

Phase D, West Field Crabtree Farm, Barwell

Design and Access Statement for the proposed development of 45 dwellings and associated infrastructure
November 2023



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1.0 INTRODUCTION

1.1 BACKGROUND AND CONTEXT

This Design and Access Statement has been prepared to support a Full Planning Application on behalf of Barwell Capitol Limited for a residential development of 45 dwellings with garage and associated driveway and infrastructure located on the land off Hinckley Road in Barwell (Application D).

This application is one of four planning applications which together proposes the comprehensive redevelopment of Crabtree Farm which will deliver a total of 126 properties. See Section 5 for site wide plan.

The site is 2.29 hectares in size and is currently is part of a larger area of open fields with tree lined, well defined landscaped boundaries to the north, South and West, the remaining north east corner of the field is subject to Application C.

The site has previously been the subject of a Full Application in November 2022 (ref: 22/01053/FUL) which was submitted to Hinckley & Bosworth Borough Council for the Erection of up to 45 dwellings, including the provision of open space.

This was granted on 06 October 2023.

Accompanying this Design and Access Statement is a Planning Statement prepared by Simon Hawley of Harris Lamb.

1.2 PURPOSE OF STATEMENT

This Design and Access Statement provides information to explain and interpret the proposals; how the proposed development is appropriate to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

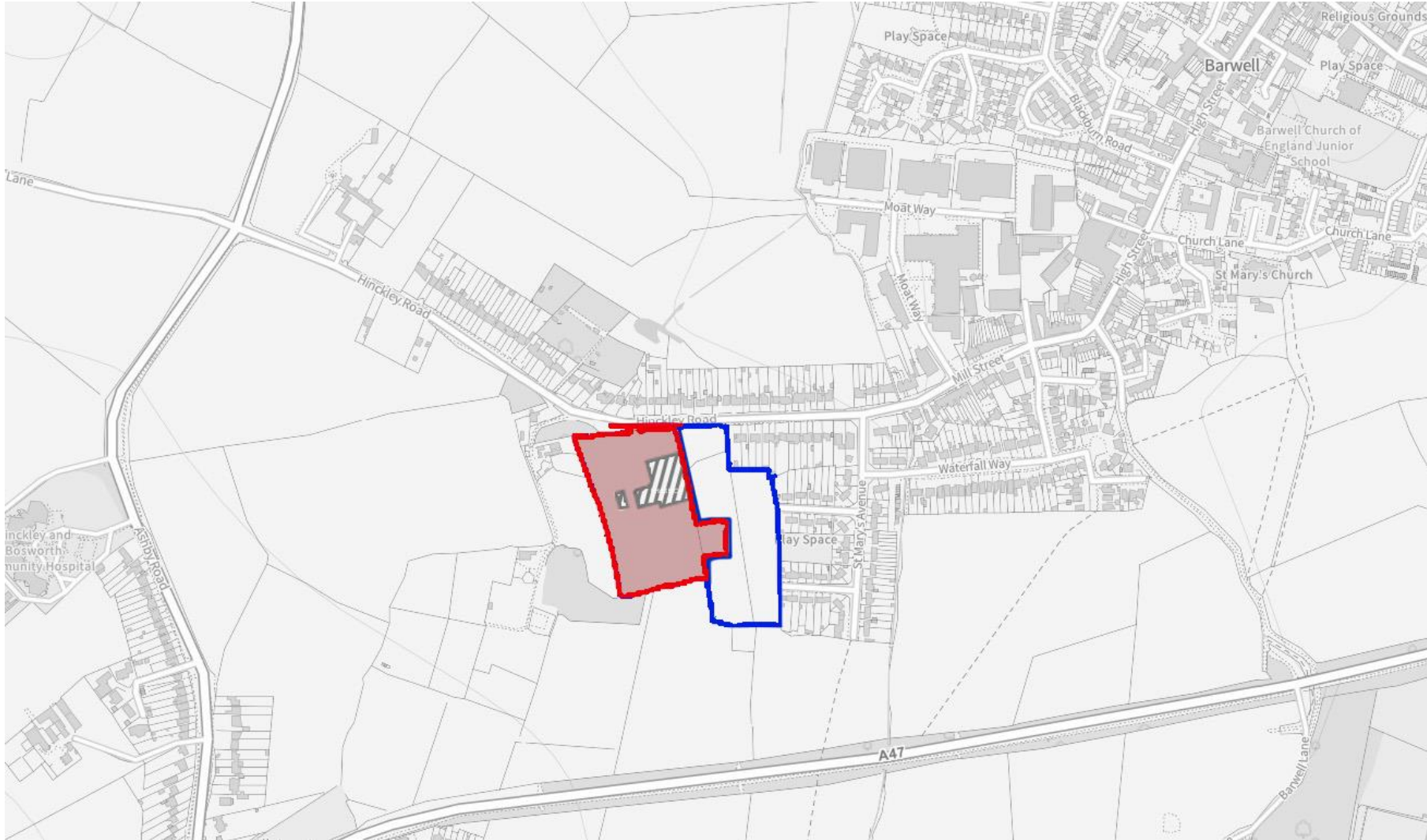
There will be a thorough assessment of the site context and analysis of constraints and opportunities.

