

6.4 LANDSCAPE & GREEN INFRASTRUCTURE

In broad terms, the strategic landscape aims of the Landscape Strategy are as follows:

- + To respect and retain the existing landscape features within the site to create an attractive setting for the new residential development.
- + To create a green settlement edge with a focus on habitat enhancement and creation.
- + To assimilate built elements into the surrounding landscape to minimise potential adverse effects on landscape character and visual amenity; and
- + To enhance and extend the existing landscape framework, resulting in improved connectivity and a biodiversity net gain.

The key objectives are as follows:

- + Provide a functional and attractive public space within the core of the neighbourhood;
- + Integrate footpaths with existing and introduced landscape assets to provide health and well-being benefits for the local community;
- + Improvement to the integrity of the landscape and reinforcement of existing character through the introduction of new and interconnected biodiverse features; and
- + Increase the extent of tree cover within the Site and as a containment feature to replicate the aspirations and vision of the National Forest initiative.

In response to the previous reasons for dismissal, a number of key mitigation measures have been embedded within the design of the proposed development:

- + Restricting building height to 2 storeys, with the potential for occasional 2.5 storey elements.
- + Amending the site footprint, preventing development from extending into the southernmost and easternmost parts of the site limiting the visual intrusion from Bosworth Road.
- + Consolidating built form to the northern and central part of the site.
- + Ensure visual links to existing woodland of Hut Spinney are accommodated with new visual links to this feature.
- + Providing new planting within the southern edge of the site to bolster the existing vegetation, strengthening the green infrastructure and providing an additional physical and visual containment to the introduced built form.

Figure 20: Landscape Strategy Plan (NTS)



PUBLIC OPEN SPACE PROVISION

The masterplan proposals have been designed to accommodate good sized areas of public open space that offer social, leisure and recreational opportunities within easy reach of all the proposed new homes on the Site. The range of open spaces will create places where people can meet each other to provide opportunities for social interaction, therefore, helping to improve public health by encouraging physical activity, and helping to tackle those affected by loneliness and isolation.

The future maintenance and management of the open spaces will be secured for the long-term via a planning obligation using an appropriate public body or private management company. The amount of open space has been provided in accordance with the typologies and standards set out in the Open Space Assessment (September 2025) and Appendix 7: Open Space and Outdoor Sport Provision within the Regulation 18 Local Plan 2024-2045.

Typology	Ha per 1,000 population	Requirement based on 158 dwellings (379 population)	On site provision
Parks & gardens	0.36	0.136 Ha *open space provision not triggered.	n/a
Amenity greenspace	1.34	0.507 Ha	0.6329 Ha
Natural & semi-natural greenspace	2	0.758 Ha	1.5255 Ha (1.2378 Ha when removing attenuation basin & emergency access strip)
Provision for children and young people	0.25	0.09475 Ha (947.5 sq.m)	0.057 Ha (570 sq.m) of formal play space. Surrounding grassed areas to provide more informal play opportunities.
Allotments	0.35	0.132 HA *open space provision not triggered.	n/a



Figure 21: Open Space Typologies (NTS)

- Natural & semi-natural greenspace
- Amenity greenspace
- Provision for children and young people



CHILDREN'S PLAY FACILITIES

Proposals include a Locally Equipped Area for Play (LEAP) and a Local Area of Play (LAP) which are to be situated within the central green of the site, acting as a focal point with the development and offering spaces to play, meet and rest.

Play features located within the new development should be natural and informal, encouraging imaginative play. These play areas have the potential for a natural character to fit in with the proposed landscaping surrounding them, comprising of timber play equipment and natural play features such as logs, boulders and earth formations. The play areas will be highly accessible and inclusive, designed to offer disabled children the same play opportunities as other children.

The play areas will be surrounded by greenspace which will consist mainly of amenity grassland and tree planting to provide informal recreational space and help contain these focal spaces. Residential properties will frame and overlook these play areas, providing natural surveillance across them.

06 DESIGN

6.5 CHARACTER AREAS

Anchored in its edge-of-settlement location and shaped by the surrounding landscape, the proposed development at Barlestone is designed to respect its setting while offering a distinct, high-quality living environment.

The development has been structured around three distinctive character areas (CA), each shaped by the Site's context, landscape features, and the role it plays within the wider masterplan. Together, these areas create a coherent and legible neighbourhood while offering variety, identity, and a strong sense of place. These are shown diagrammatically below:

- CA1: The Street
- CA2: The Lanes
- CA3: Green Edges

Figure 22: Indicative Character Areas (NTS)



CA1: THE STREET

- + Focussed along the main street that loops through the heart of the development, suitable for all predicted traffic movement.
- + Defined by a more formal and intimate arrangement of buildings with occasional varied building line and differing set back distances.
- + In parts, strong and consistent building frontages and tree planting should front the street to mark its importance and aid legibility.
- + A considered mix of parallel frontages and gable frontages will help to break up the roofscape and add character.
- + Safe movement for vehicles, cyclists and pedestrians will be accommodated. Differing surface materials will therefore help to passively control traffic speeds.
- + A series of key nodes are created along this route to create focal points and legibility.
- + Opportunity to incorporate shared surfaces, especially at key junctions / nodes to create a pedestrian friendly street and reduce traffic speeds.
- + Residential parking will comprise of front and side of plot parking as well as parking courts to the rear of new homes.

PRECEDENT IMAGES



CA2: THE LANES

- + Streets designed to be more informal in character and lower density than the main street.
- + Reflect the existing character of Barlestone as short, minor streets accessed from a primary route.
- + These routes will offer direct views from the main street to the boundary vegetation of the site and landscape beyond. These views will be better framed through suitable setbacks, building line and careful street planting.
- + Space will be enclosed by largely 2 storey blocks which will create a distinctive pattern of lanes.
- + Some frontage along lanes to provide informal surveillance of the street.
- + Residential parking will comprise primarily of front and side of plot parking.

