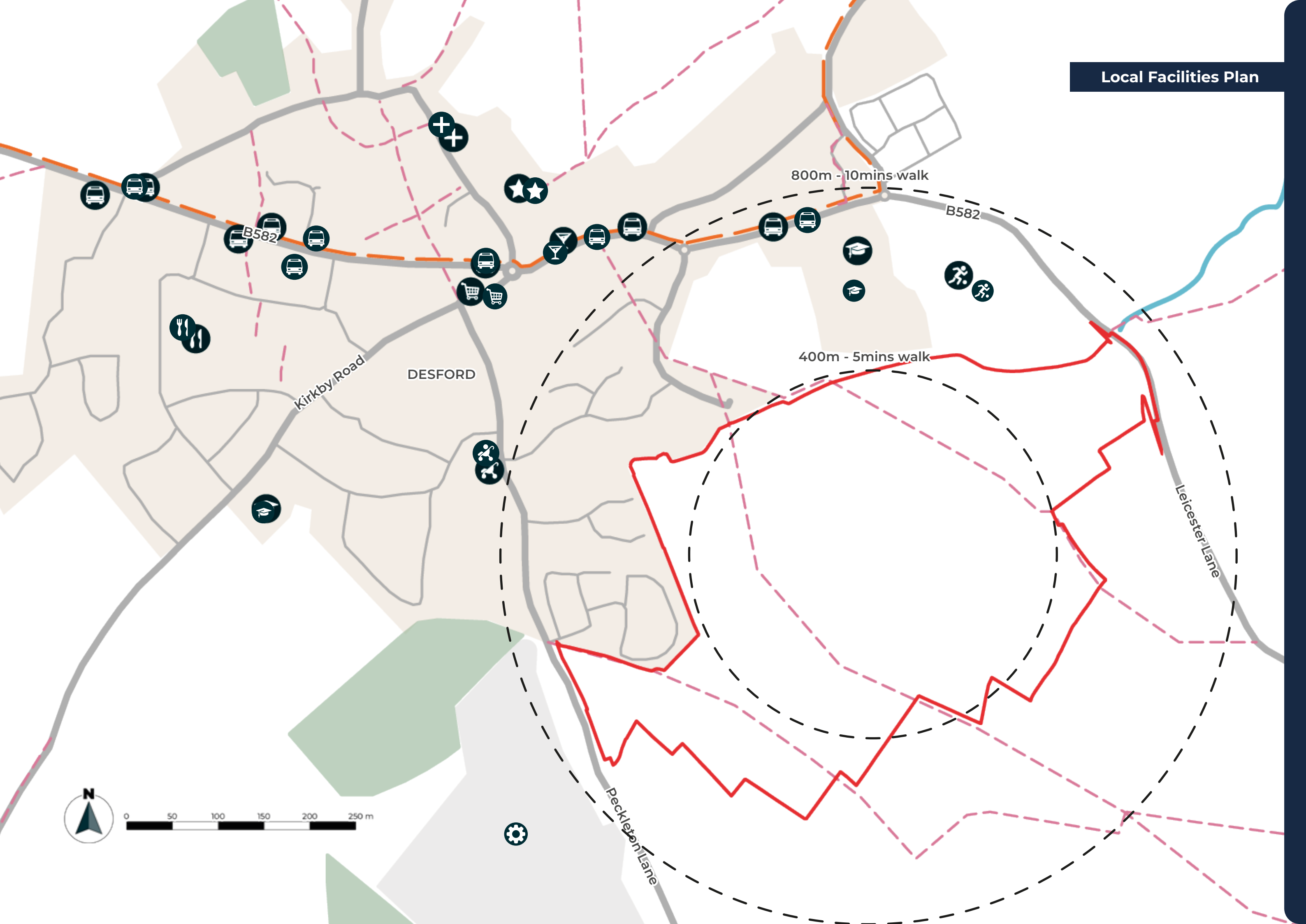
Place of worship

Sports/recreation
ground

Supermarket

Area of Employment
Industrial Zone

Bus route 153





03



03. Design Evolution

Constraints & Opportunities
The Concept
Design Evolution

Constraints & Opportunities

A summary of the Site’s constraints and opportunities is presented here, supported by the detailed information illustrated on the Constraints and Opportunities Plan. This evidence has informed the development of the emerging masterplan and should be read alongside the accompanying technical reports submitted with this application.

Ecology

The key habitat features at the Site are hedgerows and trees which are largely to be retained as demonstrated by the Illustrative Framework Plan.

Faunal surveys completed have not identified presence of great crested newt, reptiles water vole or badger and the bat and bird assemblages using the Site are considered to be typical of managed arable habitat on an urban edge.

The design of the Proposed Development to date has recognised key habitats and features of ecological value (hedgerows, trees and woodland) and sought to avoid and / or minimise effects, though some hedge and tree loss is likely to be necessary to allow access into the Site with minor hedge sections removed to enable passage of the road network through the Site.

