

Land off Cunnery Close, **Barlestone**

Design and Access Statement

March 2026

Design and Access Statement prepared by:



Gladman House
Alexandria Way
Congleton
CW12 1LB

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01 INTRODUCTION

1.1 DOCUMENT AIMS & OBJECTIVES

This Design & Access Statement (DAS) has been prepared by Gladman Developments Ltd (Gladman) in support of an outline planning application at Land off Cunners Close, Barlestone (the Site).

The document describes the key considerations of the scheme, and sets out the key principles that will be applied to deliver a high quality development which meets national and local planning policy and guidance. The document seeks to set out a transparent and methodical approach to the masterplanning process that responds to planning policy and best practice in urban design and place-making. It demonstrates that the proposals accord with the National Design Guide, National Planning Policy Framework and local design guidance.

This document has been informed by a suite of environmental studies which examine the site and its context. It draws from the following related documents:

- + Topographical Survey
- + Transport Assessment
- + Access Plan
- + Landscape and Visual Impact Assessment
- + Arboricultural Assessment
- + Air Quality Assessment
- + Noise Assessment
- + Ecological Impact Assessment
- + Biodiversity Net Gain: Design Report
- + Arboricultural Assessment
- + Archaeology and Heritage Desk Based Assessment
- + Flood Risk Assessment

1.2 DESCRIPTION OF DEVELOPMENT

“Outline planning application for the erection of up to 158 dwellings (including affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.”

The application is for outline planning permission in order to establish whether the scale and nature of the proposed development is acceptable, before a full detailed proposal is put forward. In this case, the application reserves scale, layout, landscaping and appearance. Only access is included for approval.

An illustrative layout of the proposal has been produced showing how the site could be developed. Other designs could be acceptable and would be worked up for reserved matters applications.

The extent of the application red line boundary is shown on the submitted Location Plan. The red line presented throughout this document is for illustrative purposes only.

1.3 DOCUMENT STRUCTURE

The statement has been structured to reflect the sequence of key stages which have been undertaken as part of the design process for this outline application. The structure of this document is therefore broken down into a number of topic areas to discuss the following details of the proposal:

- + **Section 1: Introduction** - An overview of the application, the purpose of this document, the site's planning history and the vision for the site.
- + **Section 2: Planning Policy** - An outline of the relevant planning context and design guidance, highlighting key policies that will inform and support the proposals set out in this DAS.
- + **Section 3: Context Appraisal** - The Context Appraisal illustrates the wider setting of the development in terms of transport and movement, access to facilities, its landscape setting as well as the built form and urban fabric in the surrounding areas.
- + **Section 4: Site Appraisal** - The Site Appraisal will involve a more detailed appraisal of the site itself; including topography, visibility, ecology and hydrology.
- + **Section 5: Evaluation** - A collation of the opportunities and considerations following the context and site appraisal alongside a summary of the design development process; incorporating feedback from consultations to establish a clear and robust design rationale through a set of design objectives and placemaking principles.
- + **Section 5: Design** - A detailed presentation of the design approach, illustrated through framework plans and a conceptual vision for the proposed new neighbourhood at Barlestone.
- + **Section 6: Building for a Healthy Life** - An assessment of the development through the application of Building for a Healthy Life principles.
- + **Section 7: Summary & Key Benefits** - A summary of the development proposals and the strategy for delivering the scheme.

01 INTRODUCTION

1.4 DESIGN VISION

Land off Cunnery Close will be an attractive, welcoming and walkable new residential development with a strong sense of place that is well integrated within its surrounding landscape and built context.

In line with the National Design Guide and National Planning Policy Framework, the development will focus on the cross-cutting themes of character, community and climate to create a sustainable new development in Barlestone.

At its heart, the scheme will promote health and well-being through the provision of accessible green public space and new play opportunities, ensuring a vibrant and enduring new community.

The development will create up to 158 new homes with associated public open space, which provides a choice of housing to meet the needs of the area, whilst respecting and enhancing the site's environmental assets. It will also promote sustainable modes of travel through the provision of attractive walking routes and links.

Housing will be set within a robust green framework with new tree planting enhancing retained features. This will help to integrate the development into the surrounding landscape context. Materials and detailing will be used sensitively to assimilate the development into the local vernacular and assist in creating a strong sense of place.



02 PLANNING POLICY & DESIGN GUIDANCE

2.1 RELEVANT PLANNING HISTORY

The site has been the subject of three previous outline planning applications for residential and mixed-use development ranging from 176 to 450 dwellings. Most recently, applications ref. 19/01011/OUT and 20/00102/OUT (both for up to 176 dwellings) were recommended for approval by planning officers and received no objections from statutory consultees. However, both were refused by the Planning Committee, citing concerns regarding landscape impact (SADMP Policies DM4 and DM10) and highway safety (SADMP Policy DM17). A subsequent appeal against application 20/00102/OUT was dismissed in July 2021. While the 'tilted balance' was engaged, the Inspector deemed the perceived landscape and highway impacts to outweigh the benefits at that time.

Since the previous appeal dismissal and as part of this new application, a full review of the site's context and constraints has been undertaken. The current proposal responds to the Inspector's concerns with a reduction in scale and revised extent of development to address the perceived highways and landscape impact. Furthermore, the political planning landscape has since materially changed following the publication of the December 2024 Framework, which places a renewed emphasis on significantly boosting the supply of homes.

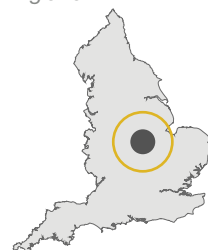


Previous proposal for 176 dwellings under application reference: 20/00102/OUT.

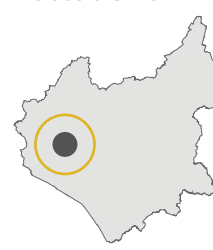
02 PLANNING POLICY & DESIGN GUIDANCE

This Design and Access Statement and the supporting plans have been prepared with reference to local and national planning policy guidance. A full review of the scheme against each of the relevant policies is included within the supporting Planning Statement. This section provides a summary of those relating to design.

National Policy -
England



Regional Policy -
Leicestershire



Local Policy -
Hinckley & Bosworth Borough
Council



2.2 NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF, 2024) sets out clear expectations for the planning and development process, emphasising the delivery of well-designed, beautiful, and sustainable places. It provides guidance ensuring new developments are well-integrated with the local context while addressing contemporary environmental and social needs. The key design parameters for new developments are:

- + Functionality & Quality:** Will function well and add to the overall quality of the area, not just short term but over development lifetime.
- + Visual Attractiveness:** Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- + Contextual Design:** Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- + Efficient Use of Land:** Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.
- + Safe, inclusive, and Healthy Environments:** Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

+ Green Infrastructure: The NPPF highlights the importance of green infrastructure in rural areas, including tree-lined streets, the preservation of existing trees, and the creation of new green spaces. New developments should integrate sustainable landscaping and long-term tree maintenance to enhance biodiversity and resilience against climate change.

+ Design Quality Tools: The use of design codes, workshops, and frameworks like 'Building for a Healthy Life', is encouraged to ensure that developments align with high design standards. These tools help ensure that new developments are well-planned and contribute positively to both the local community and the environment.

+ Promoting Excellence: The NPPF emphasises the need to reject poorly designed developments and supports the approval of high-quality, innovative proposals. Designs must not only respond to local needs but also contribute to sustainability goals and environmental stewardship.

CLIMATE-CONSCIOUS DEVELOPMENT

Section 14 of the NPPF reinforces the need for climate-conscious development, emphasising proactive measures to reduce carbon emissions, increase energy efficiency, and build resilience to long-term environmental challenges. This includes reducing transport emissions and supporting renewable energy installations that respect the surrounding landscape.

NATIONAL DESIGN GUIDE

In October 2019, the Ministry of Housing, Communities and Local Government (MHCLG) published the National Design Guide (NDG). The NDG has been put in place to advise local authorities and their officers when assessing planning applications, councillors when making planning decisions, applicants and their design teams when preparing a planning application and local communities and their representatives.

Whilst it seeks to inform development proposals and guide the assessment of them, it also supports paragraph 139 of the NPPF which states: "development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes"

Part 2 of the NDG sets out the ten characteristics which help to nurture and sustain a sense of community. They work to positively address environmental issues affecting climate. They all contribute towards the cross-cutting themes for good design set out in the NPPF.



02 PLANNING POLICY & DESIGN GUIDANCE

2.3 BUILDING FOR A HEALTHY LIFE

Building for a Healthy Life (BHL) is a Design Toolkit for neighbourhoods, streets, homes and public spaces. It was written in partnership with Homes England, NHS England and NHS Improvement and is structured to set clear expectations for new developments. BHL: is structured around 12 key considerations grouped under three themes:

Integrated Neighbourhoods

- + **Natural Connections:** Ensure developments are well-integrated with their surroundings, avoiding isolation.
- + **Walking, Cycling & Public Transport:** Enable short trips via sustainable modes to boost health, reduce emissions, and ease congestion.
- + **Facilities and Services:** Provide accessible local amenities to support daily life'.
- + **Homes for Everyone:** Deliver a diverse mix of housing that meets local needs.

