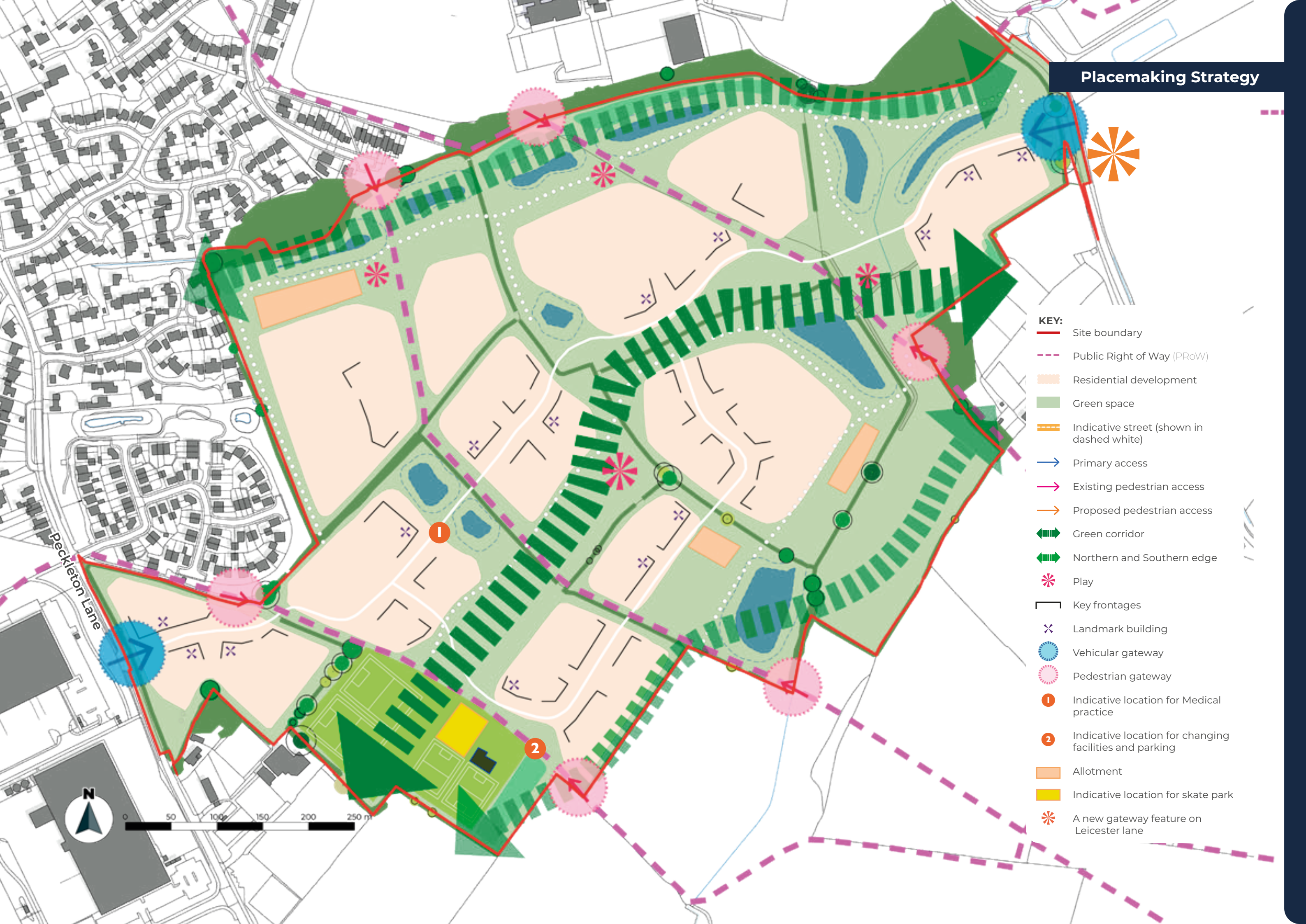


Placemaking Strategy



Landscape Strategy

The vision for the proposal is to deliver a landscape-led and design sensitive addition that responds positively to its setting, strengthens existing landscape character, and integrates development with a coherent network of green spaces. The landscape strategy plan outlines the green infrastructure framework that shapes the development, defining its character, movement patterns, and relationship with the surrounding landscape. A network of green corridors, open spaces, and recreational routes connect homes, supports biodiversity and creates a strong sense of place across the Site.