PRECEDENT IMAGES



CA3: GREEN EDGES

- + Typically lower density housing arrangements fronting onto single sided lanes so that buildings front or be positioned alongside the green edges, maximising views onto green space as well as contributing to a strong sense of place and spatial enclosure.
- + The use of minor routes to serve a relatively small number of properties.
- + A landscaped buffer that steps the development back from the western, southern and eastern boundary to soften its edge with more rural areas of the parish and softens views of development from viewpoints towards the site to the south.
- + A higher proportion of detached and semi-detached homes will be provided, with varied house types, larger plots and deeper frontages.
- + Building arrangements should be more informal in character with some buildings located with their gables onto the street.
- + Acts as a key area for pedestrian connectivity, linking residential areas with open spaces and the wider green infrastructure network.
- + Supplemented with play opportunities.
- + Residential parking will comprise primarily of front and side of plot parking.

PRECEDENT IMAGES



6.6 URBAN STRUCTURE

The residential built form within the development will utilise a consistent palette of standard details and materials, therefore it is important that a degree of bespoke architectural detailing is utilised at key locations within the scheme.

The use of landmarks such as a building projecting onto the street, or a gable end facing onto the street in an otherwise straight line of buildings will provide identity within the layout. Other distinctions will be achieved by the careful use of building height, mass and materials.

- + A taller 2.5 storey building with well proportioned dormer windows.
- + Positive definition to the street with well defined corners established by gables with fenestration and/or corner dwellings projecting from the building line.
- + The subtle use of contrasting materials and colour e.g. a rendered elevation set within a row of predominantly brick dwellings to provide a contrast and point of focus.
- + The use of chimneys in prominent locations.
- + A double fronted building with principle elevations fronting both carriageways.
- + Vistas framed and focal points reinforced with the use of street tree planting.

The detailed block and street layout will be arranged so that it composes a series of attractive views and vistas. These will be defined by a sequence of connecting views (short or long), which lead or draw the eye from one feature to another. The use of the distorted grid, for example, with offset junctions will help to encourage views of landmark buildings, spaces or trees. More intimate, glimpsed, or framed views will also enrich the scheme. This will be achieved, for example, by including a street tree within the view that is framed by a building group, or a building line which deliberately restricts and then suddenly channels a view to a landmark building.

The detailed design will also include subtle variations in the building line, in terms of scale, height, and set back of buildings from the footway. This will be supplemented by quality materials and landscape treatment which will produce an attractive street.

Figure 23: Urban Structure Plan (NTS)



BUILDING HEIGHTS

The new dwellings will largely be limited to 2 storeys in height to assimilate the development proposals into the wider townscape and landscape. Some two and a half storey dwellings will be provided at focal points within the site to provide interest in the street scene and aid legibility. Differing building heights will be used to achieve a number of different townscape functions, including:

- + To overlook green spaces.
- + To mark the importance of key spaces.
- + To terminate vistas along the new streets.
- + To punctuate the streetscene.
- + To create a varied and interesting roofscape.

DENSITY

The proposed development achieves a gross density of **24 dwellings per hectare** across the Site due to the scale of new areas of public open space provided. The Site will continue to have a verdant character, typical of this semi-rural, edge of settlement location. The average net density on developable areas amounts to **36 dwellings per hectare** which responds to the existing urban fabric whilst offering a more contemporary interpretation of formulating a new neighbourhood; thus according with Government guidance on the efficient use of land and best practice design helping to support a sustainable neighbourhood.

Although there will be an average density across the development, the layout will be designed with the use of 'graded block densities' varying in density. In general terms, the density of development will graduate from higher densities in the more central parts of the site to lower densities towards the peripheral areas. However, within this overall density framework a range of densities will be established through the site. When combined with landscape and building form this will assist in providing different areas of recognisable character.

APPEARANCE & MATERIALITY

The appearance and materials used within the development will be subject of a future reserved matters application; the intention of this DAS is to provide some guiding principles on the development's appearance to ensure development is specific and locally responsive to Barlestone and the wider area. To respond to the vernacular and architectural styles of this area, the scale, form and materiality of the proposed dwellings need to reflect the design language of the surrounding urban context, whilst being able to accommodate the modern requirements and expectations of new build sustainable properties in a suitable, realistic and viable fashion.

An overview of Barlestone's character context has been provided in Section 3, which highlights a number of design influences for the detailed design of the development. At this design stage, these photographic examples give an indication of the type of design treatments that are anticipated and the general appearance of the built form. The materials selected for the development should provide a modern interpretation of the traditional materials found in Barlestone.

PREDOMINANT BUILDING MATERIALS



- Red brick should be used as the dominant material.
- Buff brick and chequered brick to be used intermittently.
- Use of full and half white/off-white render to help break up streetscene, delineate different building sections and create contrast.

ROOFS



- Roof lines should create subtle changes in scale within the street scene, creating instances of small scale adjustments in height to emphasise corners and feature buildings.
- Predominant use of red and grey plain clay tile and pantiles.
- Chimneys on key buildings.
- Roof forms generally simple inc. hipped and gable ends

EXTERNAL DOORS, PORCHES & WINDOWS



- Dormers and brick chimneys on key buildings.
- Decorative clay tiles / ridge tiles.
- Mix of painted timber porches (monopitch & gables).
- Red brick sills and lintels around windows and below eaves are a feature that could be used on focal properties.

BOUNDARY TREATMENTS



- Mix of low walls, estate railings and small hedges to define property boundaries.
- Use of hedgerows to define edge of development against areas of green space.

6.7 ECOLOGY & BIODIVERSITY

Proposals have been landscape and ecology led from an early stage in the process, ensuring that the scheme can be designed to mitigate for negative effects associated with the construction proposals and anticipated habitat losses.