Distinctive Places

- + **Making most of what's there:** Design in response to local context.
- + **A Memorable Character:** Create distinctive, memorable environments.
- + **Well-Defined Streets and Spaces:** Develop enclosed, people friendly streets and public spaces.
- + **Legibility:** Design features that make navigation easy and intuitive.

Streets for all

- + **Healthy Streets:** Prioritise people as well as vehicles to support vibrant public life.
- + **Cycle & Car Parking:** Encourage active travel with well-planned infrastructure while accommodating cars sensitively.
- + **Green & Blue Infrastructure:** Incorporate features like ponds and rills to support biodiversity and well-being.
- + **Back of Pavement, Front of Home:** Use thoughtful frontages to define space, add character, and support community interaction.

2.4 MANUAL FOR STREETS

Manual for Streets (2007) sets out principles for creating well-designed residential streets that prioritise people, sustainability, and community well-being. Key design principles include:

- + **Place-making:** Streets should be designed as public spaces that enhance the sense of place and community identity, rather than simply serving as conduits for vehicles.
- + **People- first Approach:** Prioritise the needs of pedestrians, cyclists, and public transport users over those of motor vehicles. Streets should be safe, accessible, and welcoming for all.
- + **Integration with the Environment:** Design streets that respect and enhance the local natural and built environment, fostering sustainability through biodiversity, water management, and reduced carbon emissions.
- + **Connected Networks:** Streets should promote connectivity within the neighbourhood and to surrounding areas, supporting efficient and walkable layouts that encourage active travel.
- + **High-Quality Design:** Focus on aesthetics, durability, and functionality, ensuring that streets contribute positively to the character and visual quality of the area.
- + **Flexibility in Design Standards:** Move away from rigid design standards to allow context-sensitive solutions tailored to the unique needs and character of each location.
- + **Shared Spaces:** Encourage the use of shared spaces to reduce dominance of vehicles, lower traffic speeds, and create inclusive, multi-functional areas for diverse activities.

The guidance advocates for streets that balance mobility needs with social and environmental priorities, creating spaces that foster community interaction and sustainable living.

2.5 SECURED BY DESIGN

The Secured by Design (SBD) Homes Guide 2025 provides strategies to improve residential security through thoughtful design and accredited security products. Its key principles include:

- + **Natural Surveillance:** Maximise visibility of shared spaces to deter crime.
- + **Access Control:** Secure private areas with gates, boundaries, and controlled entry.
- + **Defensible Space:** Clearly define space ownership to promote resident responsibility.
- + **Physical Security:** Use doors, windows, and hardware that meet SBD standards.
- + **Lighting:** Ensure consistent, adequate lighting in communal and access areas.
- + **Landscaping:** Avoid obstructed views and hiding spots while keeping designs attractive.
- + **Maintenance & Management:** Maintain shared areas and security features to prevent decline.
- + **Community Engagement:** Involve residents in shaping and caring for their environment.



02 PLANNING POLICY & DESIGN GUIDANCE

2.6 LOCAL PLANNING CONTEXT

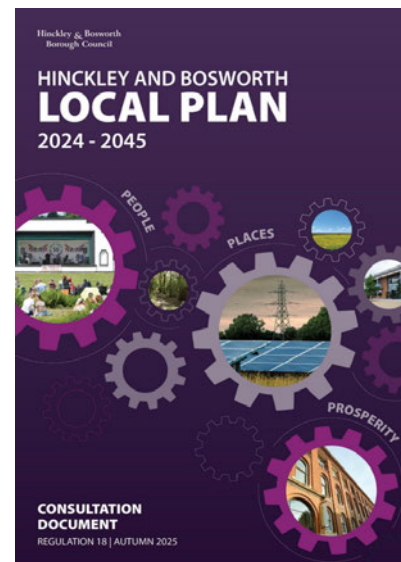
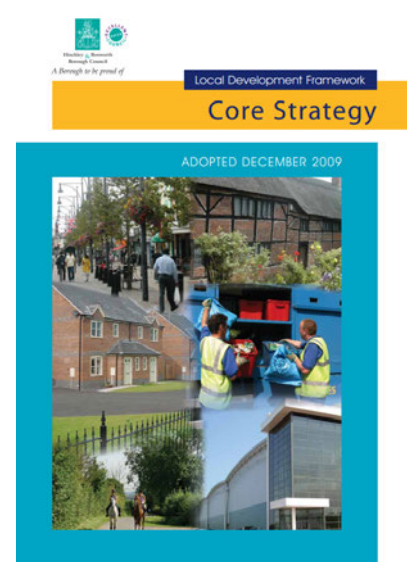
DEVELOPMENT PLAN

The site falls within the jurisdiction of Hinckley and Bosworth Borough Council. The development plan for the area consists of the Hinckley and Bosworth Local Plan Core Strategy, 2009, (HBCS) the Sites and Allocations Development Plan Document, 2016 (SADMP) and the Barlestone Parish Neighbourhood Plan (2022) (BPNP).

The Core Strategy was adopted in December 2009 and is now over 16 years of age and has not been reviewed. As a result, the Council utilise the Standard Method as a basis of calculating their 5 year housing land supply and housing policies focus on the delivery of a lower housing requirement.

LOCAL PLAN REVIEW (2045)

HBBC is currently preparing a new Local Plan (2024–2045), following a Regulation 18 consultation held between October 17th and November 28th, 2025. While Barlestone retains its status as a Key Rural Centre, only a single allocation for 128 dwellings at Barton Road is currently included. Gladman suggest that HBBC should shift its focus from large strategic sites toward medium developments like the application site to ensure a deliverable five-year housing land supply at the point of adoption. However, as the emerging plan remains at an early stage with significant unresolved objections, it carries very limited weight under Paragraph 49 of the Framework.



BARLESTONE PARISH NEIGHBOURHOOD PLAN

The Barlestone Parish Neighbourhood Plan was 'made' on 23 June 2022. The Plan forms part of the Development Plan for the parish and will be used to guide planning decisions in Barlestone. A number of policies of relevance to this DAS have been considered:

Policy H4 - Housing Mix: New development should provide for a mixture of housing types having regard to identified local housing needs. The provision of bungalows suitable for elderly people and dwellings of 2/3 bedrooms will be particularly supported.

Policy H6 - Design Standards: Proposals should respect the character and historic context of nearby existing development within the village. Proposals should demonstrate how they meet the design features as described in the Character Assessment and incorporate local materials where practicable. Contemporary and innovative materials and design will be supported where positive improvement can be demonstrated without detracting from the historic context. Care should be taken to ensure that the development does not disrupt the visual impact of the street scene or adversely affect any wider landscape views.

Policy ENV12 - Protection of Important Views: Development proposals which would affect the identified views should be designed to ensure that their layout, scale and mass respect the significance and character of the views concerned. Where necessary, development proposals should include measures to mitigate the effects of the development on the important view concerned.

Barlestone Parish Neighbourhood Development Plan 2020 - 2039



Barlestone Parish Neighbourhood Development Plan logo designed by Niah Linnott and Katie Chiswell

THE GOOD DESIGN GUIDE SPD

The Hinckley and Bosworth Good Design Guide was adopted as Supplementary Planning Guidance in March 2020 with the aim to substantially raise design quality in the Borough. It outlines the core principles of good design – starting with people not buildings; considering the public realm, connections, social spaces and gateways; the use of buildings to defined spaces. It sets out the following key objectives for good design:

- + be functional;
- + support mixed use;
- + include successful public space;
- + be adaptable and resilient;
- + have a distinct character.

Section 2 of the SPD outlines broad area specific guidance for settlements in the Borough. The principles set out within the Good Design Guide have been applied during the design of the Proposed Development.



03 CONTEXT APPRAISAL

This section sets out the analysis of the surrounding context to the site to help inform a series of responsive opportunities and considerations. At the strategic level, the site's setting within the wider district will be analysed, looking at key transport connections. At a more local level, access and movement will be considered, local facilities will be highlighted, and the landscape character and built environment of the village will be analysed.

3.1 SITE LOCATION (WIDER CONTEXT)

Barlestone is classified as a Key Rural Centre within the Core Strategy. The village sits within Leicestershire and is positioned within the northern area of Hinckley and Bosworth Borough amongst a cluster of villages including Market Bosworth, Newbold Verdon, and Nailsworth. It has a growing population of 2,563 (2021 Census) and is located circa 10km to the north of Hinckley, 15km to the west of Leicester, 15km to the north-east of Nuneaton and 20km to the east of Tamworth. The M1 is a 15 minute drive from the site.

The closest railway stations are located in Hinckley and Leicester which offer good connections to the wider region and beyond. Hinckley sits on the Birmingham to Peterborough line whilst Leicester railway station sits on the Midland Main line which runs from London St Pancras to Sheffield and Nottingham.



03 CONTEXT APPRAISAL

SITE LOCATION (LOCAL CONTEXT)

As shown by the immediate context plan, the site is nestled on the edge of the urban fabric of the village in close proximity to the key routes which serve the settlement (Barton Road, Newbold Road and Bosworth Road). It is surrounded by properties aligning Cunnery Close to the north, Bosworth Road Park to its east and a well established treebelt on its western and southern limits.

The centre of the village lies to the north east of the site and more recent growth to Barlestone has seen the settlement push out to the west along Barton Road.