A central green framework

A system of connected green corridors and recreational routes form the primary landscape structure of the Site, with the central corridor being at the very heart of the masterplan. This landscape spine follows the general topography of the site and links different parcels of development to areas of public open space, helping to create distinct but sufficiently interconnected neighbourhoods. Walking and cycling routes are integrated into the green network to create safe and attractive corridors of movement and promote good access to nature for residents.

Landscape Character and Heritage Features

The landscape strategy responds to existing Site features and historic landscape patterns, retaining established vegetation wherever possible. These features act as key structuring elements, helping to define development parcels and inform the extent of built form and open space. The retention and enhancement of these boundaries reflects local character, preserves important views, and reinforces a sense of place rooted in the Site's landscape context.

Soft and sensitive Site edges

The Site's external edges to the North and South are treated using a soft landscape approach to ensure a sensitive transition to the surrounding countryside. Woodland belts and informal green spaces are used to create a soft landscaped edge that contributes positively to the wider landscape setting and enhances biodiversity. These areas also provide opportunities for informal recreation and connection to the surrounding rural environment.

Legible streets and green corridors

Tree-lined streets and secondary green corridors is likely to extend from the central landscape framework into residential areas, creating a clear and legible movement hierarchy. These routes connect homes to open spaces and key destination across the Site, with views, varied planting and landscape features contributing to local identity and character. Green streets also play an important role in integrating SuDs features and improving overall environmental quality of the development.

Integration of biodiversity and drainage

The green corridors radiate from the central landscape spaces to form a coherent ecological network across the Site. Native planting and retention of existing trees where possible will be used to support wildlife and habitat connectivity. SuDs features such as swales and attenuation basins are integrated within open spaces and corridors to provide sustainable surface water management whilst also enhancing visual amenity and biodiversity value.

Movement, play and well-being

Green infrastructure across the site supports healthy and active lifestyles, with walking and cycling routes woven through the landscape framework and connecting to the wider Public Rights of Way routes. Play opportunities are integrated throughout the Site, including formal equipped play spaces and informal play features along recreational routes and open spaces. These elements encourage social interaction, outdoor activity, and inclusive recreation for residents of all ages.

A natural and sustainable place to live

All elements of the landscape strategy together create a rich and layered multifunctional environment that balances development with environmental enhancement. The green infrastructure has been a key driver in the development of the masterplan, reinforcing landscape character and supporting biodiversity. The proposed landscape strategy has informed the masterplan to deliver a well-structured, attractive and sustainable place to live that enables residents to engage with nature as part of everyday life.

The Design Code will help to secure the delivery of these principles by establishing a consistent framework for landscape design, streets, public spaces, planting, boundary treatments and character areas, ensuring the landscape-led vision is maintained throughout future phases of development.

Landscape Strategy



- KEY:**
- Site boundary
 - Public Right of Way (PRoW)
 - Residential development
 - Green corridor
 - Northern and Southern landscape edge
 - Attenuation basin
 - Existing trees
 - Public green space
 - Sport pitches
 - Play
 - Recreational routes
 - Allotment

Active Travel Plan

The site benefits from a number of existing Public Rights of Way which cross the Site and connect to the surrounding area. These routes form an established part of the local movement network and provide an important opportunity to support walking and cycling.

The proposals will retain and enhance these routes, incorporating them within a comprehensive network of green connections. These corridors will provide safe, attractive and legible links between the development, Desford village and the wider countryside. This approach aligns with the objectives of the Hinckley and Bosworth Local Plan, which seeks to promote sustainable travel patterns and improve accessibility for pedestrians and cyclists.

The proposed primary street has been designed to accommodate future bus services, ensuring that the development can support public transport provision as it comes forward. The street will include segregated pedestrian and cycle routes, providing a safe and inclusive environment for all users. This responds to Policy DM17 which supports developments that prioritise walking, cycling and public transport, and requires well designed, safe and convenient access for all modes of travel.

Cycle parking will be provided for all new dwellings in accordance with local standards. In addition, secure and convenient cycle parking will be located within the local centre and at the sports pitches to support both everyday journeys and recreational use.

Overall, the proposals embed active travel within the structure of the development, encouraging a shift towards more sustainable modes of transport. This supports the wider aims of the Local Plan, including Policy DM4, which promotes sustainable design and development, ensuring that new communities are accessible, well connected and responsive to the needs of users.