Biodiversity net gain calculations have been considered early in the design process to ensure that losses of higher distinctiveness habitats could be minimised and that sufficient opportunities for habitat creation and enhancement could be incorporated into the proposals. This has led to the proposals including significant green infrastructure areas being enhanced with ecology as a focus. This will comprise new species-rich grasslands, hedgerow habitats, trees, SuDS, and scrub. This has allowed the scheme to demonstrate a biodiversity net gain in excess of 10% (the minimum requirements of the Environment Act 2021) for habitat and watercourse units on Site.

Proposals will result in an overall net gain for habitats (10.30%), hedgerows (37.81%) and watercourses (15.60%) through the replacement of low distinctiveness arable habitat with medium distinctiveness other neutral grassland and mixed scrub, through the creation of c. 64m of species-rich native hedgerow, and through the reduction of encroachment of the ditch D1. This assessment has therefore demonstrated that the proposals can deliver an onsite gain that is compliant with national and local policy requirements for habitat, hedgerow and watercourse units.

Through the combination of intrinsic mitigation, targeted mitigation, compensation and enhancement detailed within this EclA, the proposals will lead to not significant positive effects for the majority of important ecological features. Any mitigation and enhancement measures proposed could be readily secured through appropriate planning conditions, all of which could be set out within a Construction and Environmental Management Plan (CEMP), Landscape and Ecology Management Plan (LEMP), detailed landscaping scheme and detailed lighting strategy.

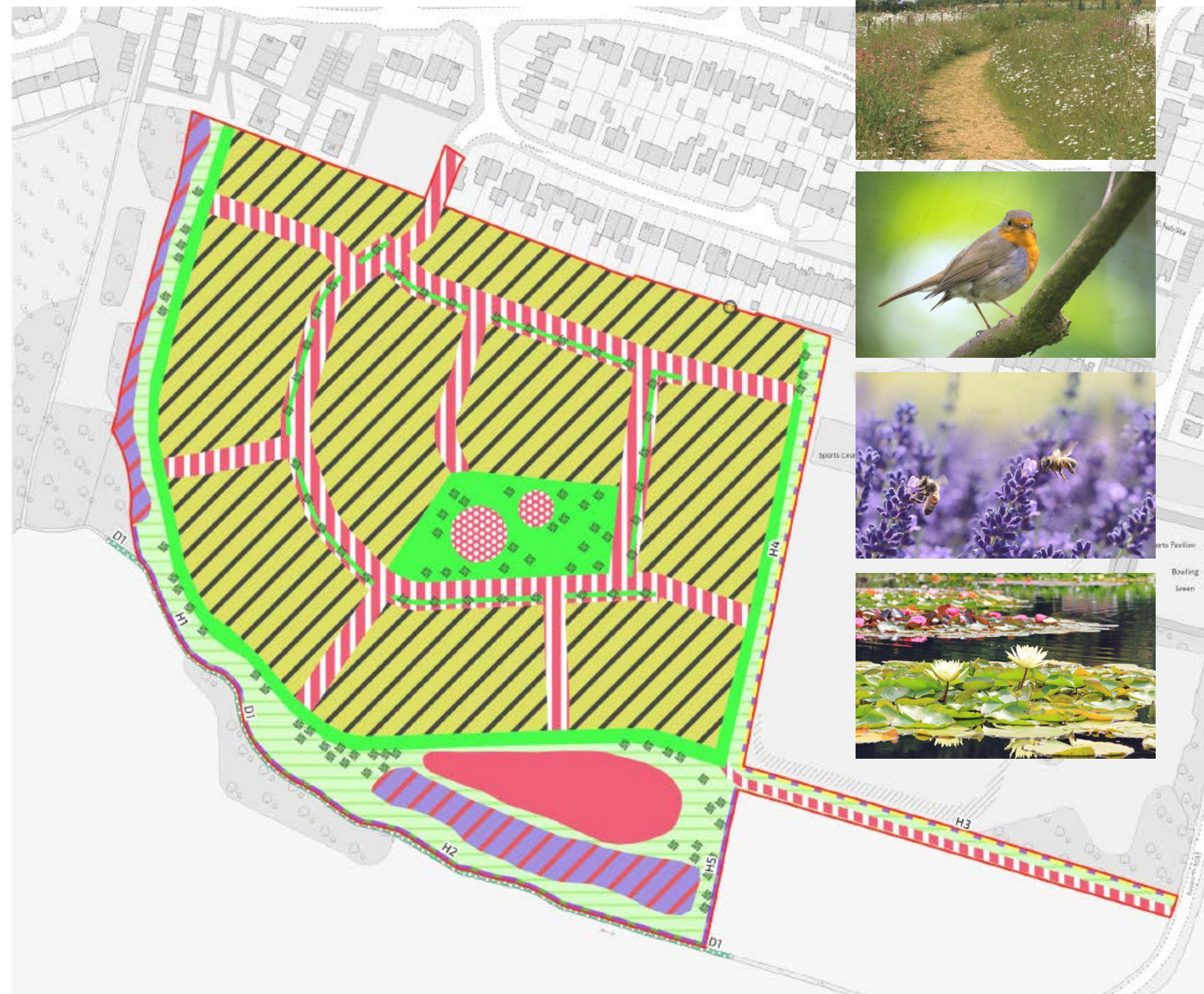


Figure 24: Proposed Habitats Plan (NTS)



6.8 SUDS FRAMEWORK

The detailed drainage strategy for the development will be determined in accordance with the standards set out by the Lead Local Flood Authority (LLFA).

The proposed development site lies wholly within Flood Zone 1 and is not at risk of fluvial or reservoir flooding. Localised surface water flow routes and depressions have been identified and have been incorporated into the design through landscape integration, level management and strategic planning of built development parcels.