The Proposed Development will provide opportunities to create new habitats that will buffer and enhance the value of retained habitats by improving the overall habitat connectivity across the Site. Habitat creation including SuDS and areas of species-rich grassland will aim to maximise biodiversity. The Proposed Development includes a generous green infrastructure provision which aims to improve connectivity of habitat through and beyond the Site boundaries, enhance biodiversity and deliver net gains, resulting in minor positive effects on a range of habitats and fauna. The Statutory Defra Metric has been used to conduct high-level Biodiversity Net Gain assessments to inform the habitat creation and enhancement proposals for the scheme and to

guide decisions around additional habitat provision. Overall, the development Illustrative Framework Plan demonstrate the ability of the scheme to deliver a minimum of 10% net gain in biodiversity unit value over the current habitats present, in line with the requirements of the NPPF and the mandatory net gain legislation associated with the Environment Bill.

Flood Risk & Drainage

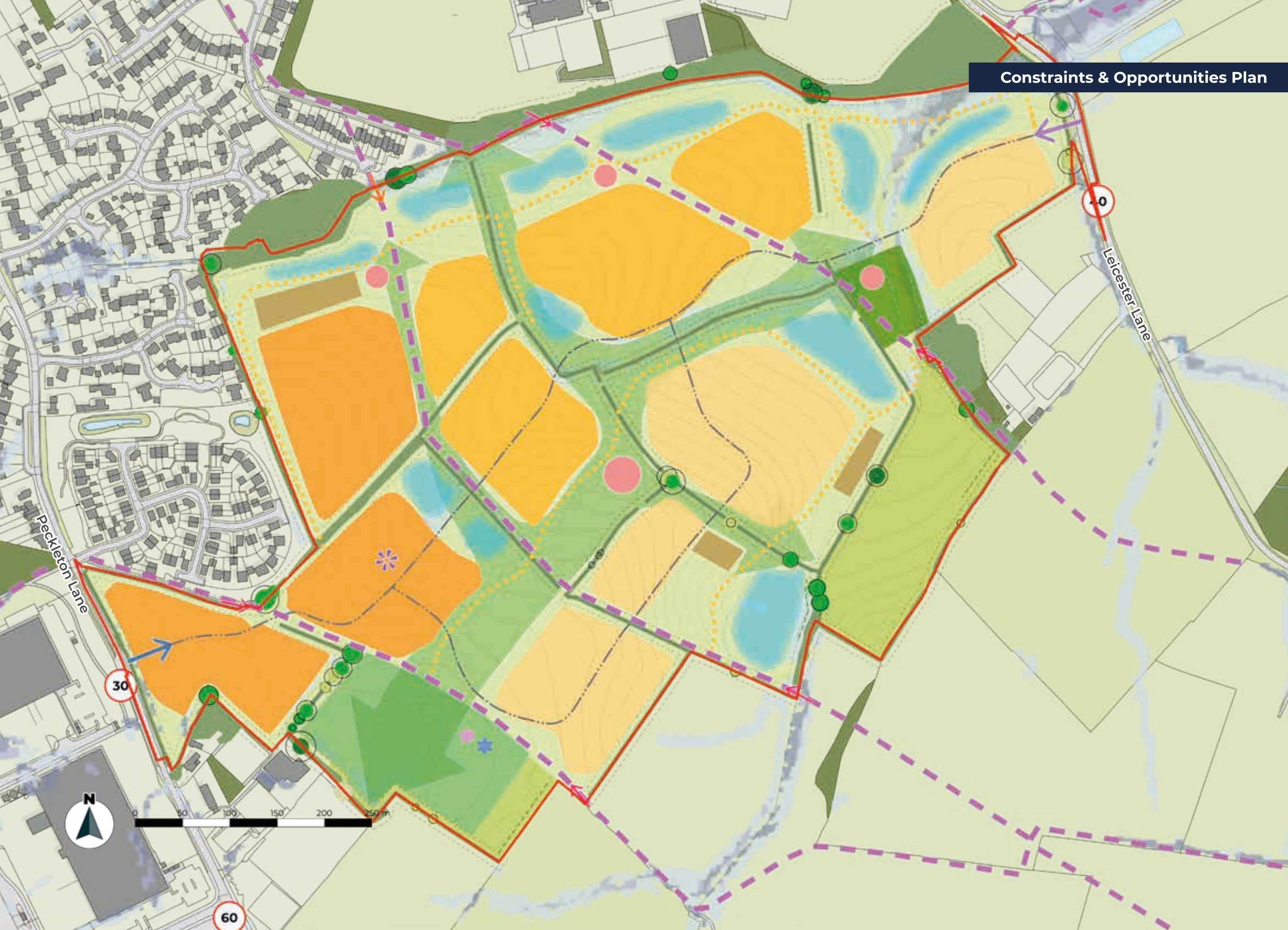
The development site is identified to be entirely located within Flood Zone 1, land considered to be at low risk of river flooding. The site is also identified to be predominately at low risk from pluvial flooding in both the present day and climate change scenarios however, there is a large high risk surface water flow route conveying flows west to east through the centre of site. The proposed parameter plans have been developed with flood risk from all sources in mind, ensuring all elements of development are located within areas at lowest risk from flooding, or where this is not possible appropriate mitigation has been incorporated, ensuring the development is safe for its lifetime.

Surface water that will be generated by the proposed development is to be drained via a Sustainable Drainage System. The proposed masterplan has sought to incorporate a landscape and SuDS led approach offering green / blue corridors providing a treatment train of drainage features offering both amenity and biodiversity benefits alongside the provision of water quality and quantity control. The proposed drainage strategy has been designed to accommodate up to and including the 1 in 100 year event + 40% climate change allowance providing a betterment from existing conditions where runoff discharges to the existing watercourse network uncontrolled across all events. In accordance with the SuDS hierarchy surface water will be directed to the existing ditch and watercourse network located within and along the boundaries of Site.