The site benefits from convenient access to the local public transport network, with a number of bus stops located within the village offering frequent services to nearby larger settlements, such as Leicester and Hinckley. The closest bus stops to the site are located on Barton Road, roughly 300m away.

A network of public footpaths help connect the village with the nearby settlements of Newbold Verdon, Market Bosworth and Nailstone.

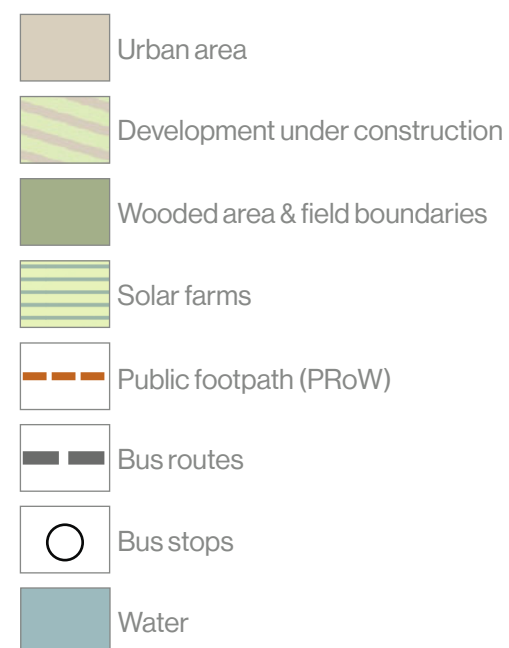
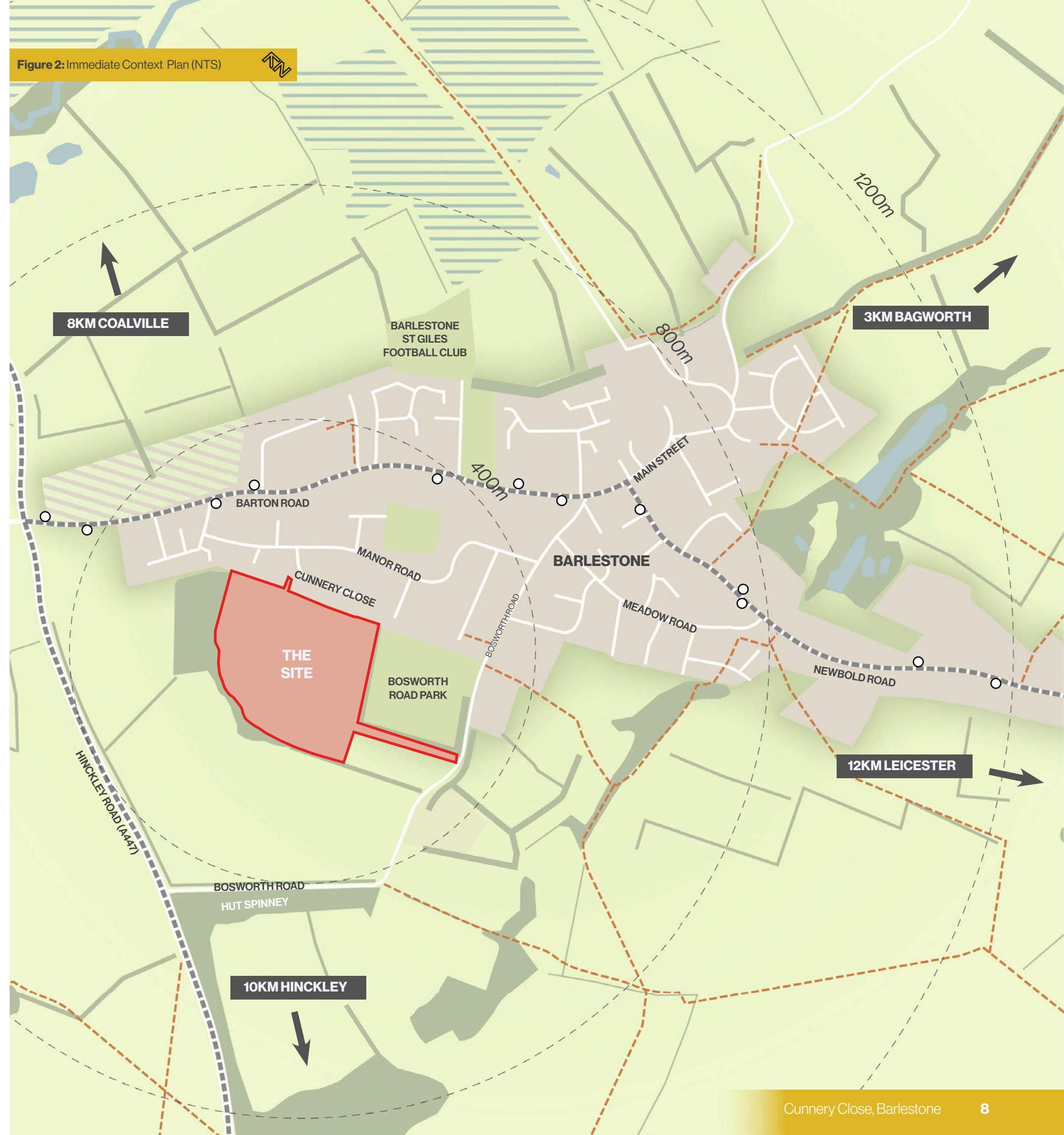


Figure 2: Immediate Context Plan (NTS)



03 CONTEXT APPRAISAL

3.2 LOCAL AMENITIES & FACILITIES

The site is located in a sustainable location, within a 5 to 15 minute walking distance of all facilities and services in the village. These include a number of shops, pubs, sports ground, pharmacy and primary school. Barlestone also has connectivity to a good selection of local Public Rights of Way, which provide opportunities to navigate parts of the village along attractive routes and reach the surrounding countryside.

The site lies in close proximity to Barton Road which offers convenient access to the A447 to the west and Newbold Road (B585) to the east. These routes provide fast links towards Ibstock, Hinckley, Leicester and the M1.

Vehicular access into the site will be off Cunnery Close on the northern edge of the site with pedestrian access points connecting the site to Cunnery Close and Manor Road.

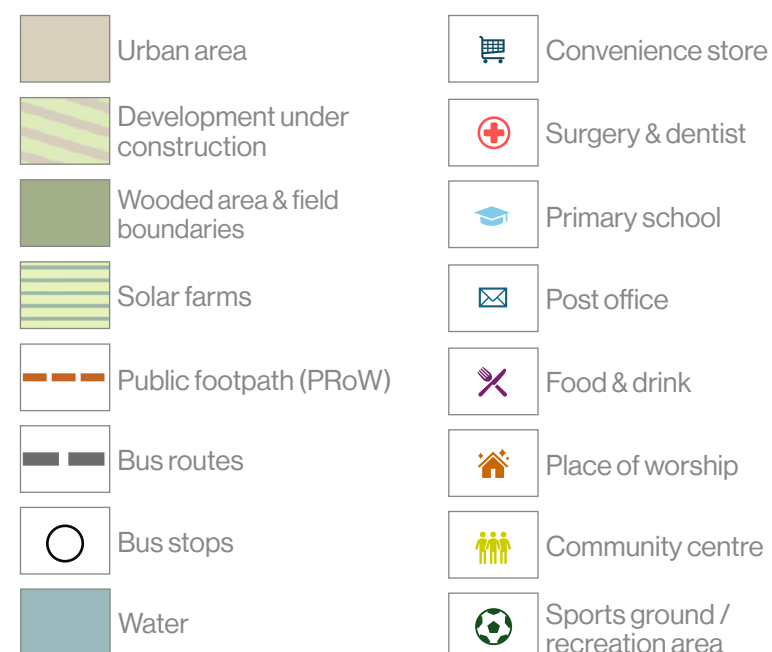
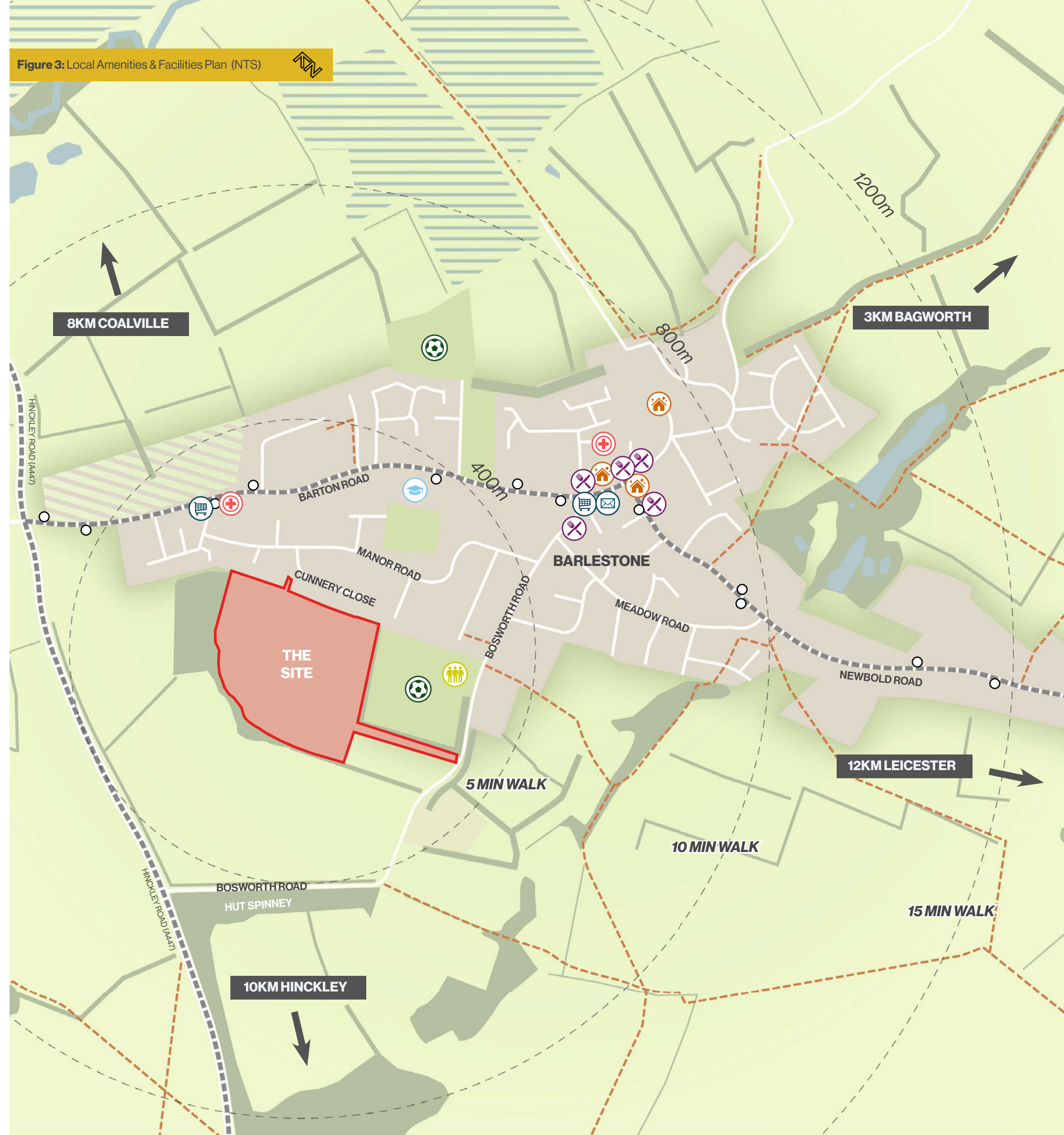