The surface water drainage strategy has been developed in accordance with the National standards for SuDS and limits discharge to greenfield runoff rates, with attenuation provided for the 1 in 100 AEP event including a 40% allowance for climate change. The strategy adopts a multi-stage treatment train comprising source control measures, conveyance features and attenuation basins, ensuring protection of the receiving water environment while also delivering amenity and biodiversity enhancements.

The proposals will not increase flood risk on site or elsewhere and will provide an overall betterment compared to the existing situation through the controlled management of runoff. Foul drainage can be accommodated within the existing sewer network, subject to the necessary statutory approvals. The development therefore complies with the NPPF and associated planning practice guidance in respect of flood risk and drainage, and the site is suitable for the proposed residential use from a flood risk perspective.

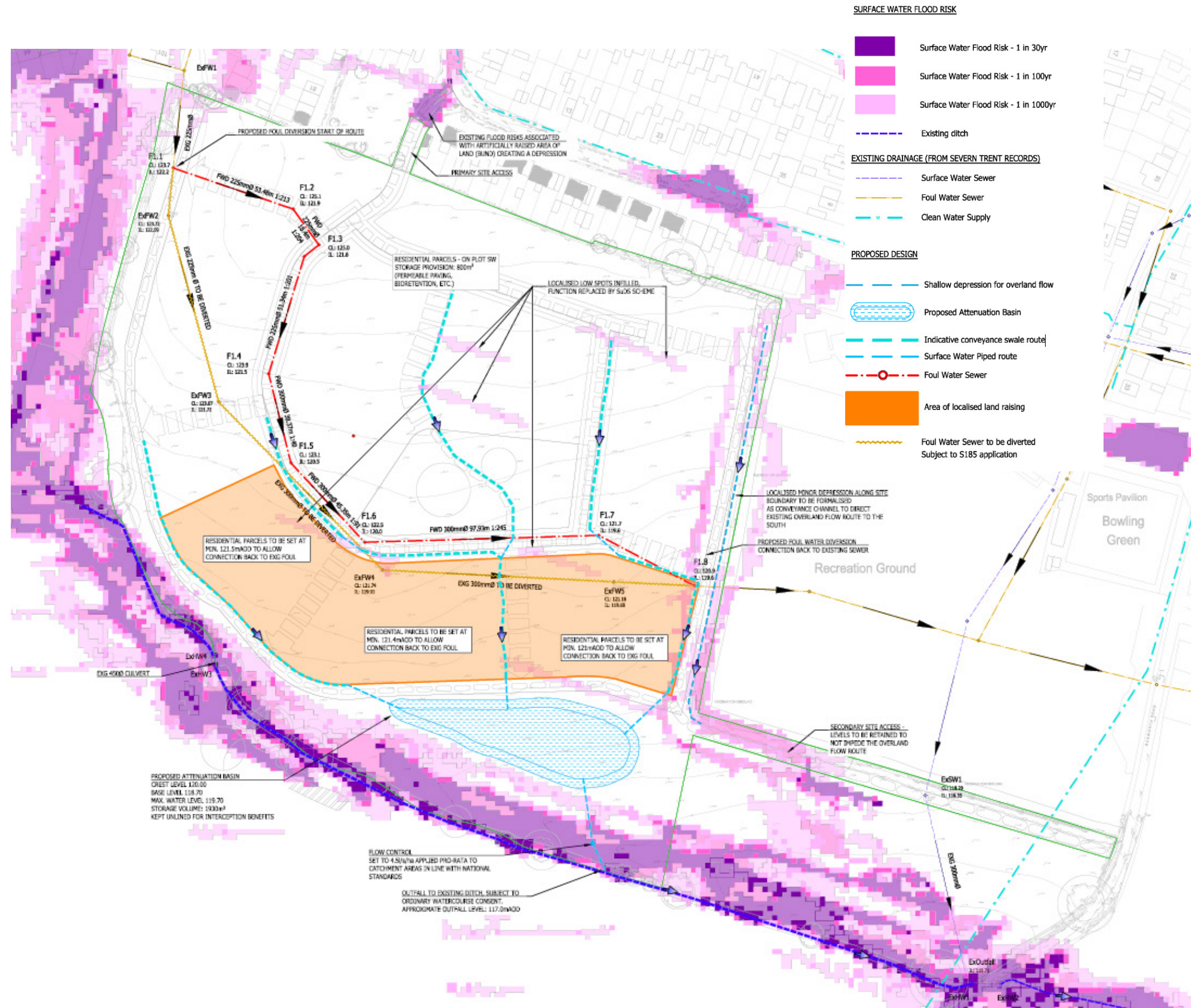


Figure 25: Drainage Strategy (NTS)

6.9 APPROACH TO SUSTAINABILITY

The NPPF requires that all development is sustainable:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent...:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

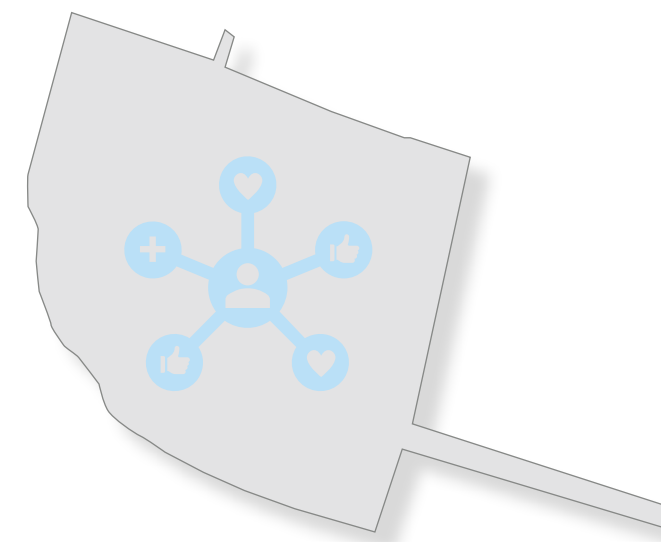
c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. (NPPF, para 8 (2024)).