KEY

Site boundary

Public Right of Way (PRoW)



Constraints & Opportunities

Access & Movement

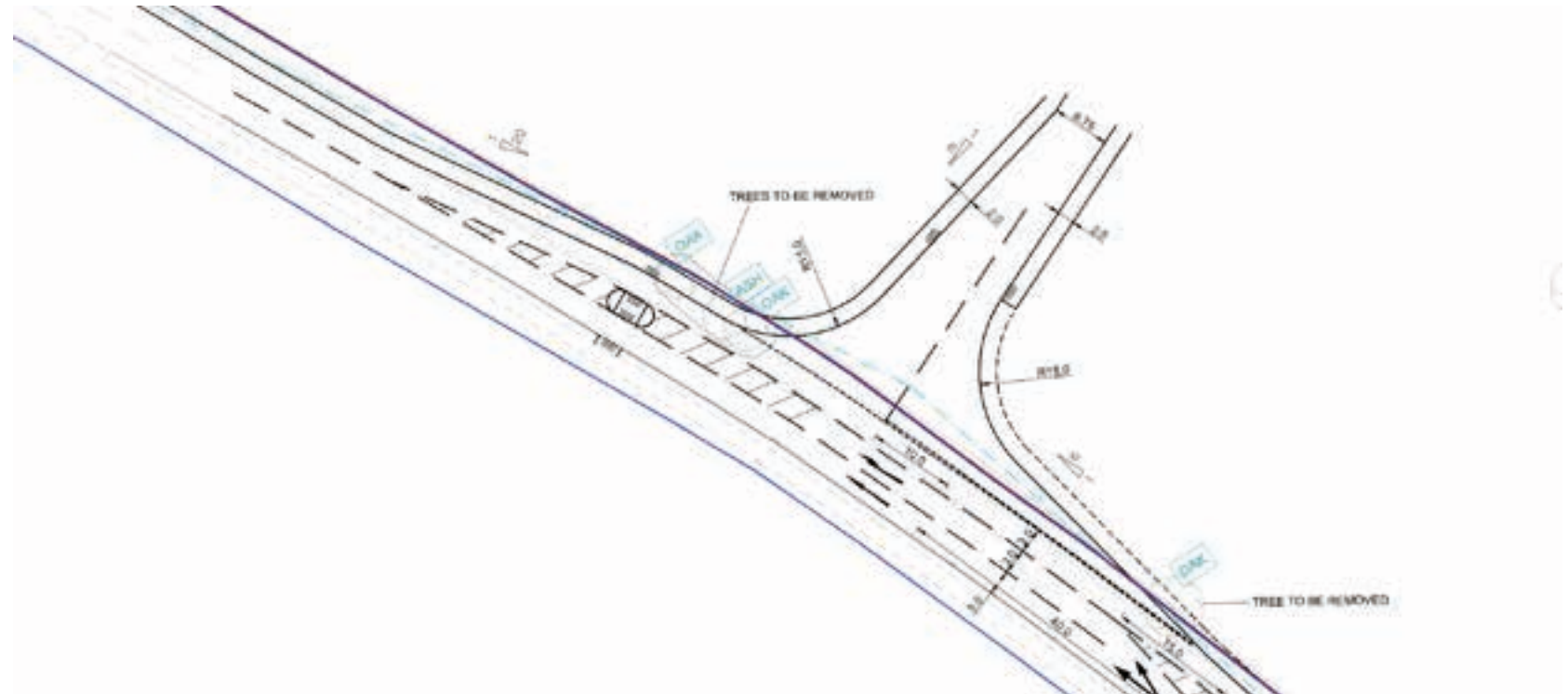
Vehicular access will be provided via two ghost-island priority junctions, on Peckleton Lane and the B582 Leicester Lane; with the intention that the two access junctions be linked by a residential spine road in the fullness of time, which will support bus accessibility into the site.

The primary point of access will be provided off Peckleton Lane to the west of the site, in the form of a priority ghost-island right turn lane junction, with a 6.75m wide access road on the minor arm to facilitate bus permeability.