Figure 3: Local Amenities & Facilities Plan (NTS)



03 CONTEXT APPRAISAL

3.3 HISTORIC SETTLEMENT GROWTH PATTERN

The historic Ordnance Survey (OS) mapping shows the growth of Barlestone over a 140 year period. During the period between 1885 and 1904 the area was already well-settled. Properties lined the Main Street through Barlestone and what is now Newbold Road. White House and Manor House are the south western extents of the settlement during this period of time.

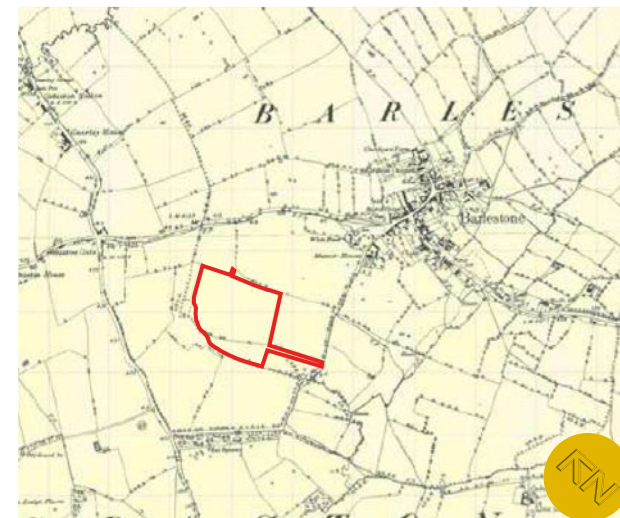
The settlement form remained largely the same until 1955 when there was an extension to the village in the north west and infilling in the north east, creating a denser form to the settlement and in 1955, development continued west along Barton Lane. Development in the east remained largely the same as modern development continued to the south and west between 1955 and 1980-1982, when it reached the northern edge of the site. After the 1980's development plateaued somewhat, with some infill development during this period. More recent developments off Bagworth Road and north of Barton Road have extended the settlement limits to the east and west. The Hinckley and Bosworth Borough Council Good Design Guide (2019, pg. 70) states the following:

“Barlestone is a village located on the fringes of the Charnwood forest. Originally developing as an agricultural settlement, the village has lost much of its historic form due to substantial twentieth century infilling, replacement, and expansion. The core of the village remains along the historic spine of Barton Road, West End, Main Street, Church Street and Bagworth Road.

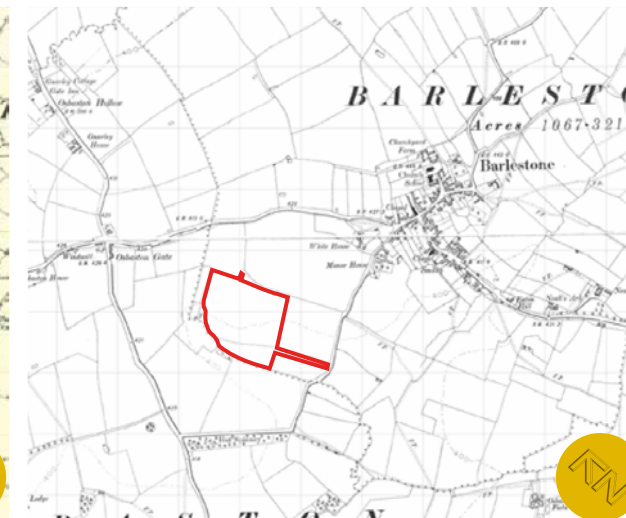
The main approaches to the village, including key interfaces with the countryside are largely formed of twentieth century housing, though a relationship between built form and open countryside is maintained through focusing development on one side of the street.

In the historic core, particularly along Main Street, West End, and Church Street there are isolated examples of more traditional structures, including 18th-19th century cottages, a Victorian Methodist chapel and large 18th century farmhouse in the setting of the 14th century church. This farm house, Church Farm, provides an important reference to the village's agricultural origins and defines the historic core of the village to the north of the village centre.”