1.3 DOCUMENT STRUCTURE

This Design and Access Statement is divided into five sections as follows:

- Section 1: Introduction – outlines the scope and purpose of the document and planning context;
- Section 2: Assessment – considers the site and its surroundings in terms of the physical and social context;
- Section 3: Evaluation – identifies the sites constraints and opportunities;
- Section 4: Design Proposals – presentation of the design proposals including uses and amount proposed, access arrangements, layout of the development, scale of buildings, landscaping treatments and appearance;
- Section 5: Comprehensive Design Solution
- Section 6: Conclusion – summary of the surrounding site context and site development.

1.0 INTRODUCTION



SITE LOCATION PLAN

1.0 INTRODUCTION

1.4 PLANNING POLICIES

National Planning Policy Framework (NPPF) was introduced in March 2012 and last updated in September 2023. It is accompanied by the Planning Practice Guidance which is subject to rolling updates. The National Design Guide was introduced in October 2019 and illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

The site is outside of but adjacent to the Barwell settlement boundary.

LOCAL PLAN POLICY

The Development Plan 2006 – 2026 comprises:

- Core Strategy DPD 2009
- Site Allocations and Development Management Policies DPD 2016
- Hinckley Town Centre AAP 2011
- Earl Shinton and Barwell AAP 2014

These documents together set out detailed policies and specific proposals for guiding development in the Borough and form the basis for decisions made on planning applications.

CORE STRATEGY 2009

The Core Strategy sets out the overarching strategy and core policies to guide the future development of the borough up to 2026. The Core Strategy forms the basis of the Site Allocations and Development Management Policies DPD which identifies the level of development required by the Core Strategy.

The relevant policies from the adopted Core Strategy 2009 include:

- Policy 3 – Allocated land for up to 2500 new dwellings and other land uses within a Sustainable Urban Extension (SUE) northwest of Barwell. Whilst no allocations are included within Barwell and the site lies outside of the adopted settlement boundaries, it does not prevent residential development on the application site.
- Policy 6 – Green Wedge. The site lies within the Hinckley Green Wedge as defined in the Site Allocations and Development Management Policies. This policy highlights the need for appropriate recreational facilities within easy reach of local residents and to ensure the Green Wedge is enhanced as an attractive and quality for nearby residents.
- Policy 15 – Affordable Housing – sites of 0.5 HA or more or applications for 15 dwellings or more in Barwell provide 20% affordable housing.
- Policy 16 – Housing Density, Mix and Design – requires a mix of housing types and tenures to be provided on all sites of 10 dwelling or more and sites adjoining Hinckley, Burbage, Barwell and Earl Shilton should be a minimum net density of 40dph.

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES 2016

The relevant policies from the SADMP 2016 are:

Policy DM4 – Safeguarding the Countryside and Settlement Separation – protect countryside and open character and landscaping character.

Policy DM10 – seeks to ensure that development compliments or enhances the surrounding character with regard to scale, layout, massing, design, materials and architectural features.

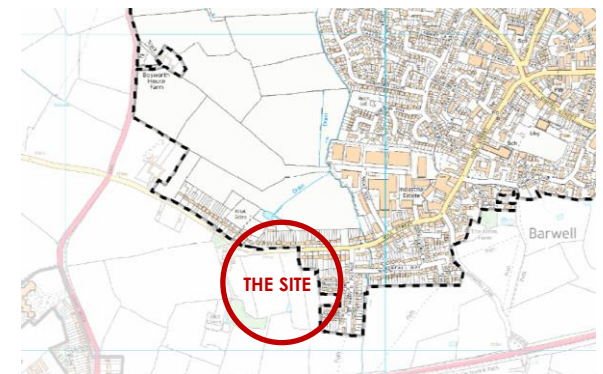
Policy DM17 – seeks to ensure that would be able to demonstrate there would not be a significant adverse impact on highway safety.