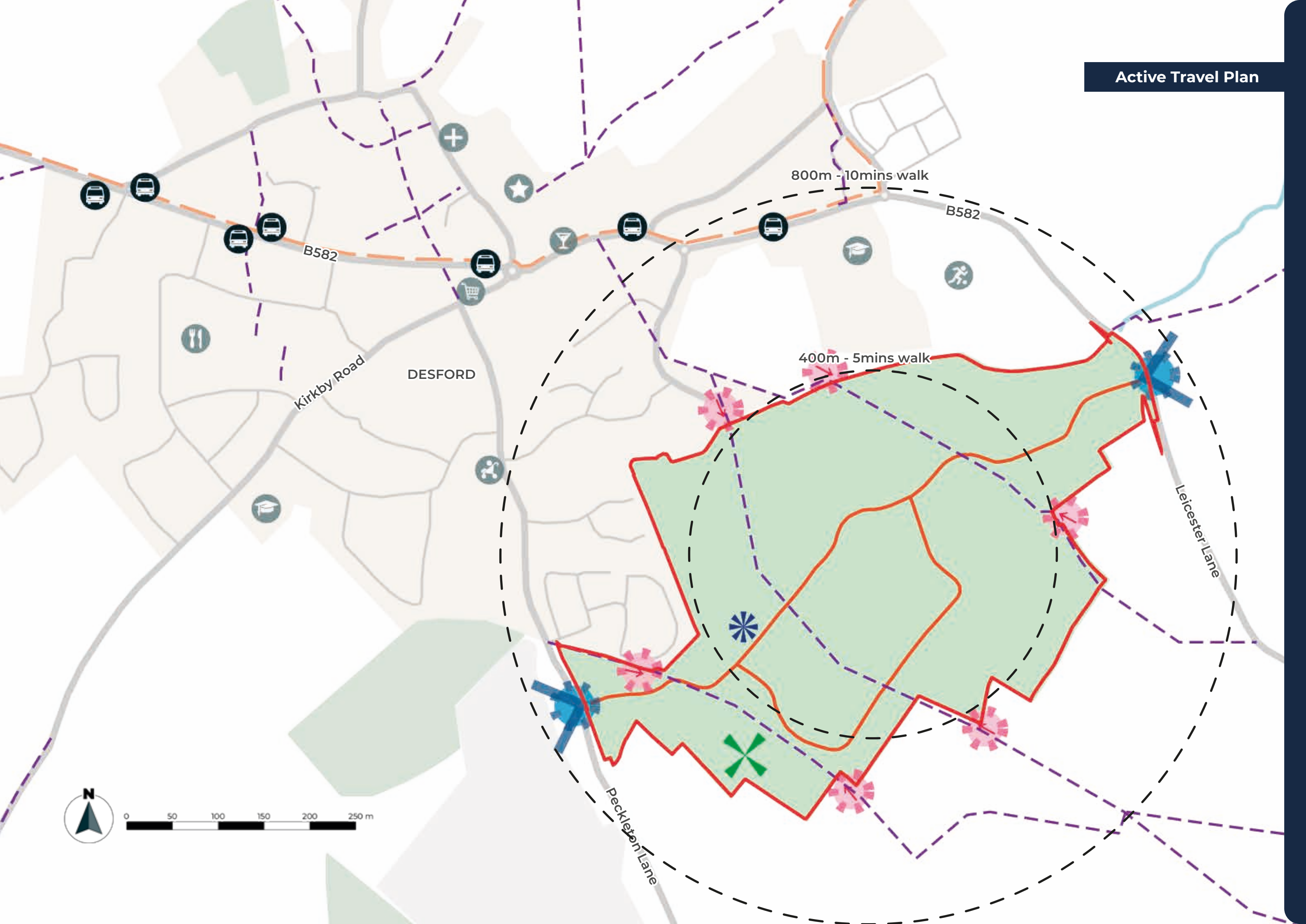


Accessibility for pedestrians



Local movement network to support walking and cycling

- KEY**
- Site boundary
 - Public Rights of Way (PRoW)
 - Bus stop
 - Bus route 153
 - Pedestrian gateway
 - Vehicular gateway
 - Indicative street
 - Location for medical practice
 - Location for sport pitches



Development Parameter Plans

A suite of parameter plans have been prepared to establish the framework for the Site's proposed development. These allow for flexibility in the future detailed development of the Site to reflect market needs at the time of Reserved Matters applications.