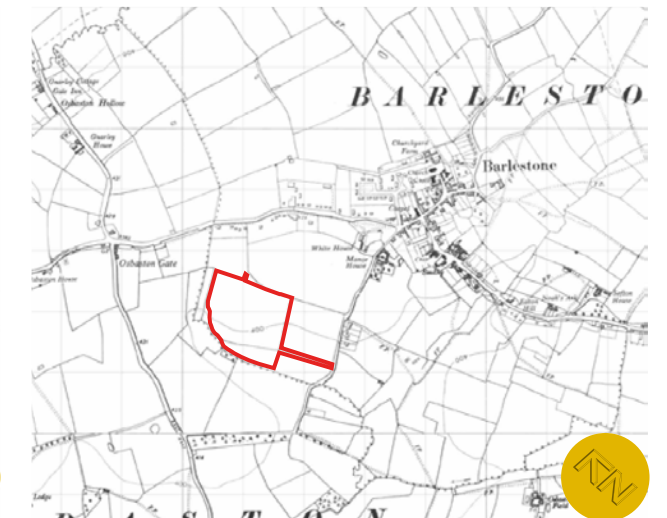
1885



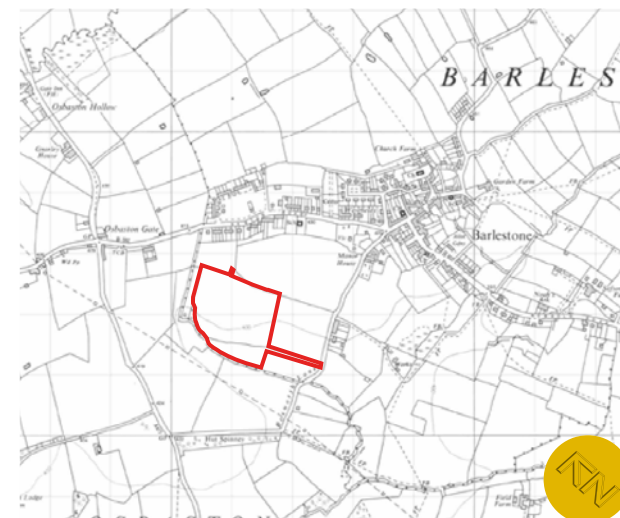
1904



1955



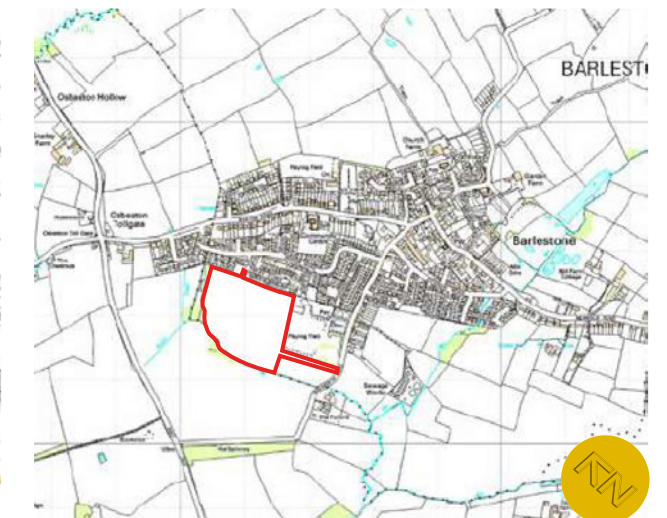
1966



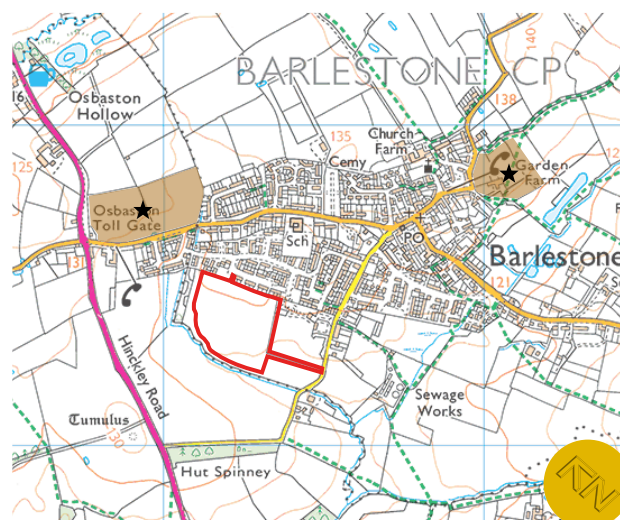
1980-82



2002



Present day



★ Recent developments

03 CONTEXT APPRAISAL

3.4 LOCAL CHARACTER & ARCHITECTURAL CONTEXT

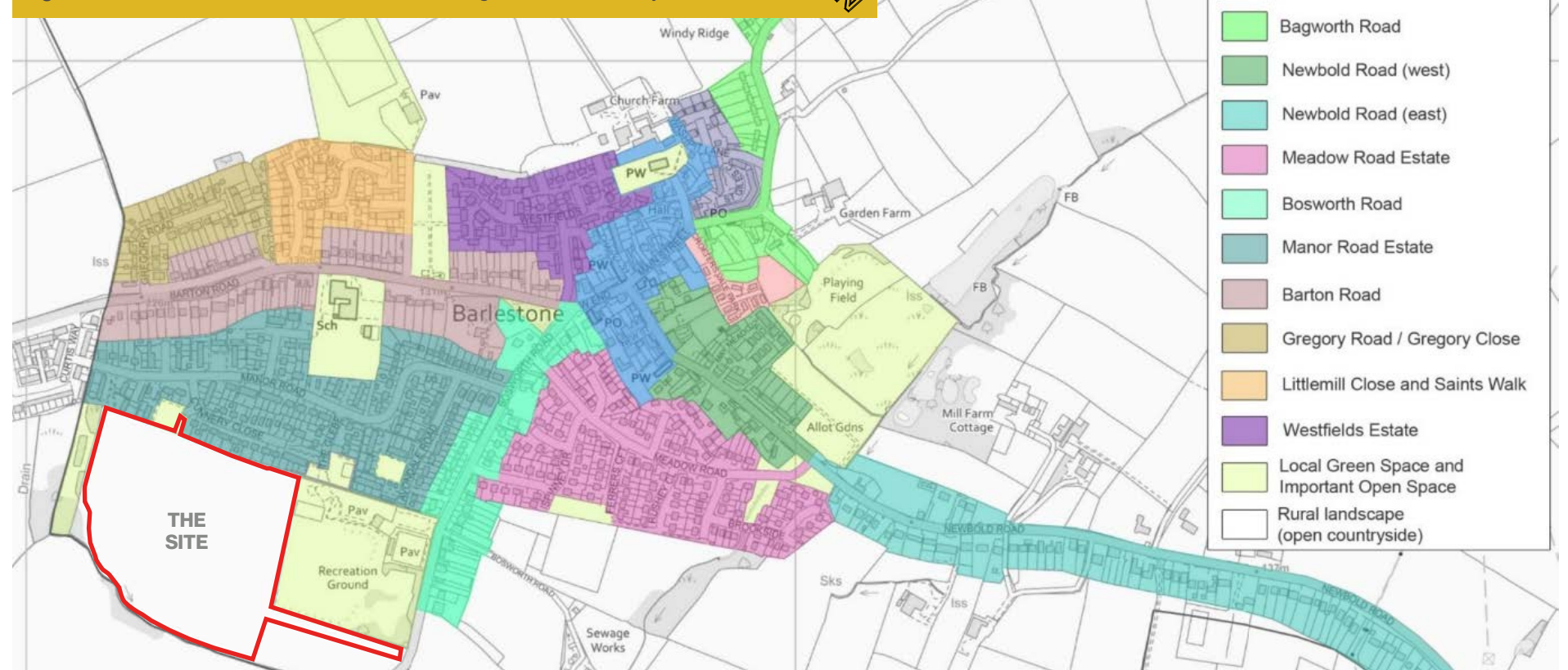
The Barlestone Neighbourhood Plan includes a character assessment which separates the built areas of the village into 14 character areas; these are defined by their design and appearance, its uses, layout, scale, density and planting amongst other characteristics. Having an understanding of a development's setting and the character of the local area can help to ensure that new development proposals are of an appropriate design.

The old centre of the village captures the predominant built character of Barlestone with most properties dating to the pre-war era. Although there are a range of styles and periods covered, from 1700s to early 1900s, red brick and render feature consistently, with a couple of red/yellow chequered brick façades along West End. A number of the buildings have interesting architectural features including decorative chimney breasts and ridge tiles, stone lintels & sills and painted quoins. Windows are a mix of wood (especially on the larger properties) and uPVC with occasional sash.

Adjacent to the site lies the Manor Road estate character area, defined by 1960's/1970's housing. It features one main road (Manor Road) with numerous cul-de-sac offshoots. Similar of other developments in the 1960s through to the 1980s including the Meadow Road, Westfield and Gregory Road developments, new homes were built of modern, limited individual design and using a variety of bricks (red, orange, yellow, buff) with seemingly little to tie them in to the original village dwellings.

The development at Littlemill Close is a more recent example of a development which integrated styles more in keeping with the older parts of the village more successfully. As such, the design of this site should look to the more traditional elements present within Barlestone and take precedent from more recent examples where a definitive, reflective character has been integrated successfully. The following page will analyse the Old village centre, Littlemill Close and Manor Road character areas.

Figure 4: Character assessment areas (Barlestone Neighbourhood Plan, July 2024) (NTS)



OLD VILLAGE CENTRE

+ Design / Appearance

Junction of historic routes through Barlestone. Pre-war buildings with consistent use of red brick and render.

+ Layout

Buildings closely align carriageways creating intimate enclosures in parts. Semi-continuous frontages common and different building orientations create irregularity and interest on the streetscene.

+ Height/Scale/Density

2 to 2.5 storeys. Higher densities present along key routes.

+ Typology

Strong combination of detached, semi-detached and terraced properties in smaller plots. Mix of dwelling types, largely of their time.

+ Boundary Treatments

Buildings typically front directly onto street. Use of low brick walls marks boundaries elsewhere.

+ Vegetation and Planting

Minimal street planting. Some ornamental planting where spaces allows at frontage.

+ Parking

Typically on-street parking with some front and side of plot driveways. Some instances of parking areas to the rear of properties.



03 CONTEXT APPRAISAL

LITTLE MILL CLOSE AND SAINTS WALK

+ Design / Appearance

Modern (early 21st century) housing estate with mix of housing sizes. Mix of red brick and white render.

+ Layout

Intimate arrangement, utilising a small loop road system in which shared drives and small courtyards feed off.

+ Height/Scale/Density

2 to 3 storeys. 36 DPH.

+ Typology

Mix of large detached, semi-detached, terraced properties and some instances of coach houses. All within smaller plots except for frontage properties along Barton Road.

+ Boundary Treatments

Low boundary hedges and black railings common.

+ Vegetation and Planting

Most planting is on plot, feature trees in small areas of amenity green space.

+ Parking

Front and side of plot parking. Small rear parking courts accessed under coach house.



MANOR ROAD ESTATE

+ Design / Appearance

1960's/1970s estate housing.

+ Layout

Rectilinear development featuring one main road with smaller cul-de-sacs feeding off it.

+ Height/Scale/ Density

2 storeys.

+ Typology

Detached and semi-detached properties with larger private frontages.

+ Boundary Treatments

Timber fencing, small boundary walls and some instances of hedgerows.

+ Vegetation and Planting

Large grass verges in parts where properties are set back from the road and where homes side onto carriageway. Some mature trees in incidental areas of green space.

+ Parking

Predominantly front of plot.



3.5 DESIGN REFERENCES

A summary of the character analysis is set out below to ensure the proposed design and layout respects or enhances the surrounding natural, built and historic environment:

Urban Form

Historic core of the village represents an intimate street enclosure with small frontages, more spacious frontages feature in 20th century developments elsewhere. The proposed development should adopt a varied approach to building set-back so as to provide interest and changing street scenes with some streets having large set-backs allowing for open space and front gardens and other buildings set closer to the back of pavement.