Policy DM7 – seeks to ensure that development does not create or exacerbate flooding.

Policy DM6 – seeks to ensure that proposals demonstrate how they conserve and enhance features of nature conservation value.

Policy DM11 and DM13 – seek to protect and enhance the historic environment.

Significant parts of the development Plan are, however, out of date, and this reduces the weight that can be attached to large swathes of the Development Plan in the decision making process.



SETTLEMENT OF BARWELL

2.0 SITE ASSESSMENT



AERIAL VIEW

2.0 ASSESSMENT INTRODUCTION

This section provides a summary of the various technical studies and surveys that have been undertaken in relation to the proposed development. The recommendations in these studies forms the basis of the constraints and opportunities that will shape the proposals.

2.1 SITE DESCRIPTION

Application Site D is 2.29 hectares in size and encompasses the western part of Crab Tree Farm. This forms part of an undeveloped field with tree lined, well defined landscaped boundaries to the north, south and west, with the northeast part of the field forming part of Application C.

North of the site is Hinckley Road, where residential properties front onto and continues past the application site and overlooks the site.

Along the eastern site boundary are currently open fields bound by native hedgerows. This land has been granted Full Planning Permission for a development of 51 dwellings.

The relationship of the site proposals will need to be considered against the approved adjacent site to the east as it will no longer be open fields and a built up edge of settlement.

TOPOGRAPHY

The site is relatively flat at the northern extreme and gradually gets steeper towards the south.

2.0 SITE ASSESSMENT

2.2 TOWNSCAPE CHARACTER

The site is located in Barwell, which is in the south-east of the borough, separated from Hinckley to the west and Earl Shilton to the east. Open fields to the south provides more of a rural setting and forms a green corridor between Barwell and Hinckley. There are also large landscaped area towards the north-east of the settlement.

The centre of Barwell provides a range of retail and non-retail services, with the High Street being a designated Conservation Area of which feature Victorian terraces and key buildings. The character of the town is primarily linear with buildings fronting onto pavement edges which provides a sense of enclosure and direction through the High Street. A lot of the high street is simple in appearance and do not enhance the surrounding context.

MATERIALS AND CHARACTERISTICS

There are a few key buildings within the village of Barwell, one of which is St Mary's Church. This provides an important local distinctiveness. The church is Grade I listed and dates back to 1300s. Another significant building is the Queens Head pub which is the second oldest building in the village.

In the Conservation Areas, it is common that residential buildings have clay roof tiles or welsh slates as roofing materials. Window details such as oriel windows, stone quoins, stone lintels and brick arches are found on a variety of residential and commercial buildings. Use of pitched roofs and chimneys create a sense of rhythm to the built form in the roofscape.

Further out of the centre, rural characteristics and strong countryside relationships are created.