Sustainability is fundamental to the vision for Land off Cunnersy Close, Barlestone. This page looks at the sustainable development credentials of the proposed development. Collectively, these measures will help to ensure that the proposals contribute to national and local objectives to reduce carbon emissions, improve energy efficiency and address the global climate emergency.



ENVIRONMENTAL SUSTAINABILITY

- + Biodiversity:** Improving the terrain through effective management to enhance biodiversity and habitat value.
- + Energy:** Generating renewable energy on site through solar PVs, air source heat pumps, on-plot vehicle charging.
- + SuDS Systems:** Improving the surface water run-off rates from the baseline condition through incorporation of a comprehensive network of sustainable drainage.
- + Air Quality:** Improving air quality by minimising car use and maximising trips on site by providing green walking and cycling infrastructure for all.
- + Accessibility:** Improving walking and cycling routes between the site and East Harling with better access to existing facilities.
- + Climate Resilience:** Creating a climate resilient community through provision of new community orchards, wildlife ponds, native planting, green corridors, and by creating resilient drainage systems.
- + Green Network:** Increasing the network of habitat corridors and other green connections, together with orchards for food growing. Incorporating new tree planting, hedgerows and meadow grassland currently not present on site due to its agricultural use.



SOCIAL SUSTAINABILITY

- + New Homes:** Delivering a range of social housing with 40% of the overall mix being affordable homes, which are tenure blind, designed to NDSS standards.
- + Health:** Extensive new areas of public green space for leisure, recreation and exercise.
- + Accessibility:** A range of new homes catering for families, starter homes, and accessible homes.
- + Connectivity:** Creating quicker and more sustainable connections between the Site and the centre of the village of Barlestone via pedestrian links onto Cunnersy Close and Manor Road.
- + Access to Open Space:** Supporting healthier ways of living by providing access to green corridors and green spaces with integrated SuDS habitat areas.
- + Inclusivity:** A focus on equitable and inclusive design to ensure that leisure areas and play areas are considerate of all residents' needs.
- + A Sense of Ownership:** Creating attractive areas with clearly defined public and private areas that relate well with one another to help promote a sense of community identity. The development should enable residents to take pride in their surroundings, helping to create a sense of shared ownership and social responsibility.