Land Use Plan

The plan below establishes the parameters for the density of proposed development across the Site. The entire developable area is allocated for residential use and is primarily concentrated in the western half of the Site, extending broadly from north-west to south parcels of development are distributed across the Site and are defined by existing hedgerows and Public Rights of Way (PRoW) that cross the site providing a natural framework for their arrangement.



Land Use Plan



Landscape & Open Space Plan

The plan adjacent sets the parameters for the landscape and open space across the Site. Where possible, existing site vegetation will be retained and enhanced in order to protect existing habitats. The large south-eastern green space will provide generous publicly accessible space with the integration of recreational routes. The central green corridors connect this area to other parts of the Site to ensure a well connected green infrastructure and link various habitats within the area.

Landscape & Open Space Plan

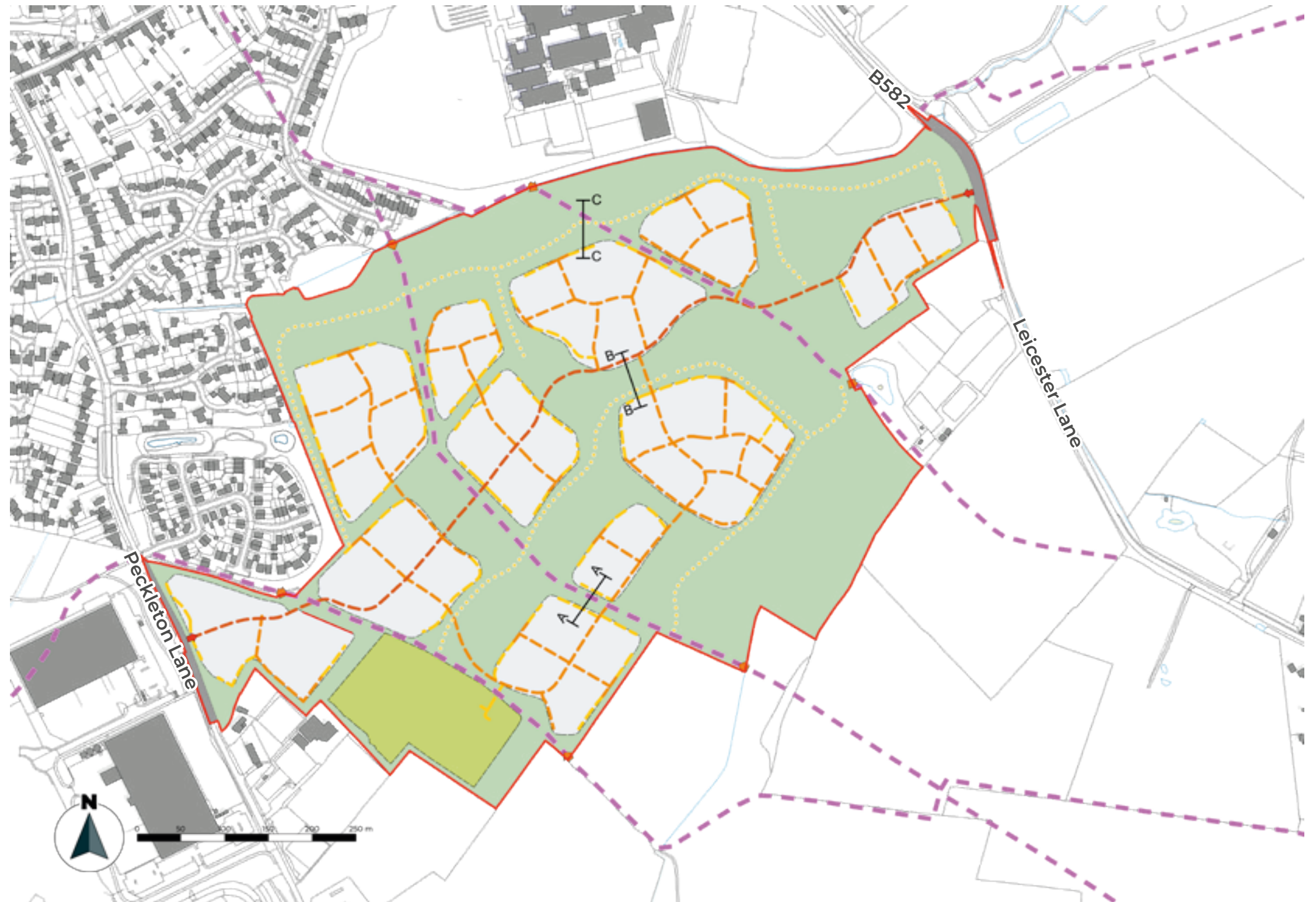
Indicative Street Sections

Access & Movement Plan

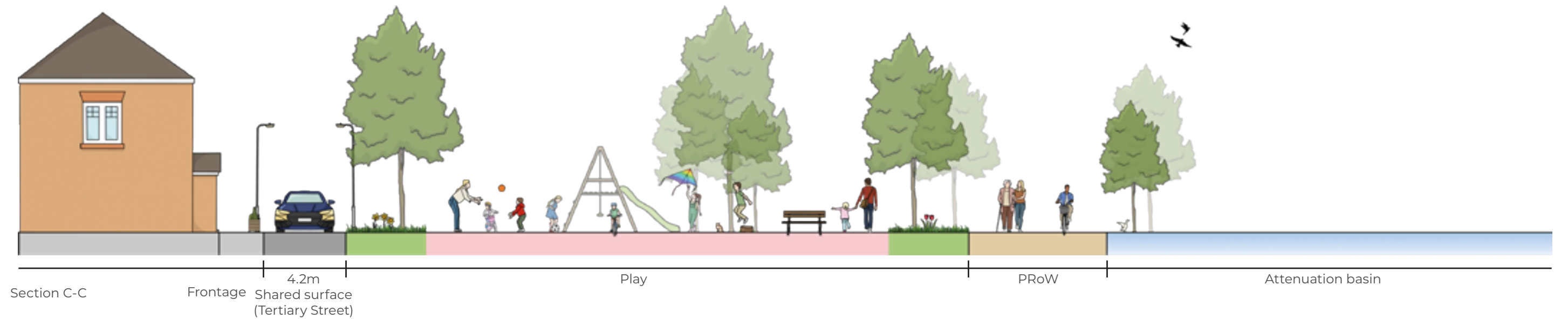
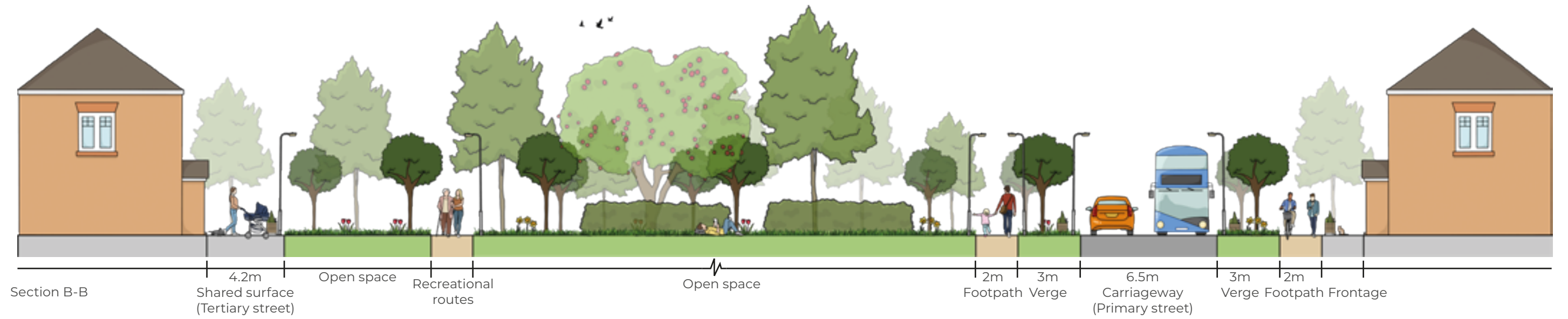
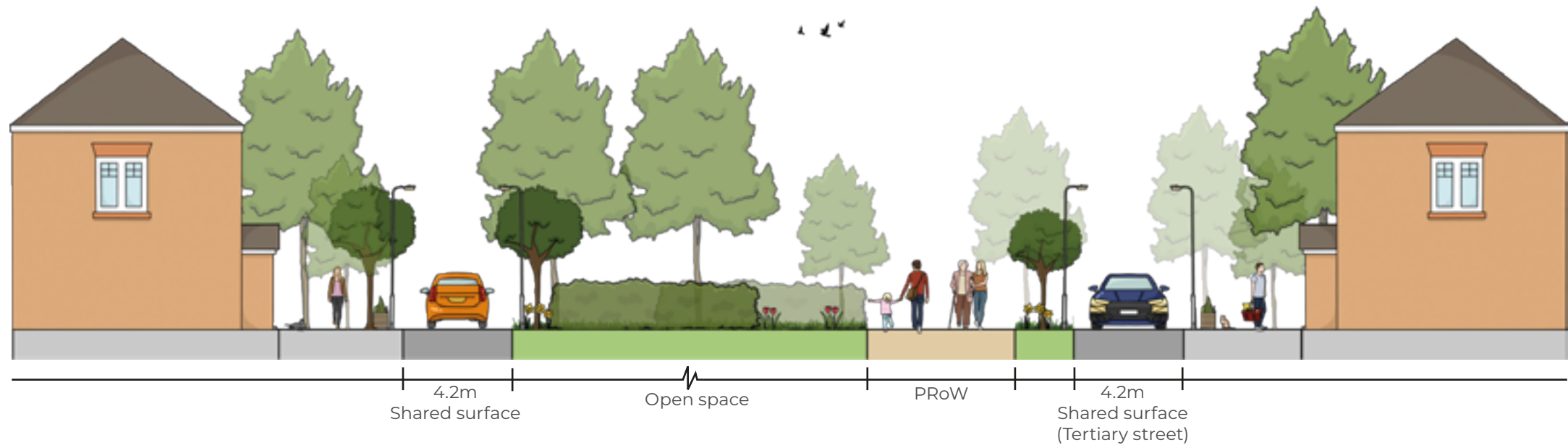
The plan below sets the parameters for the access and movement strategy for the proposed development. The Site is to be served by two new vehicle access points, on Leicester Lane and Peckleton Lane, which will also provide cycle and pedestrian access. A primary link road runs at the heart of the development from east-west, connecting the entrance of the Site and large areas of public open space. Secondary street loop and Shared surface streets and private drives will branch off from this.