Small cul-de-sacs which feed off of primary routes are found throughout Barlestone, there is the opportunity to reflect this form whilst avoiding dead ends and ensuring pedestrian links exist beyond minor/tertiary streets.

Building Form and Plots

The scale of properties are predominantly between 1 - 3 stories with 2 stories being the most common. Gables, dormers and chimneys are common features which provide extra height and could be used to emphasise landmark properties.

The predominant densities vary between 25 - 38 dph with a strong mix of detached, semi-detached and terraced properties throughout the village. The design proposal could reflect the character of the area with lower densities to the southern fringe of the development and higher densities found close to the existing built area and within the core of the development along the key route.

Car parking

On plot parking should be utilised to reflect the surrounding character, however it should be done in a manner that avoids vehicles dominating the public realm visually (preferably to the side on plot parking). If smaller terraced properties are used in the proposal, providing small areas of secure rear court yard parking is preferable over on street parking.

03 CONTEXT APPRAISAL

Open Space

The development should contribute towards the villages catalogue of open spaces with a new multifunctional public open space that can support well being for current and future residents and preserve and enhance flora and fauna and wildlife using the principles of net biodiversity gain.

It should respond to the existing landscape character by retaining and enhancing the existing boundary vegetation to the west, south and east of the site where the site bounds Bosworth Road Park. A peripheral footpath could provide access around the site alongside a walkable street environment supporting easy access for pedestrians and cyclists. To respond to the landscape character of primary routes in the village such as Barton Road, Bosworth Road, Meadow Road, Newbold Road and Manor Road, the main street should feature elements of tree planting within grass verges.

Details And Materials

Walls:

- + Red Brick, buff brick*
- + Red/yellow chequered brick
- + White / off-white Render

*Red brick should predominate with the opportunity to incorporate some rendered and half-rendered properties.

Roof:

- + Pitches are generous and include gables to fronts and sides. Hipped roofs common. Roofs are predominantly tiled in red or grey plain or pantiles.

Curtilage/Boundaries:

- + Small brick walls are predominant with hedgerows. More recent additions of black metal estate railings.

Details:

- + Dormers and brick chimneys feature regularly on key properties through out the village creating interesting roof forms. Porch canopies and bay windows add interest to the front of properties in a number of locations.
- + Red brick sills and lintels around windows and below eaves are a feature that could be used on focal properties and characteristic of the area.



Red/yellow chequered brick found within village core.



Considered mix of red brick and white render creates a pleasant contrast.



Historic, prominent buildings with brick, soffit and lintel detailing.



Dormer windows and door canopies are common across old and new development.



Homes fronting onto street with little frontage creating intimate enclosures in village centre.



Rear parking accessed through coach house allowing continuity in the building line.



Tree planting in grass verges common along primary routes marking their importance.



Slightly arched windows are a common feature in older properties.



Variations in roof height and styles create interesting roofscape, adding character.



Terraced properties dropping with topography.



Prominent chimneys on key buildings.



Buildings fronting onto area of greenspace off Cunners Close.



Cul-de-sacs offering landscape views beyond the village, particularly to the south of the village.



Taller building at key node within village centre, creating a focal point and terminating vista.



More recent interpretation of terraced housing with shared mono pitch door canopy.



Low brick walls commonly define frontages.

03 CONTEXT APPRAISAL

3.6 TOPOGRAPHY

The landform surrounding Barlestone is representative of the Landscape Character Area, Charnwood Fringe, in which it sits, described as a gently undulating with small plateaus on higher ground and rising to the adjacent Charnwood Forest area to the east. The character assessment also mentions the contrast between areas which are visually open and enclosed depending on the elevation of the landscape and presence of woodland and vegetation.

Barlestone is located at approximately 125-130m AOD (Above Ordnance Datum) on sloping land that rises up from the river valley in the west to Bagworth in the north east which lies at approximately 165m AOD. The local villages of Nailstone and Newbold Verdon lie in similar locations on the slopes leading up to higher ground in the east. To the west the land slopes down to 90m AOD where the Ashby de-la-Zouch Canal is located, running in a north/south direction.

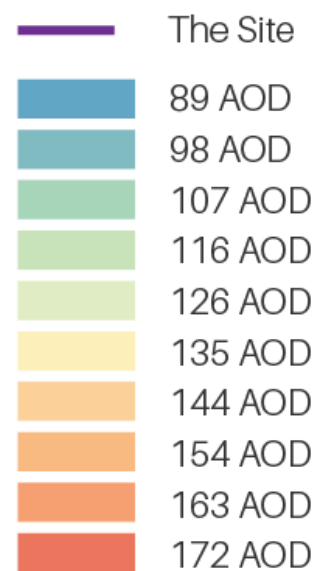
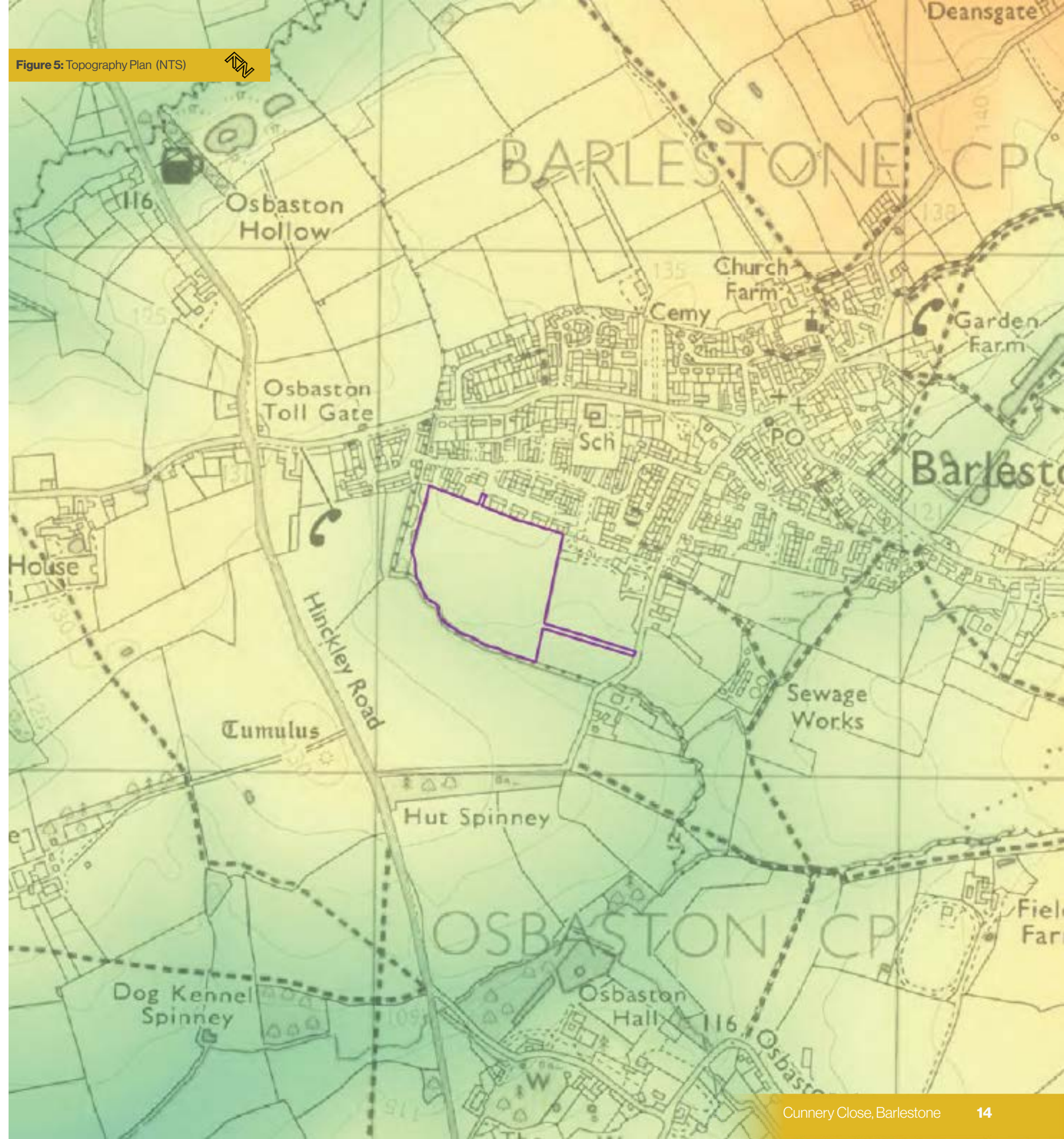


Figure 5: Topography Plan (NTS)



03 CONTEXT APPRAISAL

3.7LANDSCAPE CHARACTER

A Landscape and Visual Impact Assessment (LVIA) has been prepared as part of an iterative design process. The site is not covered by any landscape designations. The site lies within the south-western fringe of National Character Area (NCA) Profile 71: Leicestershire and South Derbyshire Coalfield, which consists of a plateau with unrestricted views of shallow valleys and gentle ridges that become less pronounced in the south due to a layer of glacial till. The area has a developing woodland character, heavily influenced by work of The National Forest.