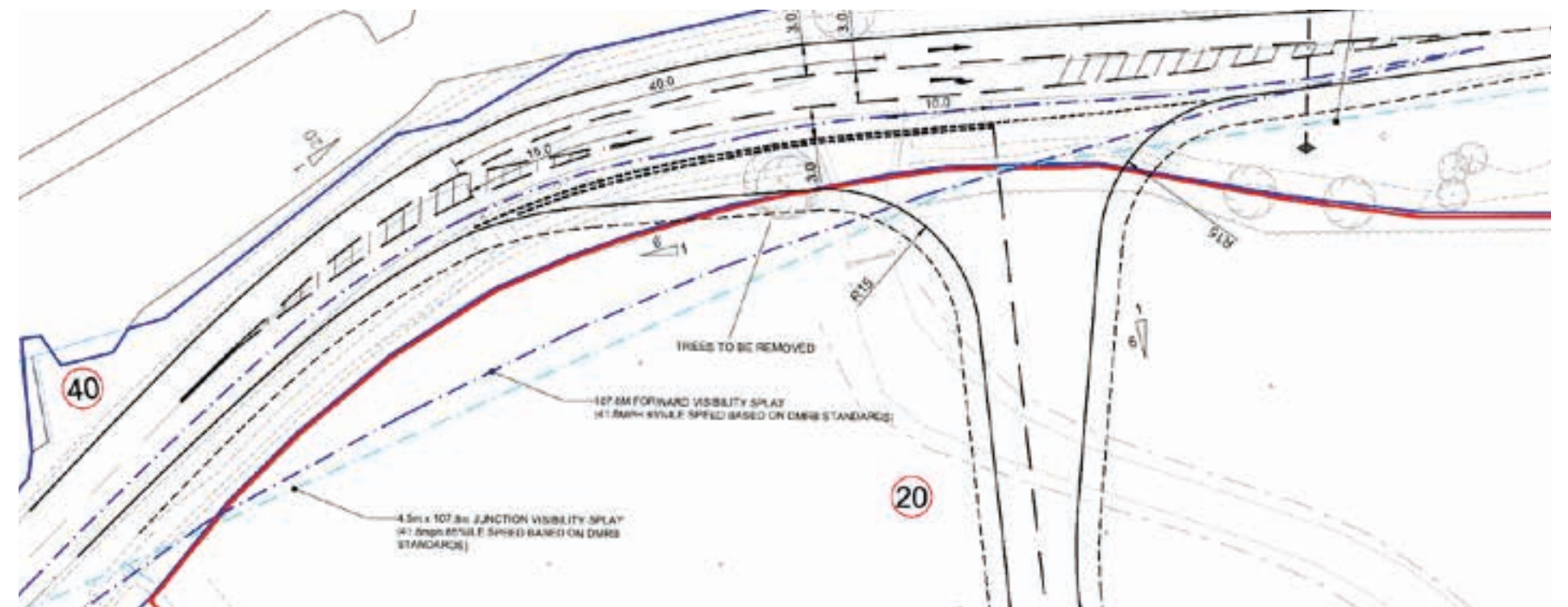
The secondary point of access will be provided off Leicester Lane to the east of the site, also in the form of a priority ghost-island right turn lane junction, with a 6.75m wide access road on the minor arm to facilitate bus permeability.

For Non-Motorised Users (NMUs), the primary desire line is envisaged to run north towards the centre of Desford. As part of the Reserved Matters process, the opportunity to enhance the existing PRoW (R98/8), which routes north of the Site towards Forest Rise, will be explored in further detail. Potential improvements could include a new 3.0m-wide shared footway/ cycleway over the watercourse, requiring an upgraded bridge connection, together with a paved connection north to Forest Rise

To support pedestrian accessibility from the west, a 2.0m footway is proposed at the Peckleton Lane access, with a dropped kerb tactile paving crossing and a central refuge facility, connecting to the existing footway on the western side of Peckleton Lane.



Peckleton Lane, Access Plan



Leicester Lane, Access Plan

Arboriculture

An Arboricultural Assessment has been carried out by FPCR Environment and Design Ltd in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'. The guidelines set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention along with recommendations for considering the relationship between existing trees and how those trees may integrate into designs for development.

In summary, the report concludes:

- The Site is located to the south of the village of Desford, Leicestershire, and comprises several agricultural field parcels, with one parcel currently used for model plane flying.
- Tree cover was predominantly restricted to the peripheries of the individual field parcels and consisted mostly of native species. Several groups bounded the northern border of the Site and provided green buffering from the residential properties and the school.
- A mixture of native and non-native species was recorded across the Site, typical of an agricultural setting. The vegetation primarily comprised managed and maintained hedgerows containing mature trees.

Across the Site, a total of forty individual trees, sixteen groups of trees and sixteen hedgerows were surveyed as part of the Arboricultural Assessment. Five individual trees and one group were assessed as being of high quality and assigned to Retention Category A.

The individual trees were considered good examples of their respective species, while the group forms a well-established green buffer containing several large, mature trees that make a significant visual contribution to the wider landscape.

Of these, twenty-two individual trees and eight groups were considered to be of moderate quality and were assigned to retention Category B. These specimens were evenly distributed across the Site and collectively contributed to the Site's overall landscape character.

The majority of trees, groups, and hedgerows were considered to be of low quality and were assigned to retention Category C. One tree was assigned to Retention Category U, as it was considered unsuitable for retention due to its overall poor structural and physiological condition.

To enable the proposed development, limited tree removal will be necessary to accommodate the built footprint and access arrangements. The required removals primarily relate to the formation of the new Site entrance. The overall level of tree loss is considered minimal when compared with the extent of tree retention across the Site.

The proposed development should be considered an opportunity, in terms of arboriculture, to improve and increase tree cover in the local area without the loss of any arboriculturally significant trees.



Existing vegetation on Site



Constraints & Opportunities

Landscape and Topography

The Site area to the southeast of Desford is an arable landscape lying within the 'Rolling Farmland' Landscape Character Type (LCT) and the 'Newbold & Desford Rolling Farmland' LCA D in the Council's Landscape Character Assessment 2017.

The Desford character area lies on gently undulating farmland in the east of the Borough and is predominantly arable farmland of large to medium sized field pattern defined by single species hawthorn hedgerows with limited tree cover.