KEY

- Site boundary
- ⋯ Indicative residential development area
- Indicative location for sport pitches
- ➔ Indicative access/egress for all modes
- ➔ Indicative pedestrian access
- Indicative alignment of primary route with foot/cycleway (main tree lined street)
- Indicative alignment of secondary street
- Indicative alignment of tertiary street
- Public Rights of Way
- ⋯ Indicative pedestrian/cycle routes
- ▨ Existing road



Indicative Access & Movement Plan



Phasing Strategy Plans

Indicative Phasing

The delivery of the Site is envisaged through a carefully considered phased approach that ensures the timely provision of housing, infrastructure, community facilities and green infrastructure alongside the growth of the development.

The phasing strategy has been designed to create a sustainable and cohesive extension to Desford, with each phase building upon the success of the previous stage while maintaining strong connections across the Site. Key services, community amenities, recreational opportunities and landscape enhancements will be delivered progressively throughout the development process, ensuring that residents benefit from high-quality facilities and a strong sense of place from the outset.

The phased implementation also enables the efficient delivery of supporting infrastructure, including access arrangements, sustainable transport connections, public open space and ecological enhancements. By integrating residential development with community and environmental assets at each stage, the proposals will promote healthy and active lifestyles, foster community cohesion and establish a distinctive landscape-led character.

Collectively, the three phases will deliver a well-balanced and sustainable neighbourhood that responds sensitively to its surroundings while meeting the long-term housing and community needs of Desford.



Phase 1

Phase 1 of the development is proposed to commence from Peckleton Lane, establishing an attractive and well-connected gateway into the wider Site. This initial phase will deliver a mix of new residential development alongside the provision of a local centre, creating an early focal point for the emerging community. By bringing forward key services and facilities at the outset, the local centre will help to establish a sense of place, support the day-to-day needs of new residents, and reduce the need to travel for essential goods and services. The first phase has been strategically designed to act as a catalyst for subsequent stages of development, ensuring that supporting infrastructure, community facilities, and sustainable transport connections are introduced from the beginning. This approach will create a strong and vibrant neighbourhood character, encourage early community cohesion, and demonstrate a clear commitment to delivering a sustainable and well-planned extension to Desford.



Phase 2

Phase 2 will extend development in a north-easterly direction, and will include the entrance way to Leicester Lane, delivering a balanced mix of residential development and green infrastructure that builds upon the foundations established in Phase 1. This phase will introduce a range of housing typologies to create a diverse and inclusive neighbourhood, whilst ensuring strong physical and visual connections with the wider development. A key component of this phase will be the provision of a new entrance way to Leicester Lane, equipped play spaces and informal recreational areas, creating opportunities for children and families to access high-quality open space within easy walking distance of their homes. These facilities will contribute to the health and wellbeing of residents, encourage outdoor activity and support social interaction within the community.