06 DESIGN



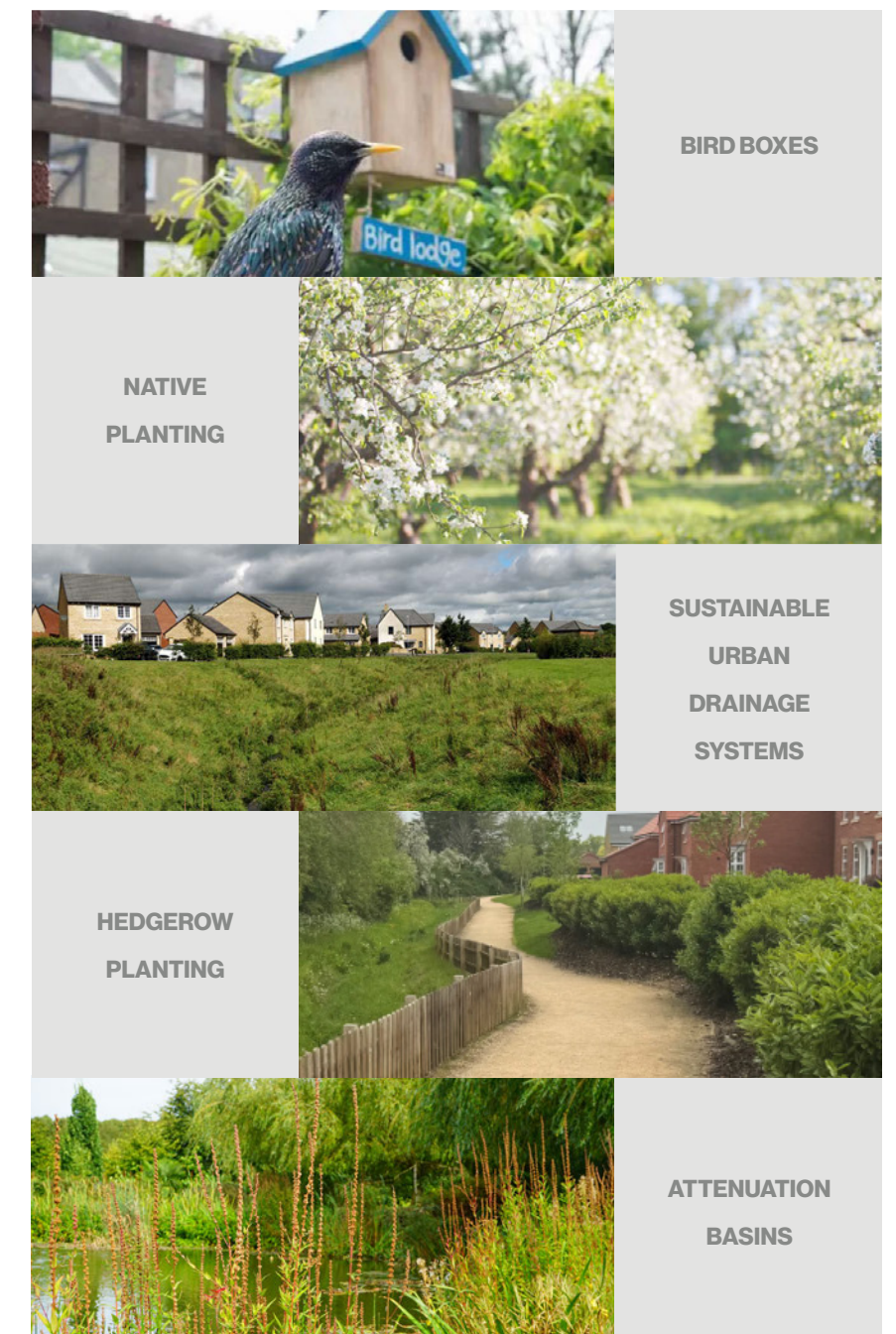
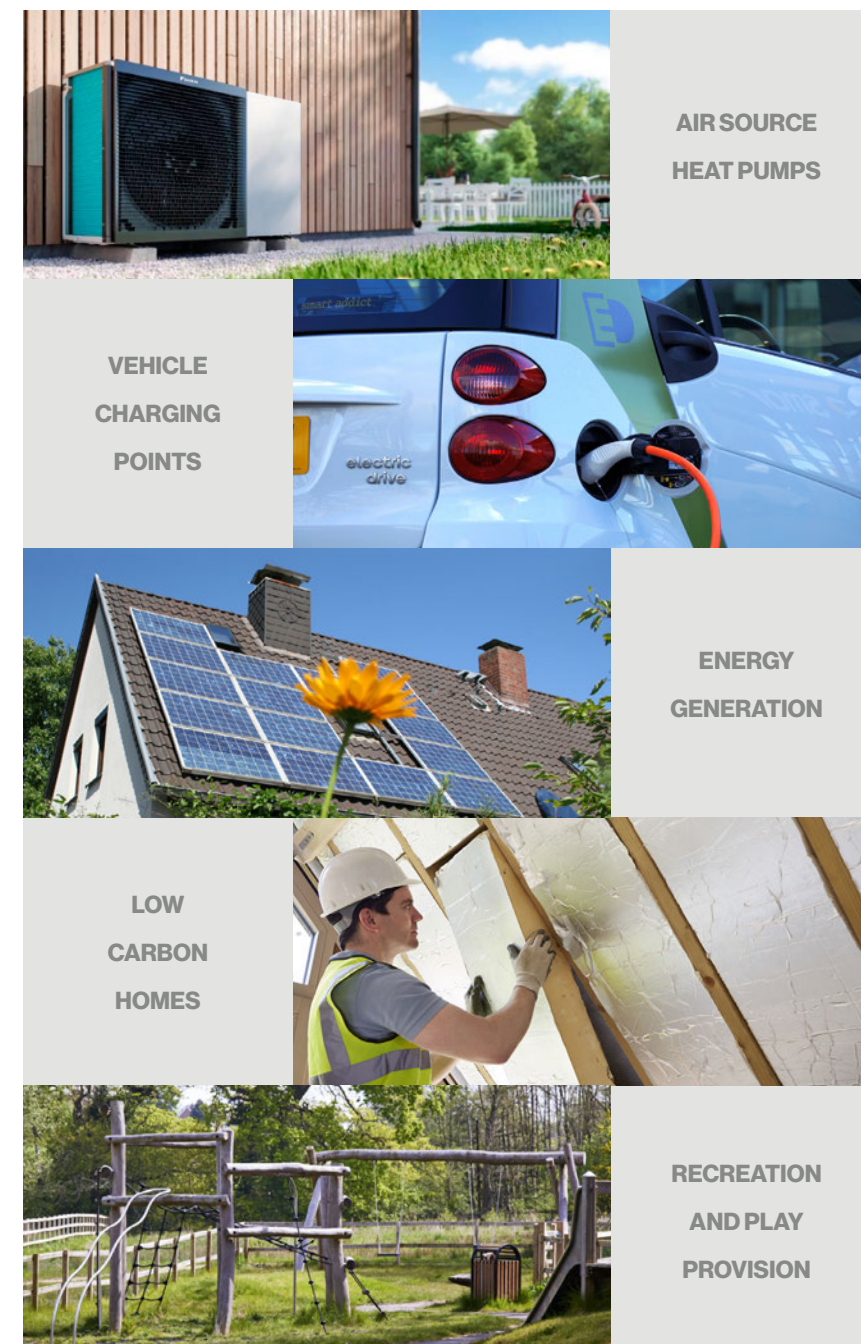
ECONOMIC SUSTAINABILITY

- + Efficiency:** Making new homes and non-residential buildings highly energy efficient by taking a fabric-first approach reducing energy usage and costs.
- + Energy:** Providing sustainable energy systems within homes and businesses by incorporating air source heat pumps and solar photovoltaic panels.
- + Home Working:** Supporting home working by providing high speed broadband and opportunities for home offices.
- + Connections:** Increasing opportunities for new business start-ups and SME's with excellent connections to the wider region.

SUSTAINABILITY PROPOSALS

Land off Cunnery Close will blend in with its surroundings to create a sustainable neighbourhood. The development will facilitate easy walking and cycling links into Barlestone, together with creating new green spaces for walking, recreation and convivial socialising.

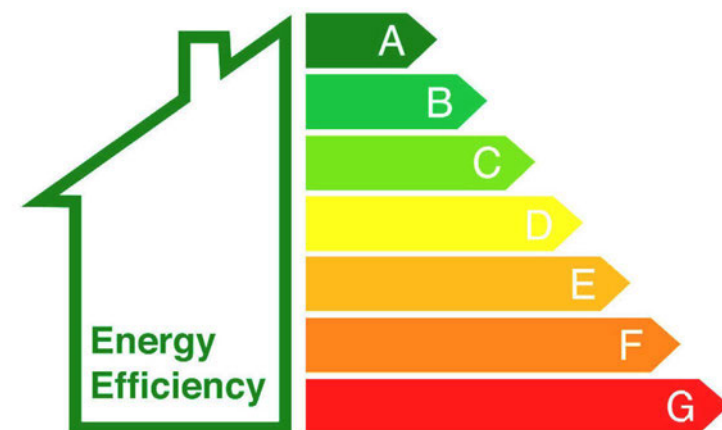
The development delivers clear environmental benefits, including the creation of new orchards and high quality green spaces which combine to give a biodiversity net gain on site (10.3%). Examples of sustainability measures are illustrated within the following montages:



CLIMATE RESPONSIVE DESIGN

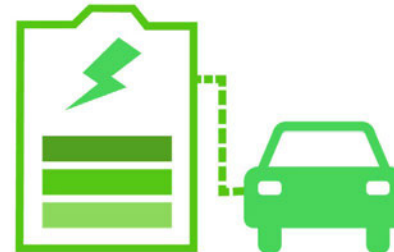
It is widely accepted that climate change is now one of the greatest challenges facing our society. This is reflected in Hinckley and Bosworth policy with the need to mitigate and adapt to climate change featuring as one of the spatial objectives during the plan period.