There is a good network of footpaths that link settlements, and long distance and panoramic views are available from elevated land over rolling farmland with wind turbines present in views to the north. Therefore, the following constraints have been identified:

- There are no landscape or heritage designations that form a significant constraint to development.
- The open and rolling nature of the Site provides open views across the Site and towards the edge of Desford.
- The western parts of the Site are more elevated and exposed with long-distance views to the east.
- Recreational value of the Site is enhanced by the public

rights of way that cascade the Site.

- The existing hedgerows are largely intact and important features in this landscape, providing a network of green infrastructure.
- Scattered mature trees lie in field boundaries with stronger tree belts to the west.
- The brook to the northern boundary of the Site lies in a shallow valley and connects with Rothley Brook to the northeast.
- The road network forms defined boundary edges to the east and west.
- Significant built industrial form to the west which is visually prominent.

The Council's Landscape Character Assessment highlights the key sensitivities of the local landscape and the landscape strategies that it will adopt to conserve and enhance the landscape. These are listed below with a brief response to how these might be adopted in any development proposals:

- Conserve historic field patterns and public footpaths between villages – the design response should seek to retain the existing structure of hedgerows, hedgerow trees and footpaths within a GI network. Broader enhancements would

be achievable within the proposed landscape buffers located through the development and to the boundaries of the Site.

- Conserve the relatively small-scale villages and ensure any new development contributes positively to the character and built vernacular – in urban design terms the continuation of the settlement in a nucleated pattern of development would be appropriate, relating to the overall townscape character. Design cues taken from the Urban Character Area 2: Desford detailed in the Hinckley and Bosworth Landscape Character Assessment.
- Conserve and enhance the long, panoramic views of uncluttered skylines and church spires – views to the church should be carefully considered within the development from existing public rights of way. Viewing corridors should remain open and given the location and elevation of the church it is likely to be seen above much of the new development. There is an existing backdrop of large warehouses and housing that sit on the skyline in a number of views. The proposed development will generally lie below the skyline in the majority of views in the LVIA. A strong green infrastructure network through the development will help to break up the urban extension through a series of parallel green corridors and proposed planting of woodlands and tree belts to help integrate the proposals into the surrounding landscape.
- Conserve and enhance the biodiversity of the landscape - there is the potential for this to be significant with the provision of new GI networks as part of development proposals, with contributions to the overall net gain in biodiversity.
- Promote regeneration and enhancement of tree cover through establishment of linear copses and hedgerow trees within field boundaries and around urbanising influences – this can be achieved through the provision of a comprehensive landscape strategy throughout the Site. The development parcels can be screened with woodland buffers and copses that reinforce the weak tree cover that is found in this character area. The planting will provide significant enhancements to the biodiversity of the Site and also soften urbanising influences of locating new built form to the south side of the settlement in the rolling farmland.



View looking north from the centre of the Site

Heritage

The application Site does not contain any designated heritage assets. However, there are two designated heritage assets that are located within the application Site's context; Desford Conservation Area and the Grade II listed 3B Series No2 sculpture by Bernard Schottlander.

At its closest point, the application Site is located approximately 300m to the south of southernmost extent of Desford Conservation Area. The distance between the Site and the Conservation Area is developed in its entirety by post-war detached and semi-detached housing whilst the topography falls away by approximately 15-20m between the Conservation Area and the northernmost part of the application Site. Due to the presence of intervening development and the topographical changes in the locality, there is no intervisibility between the Conservation Area and the application Site.

The Framework Masterplan which accompanies this application illustrates how development on the Site is proposed to be concentrated to within the parts of the site that are of a lower topography. Notwithstanding the highly constrained intervisibility between the application Site and the Conservation Area; the location of development in this way will assist in limiting the visual prominence of built form provided on the Site. In the event that the proposed development was visible in views from the Conservation Area and its immediate setting, these views would be glimpsed at best and would not be out of context with the post-war modern housing which already informs the Conservation Area's setting.

The list entry for the Grade II listed 3B Series No2 Sculpture identifies that the sculpture derives its significance from its architectural and historic interest as a playful and striking piece of abstract outdoor sculpture and as an important piece of work by Bernard Scottlander. The proposed development of the Land South of Bosworth Academy will not result in any works that would impact upon the architectural or historical interest that is derived from the sculpture.

It is notable that the Leicestershire and Rutland HER identifies the sculpture's location within the quadrangle of Bosworth Academy meant that it was originally visible through the pilot is of the north block, until the pilot is were infilled with classrooms in the 1980s. As such, it is understood that the sculpture is visually enclosed by the existing school buildings. The proposed development of the Land South of Desford would not have any direct impact on the sculpture, and would not have any impact on views taken to and from the sculpture. Accordingly, it is not considered that the proposed development will result in any impact on the character or setting of the listed sculpture.



View looking north from the centre of the Site

03. Design Evolution

The Concept

The concept for the land south of Desford is founded on a landscape-led masterplan that balances the delivery of new homes and community facilities with the protection and enhancement of local character to provide a sustainable extension to Desford. The framework is structured around a central green corridor running north–south, connecting the existing settlement with the wider countryside. This corridor integrates play spaces, walking and cycling routes, and SuDS features, while also framing views towards St Martin’s Church spire.