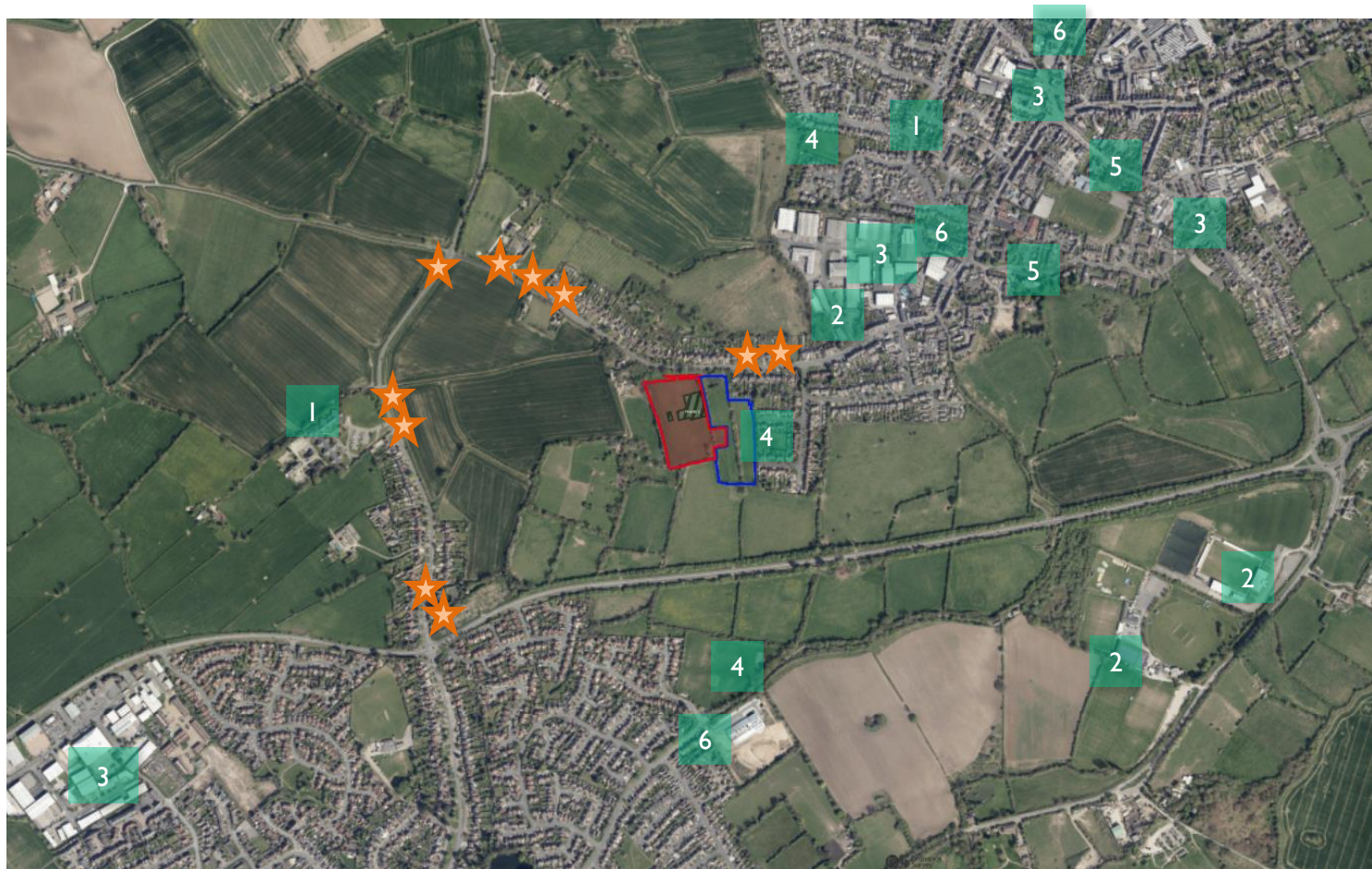


QUEENS HEAD PUB



ST MARYS CHURCH

2.0 SITE ASSESSMENT



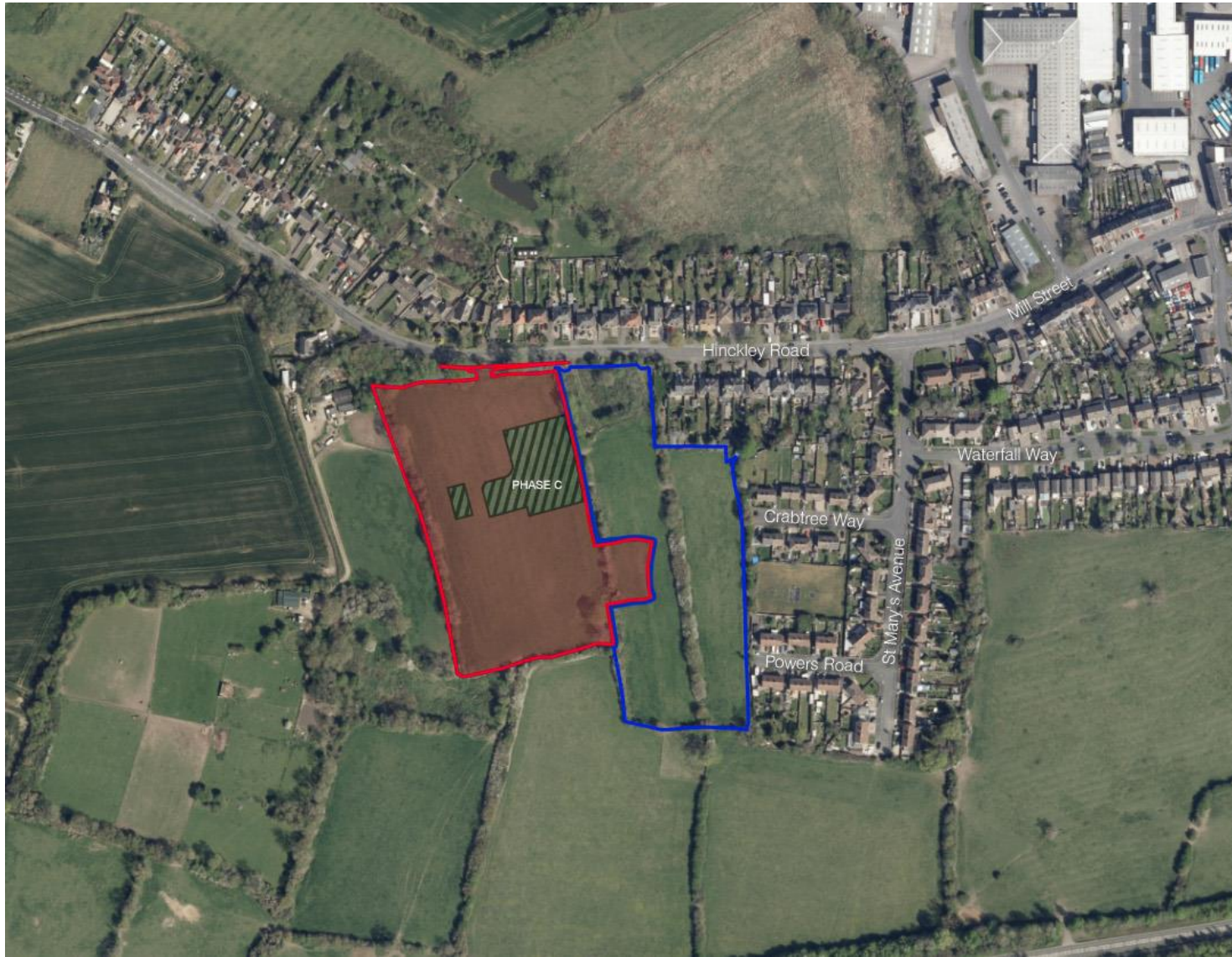
LOCAL FACILITIES PLAN

2.3 LOCAL FACILITIES

Surrounding the site there are a number of facilities and services in the local area:

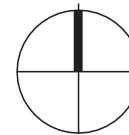
- 1 Medical/Health
- 2 Gym/Leisure/Sports
- 3 Local shops
- 4 Parks/Nature Reserves
- 5 Worship
- 6 Education
- ★ Bus Stops

2.0 SITE ASSESSMENT



2.4 CHARACTER STUDY

There is a varied mix of architectural styles present in the immediate vicinity of the site and the wider area. This is reflective of the period of construction and available building materials, knowledge of construction methods and prevailing building trends of the day. This is typified by the variety of building typologies and use of building materials.



CHARACTER STUDY MAP LOCATION

2.0 SITE ASSESSMENT



CHARACTER 01

- 2 storey in height
- Detached / semi-detached
- Large front gardens with on plot parking
- Landscaped gardens
- Pyramid Roof
- Grey / brown / red roof tiles
- Chimneys
- Bay windows
- Red brick / multi brick
- Use of render



CHARACTER 02

- 2 storey in height
- Detached / semi-detached
- Gable projections
- Pitched roofs
- Chimneys
- Multi brick
- Use of render
- Grey roof tiles
- Large front gardens with on plot parking
- Landscaped gardens

2.0 SITE ASSESSMENT



CHARACTER 01

- 2 storey in height
- Semi detached
- Medium sized front gardens
- On street parking
- Landscaped gardens
- Pitched / Hipped roofs
- Brown roof tiles
- Chimneys
- Multi brick
- Dwarf wall boundary treatments



CHARACTER 02

- 2 storey in height
- Semi detached
- Pitched / Hipped roofs
- Chimneys
- Multi brick
- Brown roof tiles
- Landscaped gardens
- On street parking

3.0 EVALUATION



CONSTRAINTS PLAN

3.0 EVALUATION

3.1 CONSTRAINTS AND OPPORTUNITIES

The site is relatively flat and visually well contained.

Access can be achieved from Hinckley Road, located north of the site.

Flood Risk is low in this area and surface water risk can be mitigated in an attenuation basin which can be designed sensitively into the landscape.