Gladman are committed to help deliver new developments and communities that incorporate new low carbon technologies and ideas that help minimise the impact of development on our changing climate and helping home buyers to reduce their energy costs. New homes should incorporate the following design features. Additional renewable energy generation technology may need to be installed within the development to meet the Building Regulations targets. This would be developed in more detail at the Reserved Matters stage, as further design and layout information becomes available.



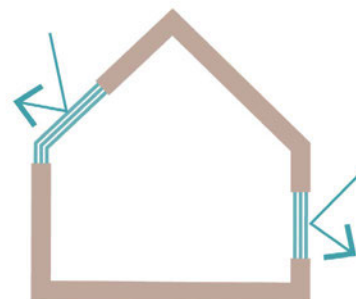
EV CHARGING POINTS

New homes will be fitted with EV electric car charging points.



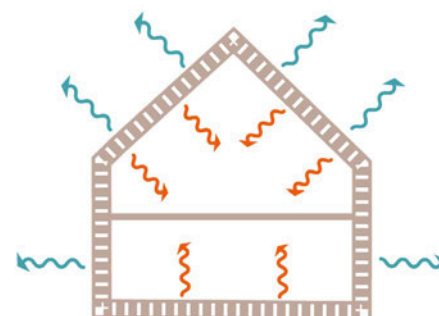
HIGH PERFORMANCE WINDOWS

Windows and doors should be fitted with high performance glazing and seals, delivering high thermal performance and reducing external noise transmission into homes.



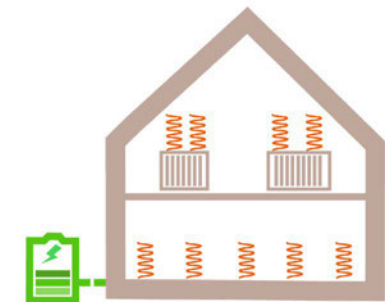
FULLY INSULATED HOMES

All new homes should be fully insulated, meaning more heating is kept inside, helping to keep pleasant temperatures all year round and reducing carbon dioxide emissions into the atmosphere.



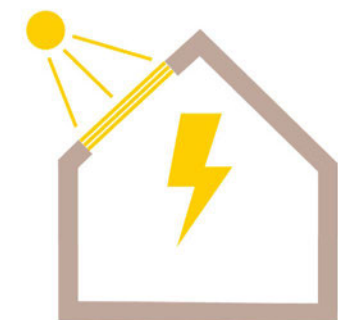
HEAT PUMPS

Homes should be fitted with air source heat pumps. Air source heat pumps are a great source of renewable energy because they use renewable heat from the environment. They can assist in lowering energy bills and are better for the environment by lowering our carbon footprint.



INTEGRATED SOLAR PANELS

Solar and photovoltaic panels mounted on the roofs will mean the homes will generate sustainable electricity and hot water.



ENERGY EFFICIENT APPLIANCES

Energy and water efficient appliances will be installed reducing energy and water consumption.



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7.1 INTRODUCTION

Healthy placemaking has become an increasingly important matter, and arguably more so since the COVID-19 Pandemic. Well-designed places will encourage regular exercise in daily life, make it easier to walk and cycle to local services, facilities and work, and allow people to have a greater understanding of their natural environment, all of which can help support a greater sense of well-being.

BHL also places a strong emphasis on active travel and it is important to note that Active Travel England, a Government body tasked with helping to deliver walking, wheeling and cycling infrastructure on all large developments, is now a statutory consultee on all planning applications for developments exceeding 150 homes or over 5 hectares. Therefore, the following BHL assessment also highlights how the proposed development has maximised opportunities for good active travel design.

Using the Building for a Healthy Life (BHL) design tool, the assessment on the following pages demonstrates how the proposals for the Site have been shaped to create a place that maximises benefits for people and nature.

INTEGRATED NEIGHBOURHOODS

Natural Connections	
Development proposals will promote active travel through the provision of new recreational footpaths and walkable streets.	●
New and improved routes will provide trac-free, edge to edge connectivity, providing direct links through the site.	●
'Filtered permeability' is achieved where the private drives/lanes create pleasant, low traffic links to the public footpath and proposed recreational routes.	●
Proposed areas of greenspace are well connected and will help connect existing habitats and wildlife corridors and create new corridors for nature.	●
Walking, cycling and public transport	
All homes are located within walking distance of the existing bus stops on Barton Road.	●
Access proposals include pedestrian/cycle connections on to Cunnergy Close.	●
The proposed lanes on site will take the form of shared surface street spaces.	●
Footways along the primary street, tertiary and access lanes will combine to provide a connected pedestrian network.	●
Facilities and services	
The greenspaces proposed on site are multi-functional with areas for formal and informal recreation. A LEAP and LAP is proposed on site with supported seating which will provide an area for community activity/ interaction.	●
Homes for everyone	
New homes will be designed so its difficult to determine the tenure of properties through architectural, landscape or other differences. This will be considered further at the detailed design stage.	●
Affordable homes (40%) are to be distributed across the site.	●
A range of house types, sizes and tenures will be provided to help meet local needs and create a vibrant, broad-based community.	●