The development parcels are arranged on either side of this green spine, shaped by existing hedgerows and natural features. A new residential spine road will provide the main route through the development, linking Peckleton Lane and Leicester Lane and creating an alternative movement corridor that can assist in directing traffic away from Desford village centre. This will be supported by a network of secondary streets and shared surfaces, creating safe and attractive environments for walking and cycling. The movement strategy also allows for the potential introduction of a bus service through the Site, further enhancing sustainable transport opportunities.

Community infrastructure is co-located at the southern end of the Site, forming a new local hub, community centre, a new GP Surgery and flexible spaces that could accommodate healthcare or local services. This ensures that the neighbourhood not only provides new homes but also the facilities to support daily life. The concept also seeks to create a strong new settlement edge. Landscape buffers to the south and east soften the transition into open countryside, while the western edge is designed to integrate with the more urban character of the Caterpillar Estate. Biodiversity net gain is embedded through habitat corridors, species-rich planting, and wetland features, ensuring ecological enhancement alongside development.

In summary, the concept establishes a Southern Gateway to Desford: a compact, legible, and walkable extension that respects heritage views, enriches green infrastructure, and provides the housing and services needed to support both existing and future residents.



Enhancement and connection through of existing PRoW



Integration of play areas

Indicative Framework Plan



03. Design Evolution

Design Evolution

The proposals for the Site at Desford have been developed over several years through an iterative and collaborative design process. A range of development options has been explored during this time, responding to both the opportunities and constraints of the site as well as relevant policy and technical considerations.

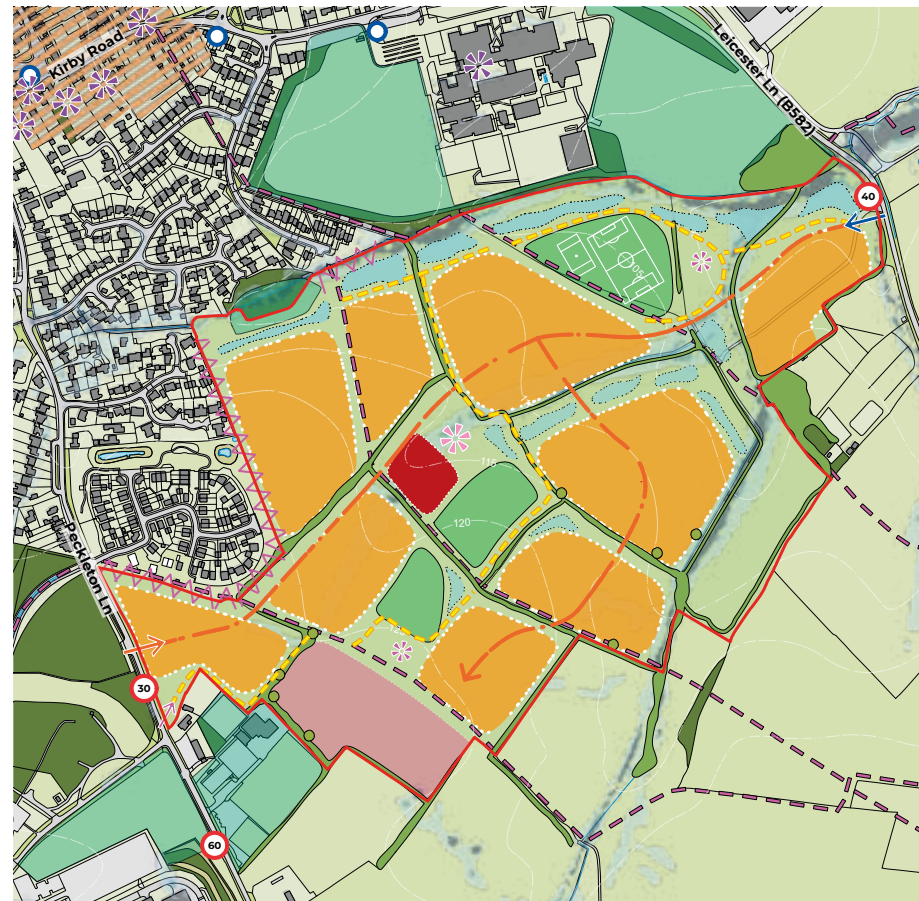
The project team has worked closely with a wide group of consultants to ensure that the emerging proposals are robust, deliverable and compliant. This process has helped to build a comprehensive understanding of the site and has informed a balanced and well considered development approach.

A consistent design principle throughout has been the creation of a strong landscape framework. Central to this approach is a meaningful green corridor running through the site. This corridor forms a defining feature of the proposals and establishes connections to Desford and the wider countryside through a network of green links, helping to integrate the development with its surroundings.