Phase 3

A key element of Phase 3 will be the introduction of a secondary site access from Leicester Lane, improving connectivity, distributing traffic movements more effectively across the development, and enhancing overall accessibility for residents, visitors and emergency services. This additional access point will support the efficient functioning of the development as it reaches a more advanced stage of growth. The phase will also deliver a significant expansion of the landscape framework along the eastern edge of the Site, creating a robust and attractive transition between the built form and the surrounding countryside. Enhanced planting, habitat creation and structural landscaping will strengthen biodiversity, reinforce the settlement boundary and provide long-term environmental benefits. To the south-west, the provision of allotments and sports pitches will create valuable community assets that promote health, wellbeing and social interaction. The allotments will provide opportunities for local food growing and community engagement, while the sports pitches will offer formal recreation facilities for residents of all ages.



05.



05. Conclusion

Key Benefits

Building for a Healthy Life (July 2020)
National Design Guide (January 2021)

Key Benefits

The Design and Access Statement demonstrates how a high-quality and sensitively designed new community can be delivered at the Land South of Desford.

The proposed homes and supporting infrastructure are deliverable and informed by technical Site assessment work.

The Illustrative Masterplan demonstrates how the Site can deliver a sustainable urban extension to Desford, providing approximately 550 new homes alongside a comprehensive package of community infrastructure. This includes a new district centre, provision for a GP surgery, a residential spine road linking Peckleton Lane and Leicester Lane, new sports pitches, equipped play areas, extensive green infrastructure, and opportunities for allotments and community growing spaces. Together, these elements will create a well-connected, healthy and sustainable new neighbourhood that not only meets local housing needs but also delivers lasting benefits for existing and future residents.

The proposal can make a significant contribution to meeting future housing need for the District, and deliver a variety of benefits to the wider community, alongside biodiversity net gain. The Site offers a sustainable and well-connected setting for new homes, creating a thoughtfully integrated extension to the market town that supports its long-term growth.



**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**

Building for a Healthy Life (July 2020)

The 12 principles set out in the BHL document have informed the masterplan proposals for the Site. These principles have been categorised into three sections:

- **Integrated neighbourhoods;**
- **Distinctive places; and**
- **Streets for all.**

Inspired by BHL, the following checklist ensures that the Desford scheme brings plentiful benefits to both people and nature through the creation of a cohesive, attractive, and overall more sustainable development.



Building for a Healthy Life considerations	Justification
1) Natural Connections <i>Create permeable, green corridors to better integrate both wildlife and people across the surrounding landscapes.</i>	Yes , new connections provided to existing context, new footpaths and cycling links, connected to local trails and paths. New green links connect habitats and create new recreational routes connecting to the footpath network.
2) Walking, Cycling & Public Transport <i>Routes should be attractive, safe, and enjoyable, and which discourage private vehicle usage.</i>	Yes , the masterplan provides additional walking and cycling routes, and there are existing bus stops nearby, promoting sustainable means of transportation.
3) Facilities & Services <i>Establish diverse social infrastructure which is accessible to all, and which promotes outdoor activity.</i>	Yes , the development will deliver generous public open spaces and new play areas, with recreational links to the existing network.
4) Homes for Everyone <i>Varied housing and tenure forms should be dispersed across the site, and all residents deserve equal opportunities.</i>	Yes , the dwelling mix in the masterplan is varied and will meet the local housing requirements with a provision for 30% affordable homes evenly distributed and tenure blind.
5) Making the Most of What's There <i>Transform urban and natural threats into unique opportunities through asset enhancement.</i>	Yes , the masterplan framework responds to and enhances existing features on site and in the surrounding context.