DISTINCTIVE PLACES

Making most of what's there	
Through various site visits and thorough desktop research, a robust understanding of the site has been gained. This has influenced proposals which look to positively and appropriately incorporate existing site features and the character of Barlestone.	●
Existing features such as the mature bounding vegetation and existing built form are key determining factors in the design proposals, careful consideration of these help the site integrate within its surrounding context.	●
New habitats are to be created to bolster surrounding habitats and help deliver a net gain of biodiversity.	●
A memorable character	
New homes will be designed to respect the local character through a focus on local forms, details and materials.	●
Three indicative character areas could be achieved at the proposed development which would combine to create the basis for a memorable new neighbourhood.	●
New landscaping and areas of public open space, particularly along the southern extents of the site will be high quality, diverse in user experience and ultimately distinctive in character.	●
There is an opportunity at the street naming stage to use names that have a connection to the locality.	●
Well defined streets and spaces	
The design proposals are based upon well-defined perimeter blocks and will ensure that all streets benefit from having active frontages.	●
At the detailed design stage, new homes will be designed with front doors facing the streets and green spaces to allow for natural surveillance.	●
A well-defined, comfortable enclosure will be achieved across the street network through the appropriate use of buildings and landscaping to define and enclose spaces.	●
At the detailed design stage, new homes situated on street corners will be dual aspect with windows serving habitable rooms.	●
Easy to find your way around	
Streets will be distinguishable with higher densities and street planting featuring along the more principal street and less formal arrangements along minor streets/lanes.	●
Vistas towards large central green to be incorporated and framed within the development proposals to increase legibility.	●
The street layout is simple allowing north-south and east-west movements.	●
The different character areas will contribute to people understanding where they are within the development.	●

STREETS FOR ALL

Healthy streets	
It is proposed that at the detailed design stage, many of the streets/lanes within the site will utilise a shared surface which reduce vehicle speeds and encourage more activity and community interaction.	
The layout responds to pedestrian desire lines, providing new connections between Cunnery Close and areas of POS within the site.	
Streets will feature tree planting and alongside new landscaping and elements of green infrastructure will add a sensory richness to the place.	
A safe neighbourhood will be nurtured through active edges providing natural surveillance..	
Cycle and car parking	
The parking standards accord with the minimum requirements set out within the Leicestershire County Council 6Cs Design Guide.	
There will be an emphasis on incorporating adequate, safe and secure parking for vehicles and bicycles in a discreet and sensitive manner.	
The proposed lanes on site will take the form of shared surface street spaces.	
Footways along the primary street, secondary and access lanes will combine to provide a connected pedestrian network.	
Green and blue infrastructure	
Physical activity, social interaction and active travel will be encouraged through the provision of trac-free routes running through the proposed green spaces..	
An enhanced network of green spaces will maintain and improve movement and feed corridors for wildlife.	
New thicket, hedgerow, grassland and SuDS feature will create a new habitat network providing residents the opportunity to interact with nature.	
The SuDS features (attenuation basin) will capture and efficiently drain water and provide both landscape and ecological benefits.	
Back of pavement, front of home	
The street layout has been designed to work with the existing contours so not to compromise the qualities of the street. Changes in levels will primarily be achieved within the block structure.	
Boundary treatments will be further considered at the detailed design stage but should incorporate defensible spaces and give emphasis to green boundary treatments that offer ecological value.	
Waste storage and utility boxes will be considered at the detailed design stage but should be well integrated within the scheme.	



08 SUMMARY & KEY BENEFITS

SUMMARY

This planning application is made in the context of the national housing crisis and the Government's requirement to significantly boost the supply of housing. The delivery of up to 158 new homes across the site would assist in alleviating the national housing crisis, providing new homes for real people who are in real need now.

This Design and Access Statement establishes the key development principles that ensure a high-quality scheme can be delivered. The design vision and rationale behind the Development Framework Plan has been demonstrated which, subject to consent, will mean that the essence of the scheme is not lost in the subsequent detailed stages of design.

The proposed development has been prepared within a comprehensive policy and guidance framework provided at national and local authority level, as well as considering the points that have been raised during the public consultation that was undertaken. The proposals are focused on best practice in urban design, community integration and sustainable development and will create a new neighbourhood that is well considered and sympathetic to its environment.

The site is a logical extension to Barlestone, sustainably situated close to key village facilities, services and public transportation links, all within a walkable distance.

The development can positively address site constraints and successfully integrate with the urban edge and landscape surroundings. The development will create new amenity space for both new and existing residents and will enhance public access across the site. In applying for planning permission, Gladman have provided a detailed access design off Cunnery Close, these proposals have been developed to ensure a safe and convenient access. New recreational routes within the site boundary will provide an improved pedestrian experience.

This Statement confirms Gladman's commitment to the delivery of a high-quality development and demonstrates that up to 158 dwellings can be accommodated in a sustainable location, whilst remaining sympathetic to the existing setting of the site and providing a wealth of benefits for the village of Barlestone.

KEY BENEFITS

- + New homes to meet a range of needs, including first time buyers, families and older people.*
- + 40% affordable homes of a mix of types and tenures.*
- + 1.99 hectares of accessible public open space.*
- + Schools, shops and community infrastructure close by in Barlestone.*
- + Ecological enhancements and an overall Biodiversity Net Gain.*
- + Existing trees and hedgerows retained and enhanced within green, landscaped edges and new native planting.*
- + Play spaces within a five minute walk of every home. Amenity space to help meet an identified local need.*
- + Convenient access to existing bus routes. Local infrastructure improvements to be secured through a S106 agreement.*
- + High quality scheme which responds to its landscape and environmental context.*



CLIMATE

CHARACTER

COMMUNITY

A SUSTAINABLE
NEW DEVELOPMENT
IN BARLESTONE



Gladman House, Alexandria Way, Congleton, CW12 1LB, United Kingdom