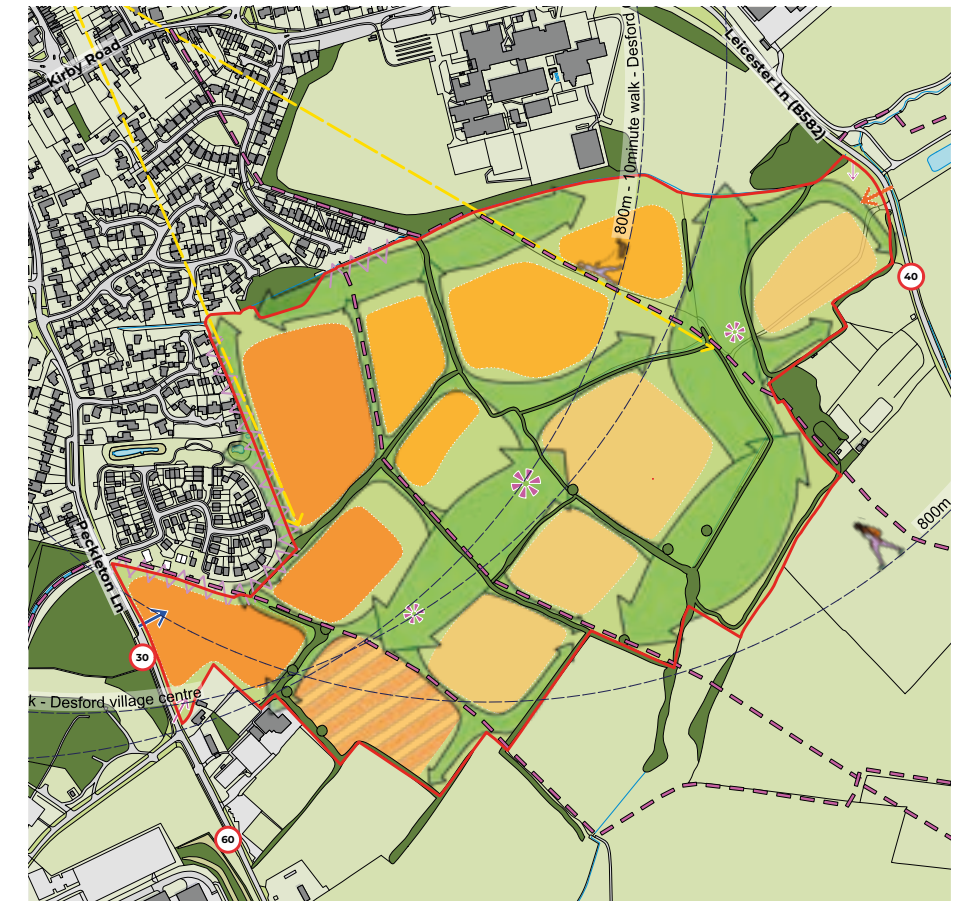
Key elements of community infrastructure including link roads, provision for potential future bus services, a local centre and sports facilities have been explored in a range of locations. The latest iteration brings these elements together in what is considered the most logical and integrated arrangement, responding to movement, accessibility and placemaking principles.

The resulting proposals present a landscape led development that delivers the homes the area needs within an enhanced green setting. The scheme provides access to nature and high quality open space, while creating a walkable and cycle friendly extension to Desford.

The proposed development is subject to independent design review at key stages of the design process. This will provide expert scrutiny of the emerging proposals and help ensure that the development achieves a high standard of design quality, responds positively to its context, and delivers a well-designed, attractive and sustainable place. .



An initial consideration of primary link road between Peckleton Lane and Leicester Lane is drafted, alongside sport pitches towards the north-eastern edge with a central green corridor.



A further emphasis on the central corridor alongside the retention and enhancement of the existing landscape edge is considered on the opportunities plan, with further expansion onto the residential development parcels throughout the Site.

**Constraints and opportunities
plan October 2023**

**Opportunities Plan
November 2023**



Building on the retained link road between Peckleton Lane and Leicester Lane, the movement framework is further refined through the introduction of a secondary street loop. This enhances connectivity across the Site and supports a clear hierarchy of routes. The sports pitches are also moved towards the south-western corner of the site, improving their relationship with the wider open space network.



An illustrative masterplan is produced to showcase one way in which the site could be developed. We continue to work with officers and the parish council, undertaking a design review panel and progressing a design code to bring forward a high quality, deliverable and policy compliant scheme for Desford.

**Illustrative Framework Plan
November 2025**

**Illustrative Masterplan
June 2026**



04.



04. The Masterplan

The Proposal
Placemaking Strategy
Landscape Strategy
Active Travel Plan
Development Parameter Plans
Indicative Street Sections
Phasing Strategy Plans

The Proposal

Illustrative Masterplan

An Illustrative Masterplan has been prepared to demonstrate one way in which the Site could be developed, taking on board the technical and environmental assessments that have been undertaken.

The proposals respond to the Site's edge-of-settlement location, retaining and enhancing existing green and blue infrastructure, including ponds and boundary vegetation, to form a strong landscape framework. This is complemented by new tree planting, green corridors and areas of open space, creating a connected network of multifunctional green infrastructure. Attenuation features, including basins and swales, are integrated within this network to provide sustainable drainage whilst contributing to biodiversity and visual amenity.

Access to the Site is taken from the existing surrounding highway network, with a permeable layout of streets, footways and cycle routes that connect into adjacent residential areas. A series of informal recreational routes are provided throughout the Site, linking key green spaces and enhancing opportunities for walking and cycling.