The Hinckley and Bosworth Borough Landscape Character Assessment (published in 2017) presents the different areas of character across the borough, providing a distinction between the rural and urban areas. The site is located within the broad Charnwood Fringe Settled Forest Hills Landscape Character Area (LCA). The Barlestone Urban Character Area (UCA) 14 adjoins the Site to the north. A summary of the published character areas that the site lies within or immediately influences is set out in table below:

Receptor	Value	Susceptibility	Sensitivity
NCA Profile 71: Leicestershire and South Derbyshire Coalfield	Medium	Medium	Medium
Charnwood Fringe Settled Forest Hills LCA	Medium	Medium	Medium
Barlestone UCA 14	Medium	Low	Medium

3.8 LANDSCAPE & VISUAL IMPACT

Whilst the development proposals will result in the permanent loss of an agricultural field and some initial landscape disruption, the majority of key landscape features including mature trees and hedgerows will be retained with additional habitats created as part of the green infrastructure (GI) proposals. In visual terms the properties immediately adjacent to the northern site boundary will experience the greatest visual effects with the view of an arable field replaced with that of development. Away from the immediate boundary of the site, effects on receptors will be mitigated by proposed buffer vegetation and a large area of open space in the south that will set the development back from the site boundaries, eventually resulting in filtered views once the proposed landscaping has matured.

Views from the surrounding footpath network are limited by topography, vegetation and built form. However, where views are possible, the development would be seen in the context of the existing developed edge on Cunnery Close. The site is bordered by hedgerows and trees which would be retained as part of the development proposals to form part of the site-wide GI proposals. The GI proposals will also result in overall enhancement of the landscape resources through the creation of new habitats which will provide long term benefits for landscape character as well as biodiversity and recreational value.

In landscape and visual terms the LVIA demonstrates that the Illustrative Masterplan (presented in section 5 of this DAS) responds well to the local landscape character of the site, recognising and responding to opportunities to retain views, create local public open space and enhance the local landscape character. The scheme will include a mix of houses to reflect the variety traditionally found in Barlestone and will use local vernacular designs to guide the form and layout of the proposals. The development will include provision of new public open space and a footpath network will be created to provide separate and safe routes for pedestrians in an area currently inaccessible to the public. Open spaces and roads will provide a series of attractive vistas and views throughout the development.

Overall it is considered the development proposals demonstrate a well-considered approach to the landscape and settlement edge context of the site and appropriate development of the site has the potential to successfully integrate into the local surroundings without any unacceptable landscape or visual effects.

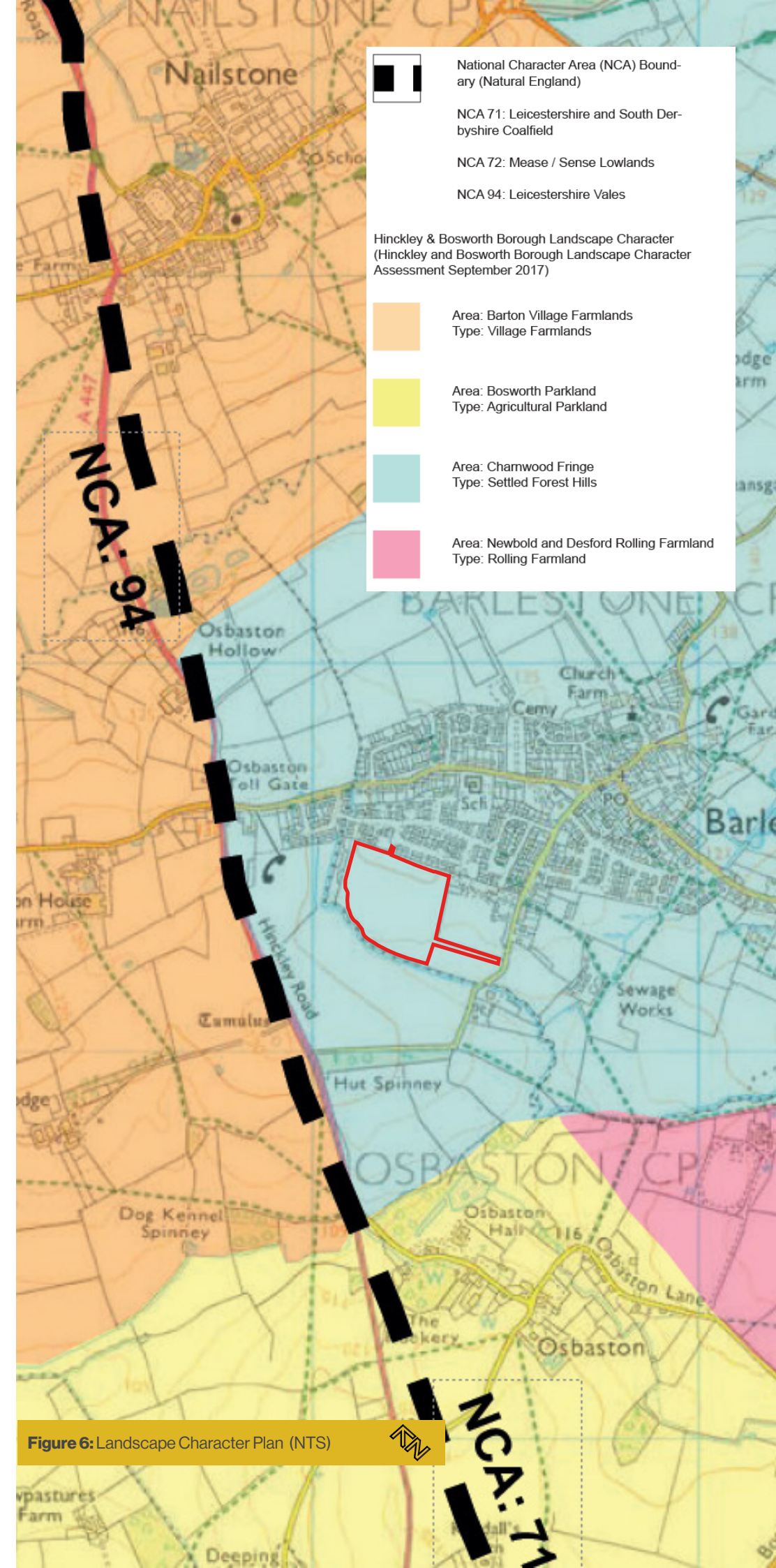


Figure 6: Landscape Character Plan (NTS)

03 CONTEXT APPRAISAL

3.9 DESIGNATIONS & WIDER LANDSCAPE

The site nor its immediate surroundings are encompassed within any landscape designations as shown in Figure 7. The nearest is the Cannock Chase National Landscape, which is located over 35km from the Site at its closest point.

There are four Grade II listed buildings within the settlement of Barlestone, although none are within proximity to the site, while a further two listed buildings lie within Osbaston to the south (including the Grade II* Osbaston Hall) within the Osbaston conservation area, which lies approximately 475m from the site at its nearest point.

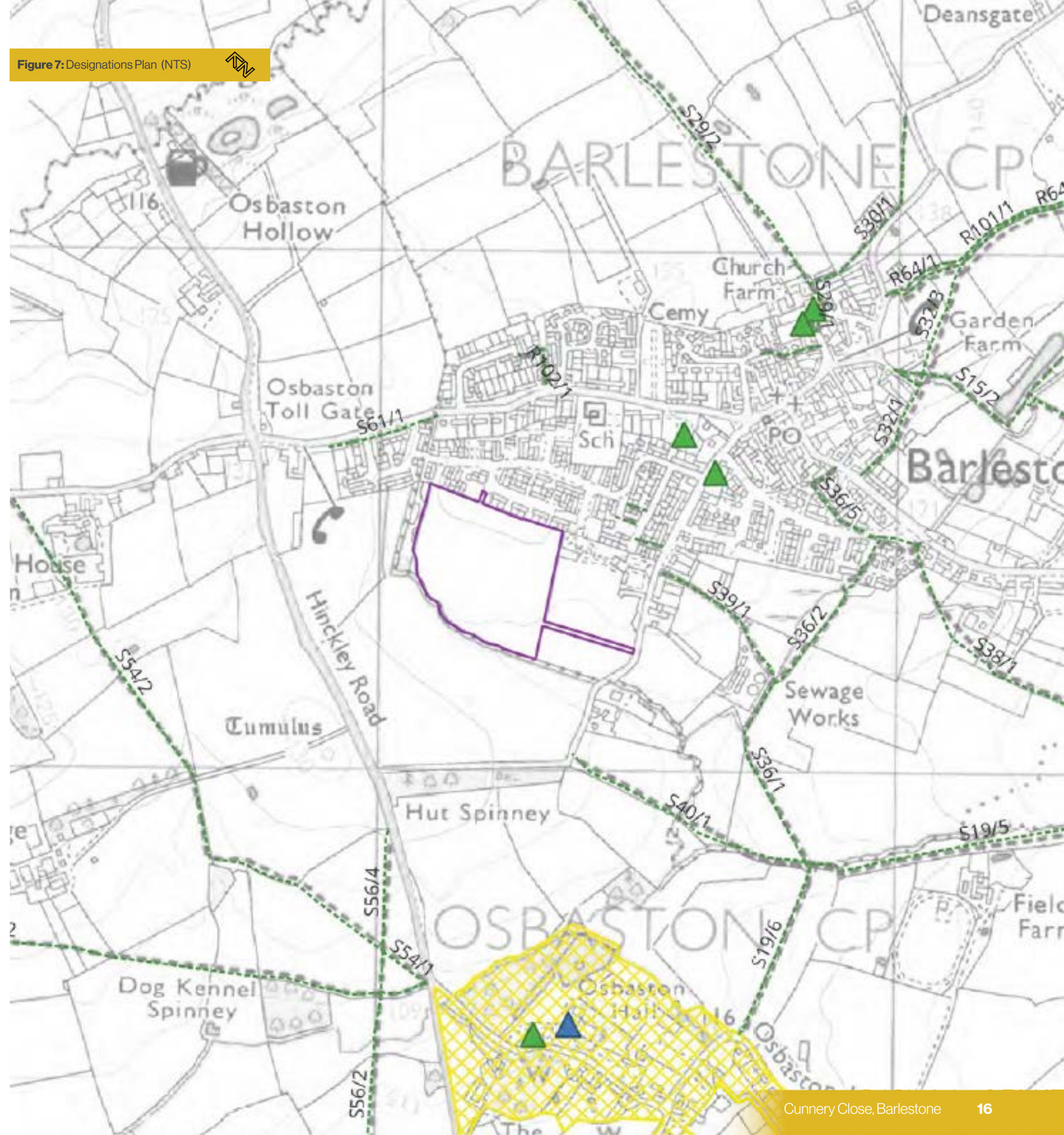
Much further afield there are concentrations of listed buildings within the settlements of Nailstone, Newbold Verdon and Market Bosworth, again within conservation areas, although there are no physical or visual links with the site nor its surroundings from these heritage assets.