Existing trees and hedgerows around the site boundaries can be retained where possible and open space can be incorporated within the proposals to provide a high-quality landscape strategy.

CONSTRAINTS

- Existing trees and hedgerows around the edges of the site;
- Gentle slope towards the north influences the location of surface water attenuation;

OPPORTUNITIES

- Create a sensitively designed addition to the existing community made up of 45 homes;
- A mix of market and affordable dwellings that meet local needs will be provided in the accompanying planning application on adjacent land.
- Provide safe access for pedestrians and vehicles from Hinckley Road;
- Opportunity to connect to existing PROW located towards the west along Hinckley Road;
- Provision of a new Public Open Space (POS) and LEAP provided on site and to serve the wider development of the site.
- Provision for a new landscaping strategy to enhance the existing landscape character as part of the wider comprehensive development.

3.0 EVALUATION

3.2 LANDSCAPE AND VISUAL IMPACT

Crabtree Farm as a whole comprises an irregular shaped greenfield site extending to approximately 4.8 hectares. Application Site D comprises part of a single field, encompassing the western part of Crabtree Farm adjacent to the built edge south of Hinckley Road. The site adjoins land with Full Planning consent for residential development to the eastern boundary. Linear development extends to the north and northwest along Hinckley Road, placing the site within the extents of the settlement. West Green Cottage and associated stable buildings and paddocks are situated to the immediate west of the site, providing separation from the large, arable fields beyond that extent to Ashby Road on the north-eastern edge of Hinckley and the community hospital.

The site is situated within and on the edge of the Hinckley Barwell / Earl Shilton / Burbage Green Wedge, which extends to the edges of Hinckley on Ashby Road to the west and to the south and southeast beyond Normandy Way (A47).

Tree belts along Normandy Way provide physical and visual separation with the edge of Hinckley Beyond. There is no perception of harm to the role and function of the Green Wedge in providing separation between settlements in this location is therefore limited to the land to the west between the site and Ashby Road.

The site is contained by mature hedgerows and hedgerow trees, with tree belts and woodland to the south and southwest beyond the site boundary providing physical and visual containment. Tree belts alongside Normandy Way separate the site and land on the southern edge of Barwell from Hinckley and the wider landscape beyond.

Development of the site of the nature and scale proposed, and in line with the design principles set out at Section 4 of this Design and Access Statement will ensure that development is in keeping with the character of adjacent development and is contained within the existing field pattern and does not extend beyond the southern and western extents of development on the edge of the settlement.

Landscape impacts arising from the proposed development will be highly limited and localised, relating to the replacement of part of a single field with residential development. Given the containment of the site and its relationship to the existing settlement and built edge, visual impacts will be limited, with the new housing with the new housing set beyond enhanced hedgerow and tree planting to the western site boundary as part of the existing settlement in localised views from the west at Ashby Road and south adjacent to Normandy Way.

From Hinckley Road, the setting back of development and retention of trees, hedgerows and location of the attenuation pond will respect the character of the road and minimise the prominence and effects on the visual amenity of road users and residents

Mature trees along Hinckley Road will be retained. Combining with the green space and attenuation pond to the northeast of the site, the character of Hinckley Road and trees alongside the road providing apposite approach to Barwell will be retained.

The retention and enhancement of the existing field boundaries, including the provision of a landscape buffer with trees and understorey planting will screen the development, strengthen the settlement boundary and provide a soft green edge and transition with the wider countryside and Green Wedge to the west. The physical and visual separation between Barwell and Hinckley and the function of the Green Wedge will be retained.

The location of open space surrounds the site and features a LEAP located towards the eastern boundary. Properties face outwards onto the public open space, with dwellings backing onto the dense landscape buffer along the western boundary.

Furthermore, the proposals incorporate areas of Public Open Space and associated recreational opportunities, including connections with the existing public rights of way network and the public footpath off Hinckley Road that connects with Hinckley to the west. The attenuation basin offers opportunities for management for wildlife and associated biodiversity enhancements. These are all uses that provide functions in line with those of the Green Wedge in providing a green lung, links to green infrastructure, wildlife enhancement and recreational opportunities.

3.0 EVALUATION

3.3 ECOLOGY

The hedgerows along the north and west boundaries of the Site contain mature trees and offer ecological value for a range of species. A number of trees along the Site boundaries have potential for roosting bats as well as offer suitable nesting habitats for birds. The hedgerows and mature trees will be retained where possible, protected and enhanced within the development.