Creating Character

- A distinctive and well-connected neighbourhood that integrates with the existing settlement and promotes walkability;
- A range of new homes, providing a mix of dwelling types, sizes and tenures to support a balanced community;
- A network of accessible open spaces, including areas for informal recreation and relaxation;
- Opportunities for play, including equipped and natural play features integrated within green spaces;
- Provision of new sports pitches
- Green corridors that provide amenity value, support sustainable drainage and deliver biodiversity enhancements; and

- A landscape-led environment that strengthens habitat connectivity and provides opportunities for wildlife to flourish.
- Two vehicular access points linked by a residential spine road from Peckleton Lane and Leicester Lane.
- Provision of a new GP surgery
- Provision of a new local hub

Housing Strategy

The masterplan illustrates a residential-led scheme comprising a range of housing types and densities to create a balanced and inclusive community. Development is arranged to respond to the Site context, with a clear structure of streets and blocks that define active frontages and overlook public spaces. Lower densities are proposed towards the Site edges to provide a sensitive transition to adjoining uses and the surrounding countryside.

Parking Strategy

Parking is integrated throughout the development to ensure it is convenient and well overlooked, while avoiding dominance within the street scene. A mix of on-plot and on-street parking is provided in accordance with local standards, supporting a legible and attractive layout. Parking is carefully designed to sit naturally within the development and contribute to a high-quality public realm.

Refuse Strategy

Refuse and recycling storage is incorporated within individual plots or in discreet, accessible locations, ensuring minimal visual impact. Collection points are positioned to allow efficient servicing from the public highway, in accordance with local authority requirements, while maintaining a clean and well-managed streetscape.

Construction Management

Measures to ensure that the impact of the construction process on local residents and the environment is minimised insofar as is achievable will be set out within a Construction Management Plan that will be secured by conditions attached to the consent. This could include measures to direct construction traffic away from the village centre.

Maintenance and Management

Arrangements for the maintenance and management of the open spaces to be provided within the development will be identified and agreed at the detailed design stage. However, discussions with local stakeholders including Sport in Desford and the Parish Council as well as Hinckley and Bosworth Borough Council have been commenced to ensure that the open spaces and sports facilities provided by the development will be managed and maintained by the most appropriate body throughout the lifetime of the development.

The Masterplan



Placemaking Strategy

The vision is to design a place where people will want to live and interact, supported through an interwoven network of green spaces, and strong links to the surrounding area. The layout has been carefully structured to ensure the development is balanced with landscape.

A Design Code will be prepared to provide a clear framework for the future delivery of the development, ensuring that the landscape-led vision, character and placemaking principles established by the masterplan are carried forward through subsequent stages of design and implementation.

The existing Public Rights of Way (PRoW) network has been retained and enhanced through new pedestrian and cycle connections, making sure that accessibility and permeability is achieved for both the local residents and the wider community. The creation of green corridors and new recreational routes will contribute to promoting health and well-being, supporting active travel and strengthens the relationship between people and the surrounding landscape.

Focal point

The masterplan features a series of landscape focal points, such as the linear green corridor running through the heart of the Site, and a series of connected green spaces, SuDs features, and pocket parks distributed throughout the design. They serve as focal areas for play, relaxation and social integration. Water features and swales are incorporated within these spaces to provide ecological and drainage functions as well as increased visual intrigue and amenity. Indicative location of the buildings are positioned to front these spaces, offering high natural surveillance levels and reinforcing the relationship between homes and nature. This results in a series of memorable spaces, underpinning everyday life and playing a part in the sense of community.

Gateways

A series of defined gateways will mark the principal points of arrival into the Site, including the main vehicular access points and key pedestrian and cycle connections, linking to the existing PRoW network and surrounding neighbourhoods. These gateways will be reinforced through the orientation of the built form, landscape treatment and changes in alignment to create a strong sense of arrival, creating memorable thresholds, while reinforcing the development's landscape-led identity and sense of place. It is vital that the gateways are designed to create visual intrigue and set the benchmark for design quality across the proposed development. The Design Code will establish detailed design principles for gateway locations to ensure they provide a recognisable sense of arrival and contribute positively to the overall character and identity of the development.

Transition Nodes

Transition nodes will occur through the hierarchy of streets and spaces to signify changes in character, scale or movement priority. These nodes will be located where primary routes meet secondary streets, along green corridors, and at the interface between built development and landscape edges. Small changes in street width, planting, built form and other design elements introduced through these transitions add variety across the Site. Detailed material choices will be determined at the Reserved Matters stage but could contribute to this variation. This approach helps to break down the overall scale of the development, supports legibility, and ensures that streets and spaces feel distinctive whilst remaining part of a cohesive and unified community.

Landmarks

Key locations throughout the masterplan, including primary gateways, the central green corridor and important street intersections, have been identified as focal points within the development. While the detailed design of buildings and landscape features will be determined at the Reserved Matters stage, landmark elements could be incorporated at these locations to frame views, provide visual interest and support legibility and wayfinding throughout the Site. The architectural emphasis may be achieved through variations in massing, scale or materiality, enabling legible landmarks while preserving the environment. In combination with distinctive landscape features, these landmarks contribute to a clear spatial structure and reinforce a sense of orientation and identity throughout the neighbourhood.

In addition to delivering much-needed new homes, the proposals will provide a comprehensive package of community infrastructure, including a new district centre, GP surgery, sports and recreational facilities, and enhanced green infrastructure. Together, these elements will create a sustainable new community, ensuring that growth is supported by the services, facilities and amenities required by both existing and future residents.

A Design Code will accompany the proposals and provide a framework to guide the detailed design of buildings, streets, landscape and public spaces, ensuring that a high-quality and coherent place is delivered over time.