There are no Registered Parks and Gardens within the wider vicinity of the site nor are there any scheduled monuments, with the closest within Newbold Verdon over 2km from the site.

Similarly there are no statutory environmental designations in the vicinity of the Site, with the nearest over 5km away to the north-west associated with the Newton Burgoland Marshes.

- The Site
- - - Public Footpath
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Conservation Area

Figure 7: Designations Plan (NTS)



04 SITE APPRAISAL

This section sets out the analysis of the site itself to help inform a series of responsive opportunities and considerations. The site appraisal will involve a more detailed look at the site's topography, visibility, ecology, archaeology, hydrology and other immediate site constraints.

4.1 SITE DESCRIPTION

The site is located on the south western edge of Barlestone and comprises a single, irregularly shaped, arable field parcel. It is 6.53 ha in size with Cunnery Close located immediately to the north and Bosworth Road located to the east.

The site is defined by properties on Cunnery Close to the north, a small area of woodland to the west and a hedgerow and hedgerow trees to the south with further arable farmland beyond. Playing fields and a play ground form part of a recreation ground known as Bosworth Road Park to the immediate east, separated from the site by a row of mature trees and to the south east.

The site slopes from the north to the south-east towards an unnamed brook that defines the southern edge of the site. The site is largely devoid of any notable features within its interior, comprising cropland with some areas of ruderal vegetation and grassland at the field boundary fringes.

The boundaries to the site are defined by a mix of overgrown hedgerows and trees and generally in a moderate landscape condition. The site is not currently publicly accessible and there are no PRow's running through the site or along its boundaries.

SITE PHOTOGRAPHS



View south east across Site from north west corner.



View from western boundary to rear of properties on Cunnery Close.



View looking south west from north east corner.

Figure 8: Aerial Location Plan (NTS)



04 SITE APPRAISAL

4.2 VISIBILITY

The site has a very localised visual envelope and is not appreciated in the wider landscape. This is due to the site aspect and location being within a localised depression, which is effectively encircled by higher ground in all directions in close proximity. This, coupled with the presence of built development to the north, treebelts to the east and west, and intermittent tree cover along the southern boundary ensures the site is visible only by people traveling along short stretches of Bosworth Road, the A447, Manor Road and Cunnergy Close, those utilising the nearby open spaces, as well as residents of Spinney Farm and Cunnergy Close.

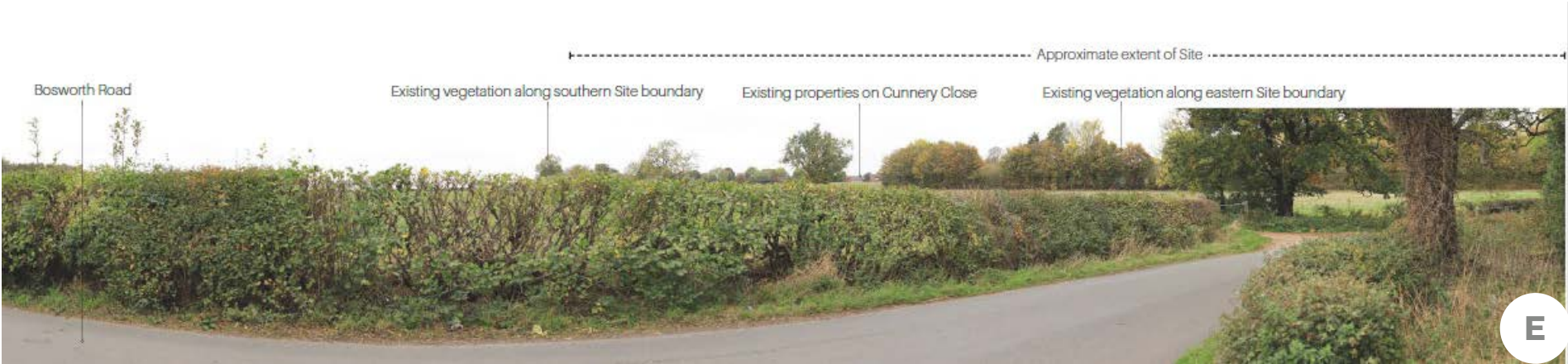
Views from the local footpath network are limited to a section of footpath that leads off Bosworth Road south east of the site. Intervening vegetation largely prevents views from this footpath though glimpses of the northern field are possible.

A detailed summary of the relevant visual receptors in the vicinity of the site is available in the LVIA which forms part of this application, they are set out within the table below:

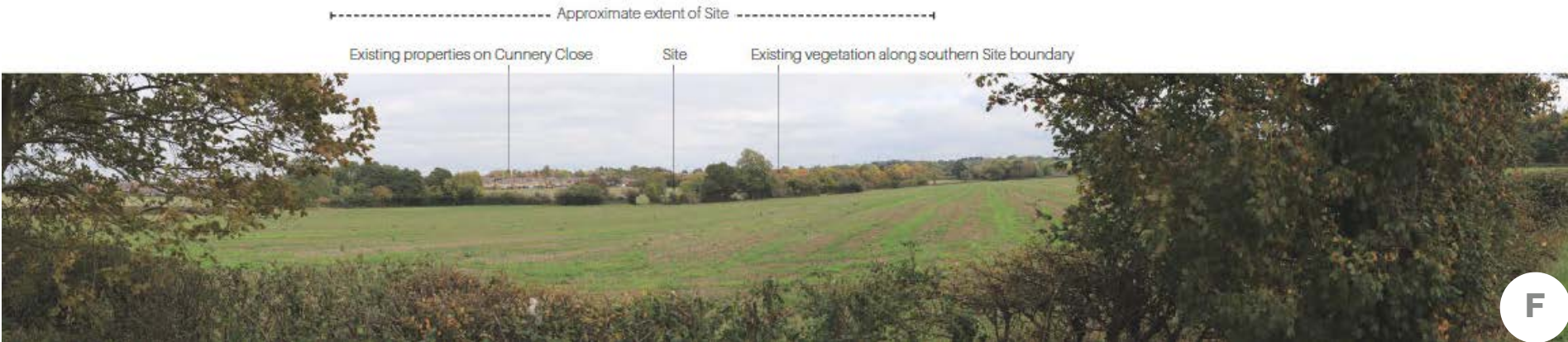
Receptor	Value	Susceptibility	Sensitivity
Residents of Cunnergy Close (Photograph 4)	Medium	High	High
Residents of Bosworth Road (Photograph 6)	Medium	High	High
Residents of Spinney Farm (Photograph 9)	Medium	High	High
Users of PRoW S39/1 (Photograph 7)	Medium	Medium	Medium
Users of PRoW S40/1 (Photograph 10)	Medium	Medium	Medium
Users of PRoW S54/2 (Photograph 15)	Medium	Medium	Medium
Users of Manor Road (Photographs 1 & 2)	Medium	Medium	Medium
Users of Bosworth Road (Photographs 6, 8, 9 & 11)	Medium	Medium	Medium
Users of the A447 (Photographs 12 - 14)	Medium	Low	Low
Users of Bosworth Road Recreation Ground (Photograph 5)	Medium	Medium	Medium
Users of the open space near Cunnergy Close (Photographs 3 & 4)	High	Medium	High



c View south-east from the open space near Cunnergy Close



View north-west from Bosworth Road near Spinney Farm



View north-east from the A447 (Hinckley Road)