Building for a Healthy Life considerations	Justification
6) A memorable Character <i>Compliment the locality of the area (from integrated landscape design to distinctive architectural detailing.)</i>	Yes , this is the whole basis for the design, the masterplan framework has been designed to follow local distinctiveness and create characterful streets.
7) Well Defined Streets & Spaces <i>Transform the streets into a genuine experience by designing active and interesting edges.</i>	Yes , the streets and spaces are defined with landscapes features and a clear hierarchy is present.
8) Easy to Find Your Way Around <i>Character areas, landmarks, and nodal points should assist in the proprioception of residents.</i>	Yes , there is a clear primary route through the masterplan. Green nodal spaces, defined streets and landmark buildings provide legibility and means of wayfinding through the settlement.
9) Healthy Streets <i>Build streets not roads (attractive spaces for social interaction and activity, upon transport and movement).</i>	Yes , the masterplan is designed to ensure this is a liveable and safe place. Shared surface streets prioritise pedestrians and cyclists, whilst trees help to create green, healthy streets.
10) Cycle & Car Parking <i>Provide diverse vehicle parking solutions, but design even more creative and accessible cycle parking alternatives.</i>	Yes , sufficient car and cycle parking will be provided in legible places and is integral to the streetscape and landscape.
11) Green & Blue Infrastructure <i>Natural networks should help structure the whole masterplan, to enrich sensory experience and biodiversity.</i>	Yes , the whole design of the masterplan is landscape-led, ensuring the development is set within generous and sensitive landscaping promoting biodiversity and well-being of the wider community.
12) Back of Pavement, Front of Home <i>Define the private realm, providing residents with confidence in their ownership which encourages plot personalisation.</i>	Yes , the masterplan is clearly defined through public and private spaces.

National Design Guide (January 2021)

The National Design Guide reveals 10 key design characteristics which work together to establish the physical **character**, sense of **community**, and **climate** sensitivity of a development (the three C's). These elements ensure that a place positively *'influences the quality of our experience as we spend time in them and move around them'*.

The checklist below summarises how each of these characteristics have been incorporated throughout our masterplan, helping us to ensure that our proposals will deliver a high quality neighbourhood which successfully achieves the three C's.



National Design Guide Considerations	Justification
1) Context “...is the location of the development and the attributes of its immediate, local and regional surroundings”.	The surrounding land uses, transport connections, historic assets, and environmental constraints and opportunities have been thoroughly analysed
2) Identity “...comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them”.	A character area study revealed the pattern of development across the settlement over time, and highlighted positive attributes which have been reflected in the masterplan.
3) Built Form “...is the interrelationship between blocks, streets, buildings and open spaces that creates an attractive place to live, work and visit”.	Secure perimeter blocks create outward-looking housing which face onto streets and spaces, ensuring active and safe frontages.
4) Movement “...includes walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport”.	All properties can store bicycles in their garages or gardens. Wide pavements and recreational routes which connect the existing pedestrian network promotes sustainable travel across the wider neighbourhood.



National Design Guide Considerations	Justification
5) Nature ...contributes to people's quality of lives, "natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water".	The landscape-led scheme incorporates vegetation across the masterplan, enhancing the overall green and blue infrastructure palette of the Site and surrounding area.
6) Public Spaces ...considers the "quality of the spaces between buildings" which "support a wide variety of activities and encourage social interaction".	Green public spaces and play areas promote communal interaction, bringing together both new and existing residents by celebrating the outdoors.
7) Uses ...provide a mix of tenures and housing types that "reflect local housing need and market demand", and offers diverse land uses which "support daily life".	A range of house sizes - from 2 to 5 beds - accommodates a diverse demographic residency and helps establish a blended community, whilst boosting the local supply of housing to meet rising demands.
8) Homes & Buildings ...should be "functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and wellbeing of their users and all who experience them".	All homes will look to meet National Minimum Standards to ensure high and healthy standards of living. Each garden is at least 10 meters in length, offering private spaces for play and relaxation whilst facilitating local food production.
9) Resources ..."respond to the impacts of climate change by being energy efficient" and "adapting to anticipated events... such as the increasing risk of flooding".	There will be opportunities for solar panel installations. SuDS mitigate against potential flood risks by absorbing excess water whilst offering further biodiversity benefits.
10) Lifespan ...places should "sustain beauty over the long term" and contribute "to the quality of life" of residents, to promote the physical care and respect of the neighbourhood.	Incorporating hard and soft landscaping, attractive public spaces, establishing a clear street hierarchy, and designing beautiful homes will make residents feel proud of where they live.

Prepared by:



edge Urban Design

The Old Saracen's Head
7 Buttermarket
Thame
Oxfordshire
OX9 3EW

Phone: 01865 522395
Email: enquiries@edgeUD.co.uk
www.edgeUD.co.uk

edge Urban Design part of edge
Placemaking Group Ltd

Company Reg No: 11447550 |
VAT Reg No: 299 0720 69

For:

Bellway
Strategic Land

Bellway Strategic Land

Oak House
Eastwood Business Village
Harry Weston Road
Binley
Warwickshire
CV32UB