3.4 FLOOD RISK

As indicated in the constraints and opportunities plan, the site lies within Flood Zone 1 – the lowest risk.

A drainage strategy will be designed on the principles to ensure that greenfield runoff rates are achieved. This would include a new pond that will drain to an attenuation basin, slowing the rate at which surface water enters the drainage system.

3.5 ARBRIOCULTURE

The site does not contain any rare, unusual or veteran trees. Hedgerows and trees define the site boundaries and will be retained where possible along with new additional landscaping to promote a strong landscape character.

3.6 ACCESS AND CIRCULATION

The primary vehicular and pedestrian access to serve the West Field Phase D will be located off Hinckley Road. The access will also serve Application C to the South and West. This primary route has 2m footpaths. There is a Public Right of Way located towards the west, accessed off Hinckley Road. Bus Routes 48 and 158 run along Hinckley Road.



4.0 DESIGN PROPOSALS

4.0 DESIGN INTRODUCTION

This section sets out the development proposals based on the assessment of the site and its context, the constraints and opportunities, local and national planning policy.

4.1 KEY DESIGN PRINCIPLES

In order to guide successful development a set of key design principles have been defined:

- Create legible, attractive routes through site connecting to Hinckley Road.
- Design and build attractive sustainably designed homes that take inspiration from local vernacular.
- Retention of existing trees and hedgerows around the site boundary, where possible.
- Create of an attenuation basin for surface water runoff.
- Make connections to the nearby public right of way to the west along Hinckley Road.
- Create a Public Open Space and landscaping strategy.
- Create opportunities for pedestrian links to the development to the west.

4.2 USE AND AMOUNT

The proposals are for residential development (use class C3) of 45 dwellings with associated access.

The net density is 38 dph. Policy 16 requires a mix of housing types and tenures and should achieve a minimum density of 40 dph.

The policy states that in exceptional circumstances and where individual site characteristics dictate and are justified, a lower density may be acceptable.

4.3 LAYOUT

There are a number of important constraints that will have an influence on the general arrangement. The result is shown on the coloured layout on the next page and explained in the following points below:

- Primary Access will be off Hinckley Road and is described in the section of Access in the next pages.
- The site is not treated as being in the Green Wedge under Policy 6. Please see Paragraph 5.12 of the Supporting Planning Statement for further information.
- Dwellings with square, rectangular and L shaped plans would be acceptable and can be plotted in various combinations to create a more varied street scene overall. Dwelling types with angled plans can be used to turn corners.
- Public Open Space is provided as part of this site and the wider comprehensive development in the adjacent planning approved land, surrounding the site which provides recreational space to serve the new and existing residents with a LEAP located along the western boundary.
- Attenuation is provided in the north-eastern corner of the site to provide drainage for the proposals.

4.4 SCALE

The site is suitable for one and two storey dwellings as the surrounding local vernacular buildings do not usually exceed more than 2 storeys in height, therefore this is important when preparing house types for the scheme.

4.0 DESIGN PROPOSALS



4.0 DESIGN PROPOSALS

4.5 LANDSCAPING

A number of key considerations have been factored into the landscaping proposals.

The key design principles / landscaping:

1. Retention and enhancement of boundary trees and hedgerows where possible.
2. Reinforcement of western boundary with landscape buffer incorporating native trees and understorey planting to strengthen containment of the site from the open countryside and reinforce separation from the open arable fields and Hinckley to the west.
3. Locating Public Open Space alongside the eastern boundary adjacent to the consented development site, of which includes a LEAP.
4. Attenuation basin and area of greenspace situated to north of the site, providing green frontage to Hinckley Road, retaining and enhancing trees and hedgerows to the road and connecting with Public Open Space.
5. Potential for footpath links through areas of open space and green infrastructure, connecting with wider public right of way network to the west and adjacent development, including the consented scheme on land to the east and open space off Powers Road and Crabtree Road.
6. Opportunities to manage attenuation pond for wildlife and biodiversity, incorporating marginal and aquatic planting, with surrounding grassland managed as wildflower meadow.
7. Properties to north of site are set back from road edge, allowing retention of existing trees and character of approach to Barwell.
8. Site Access located to minimise tree loss and retain mature trees along Hinckley Road.

4.6 APPEARANCE

Details of the type of dwellings and use of building materials will be provided.

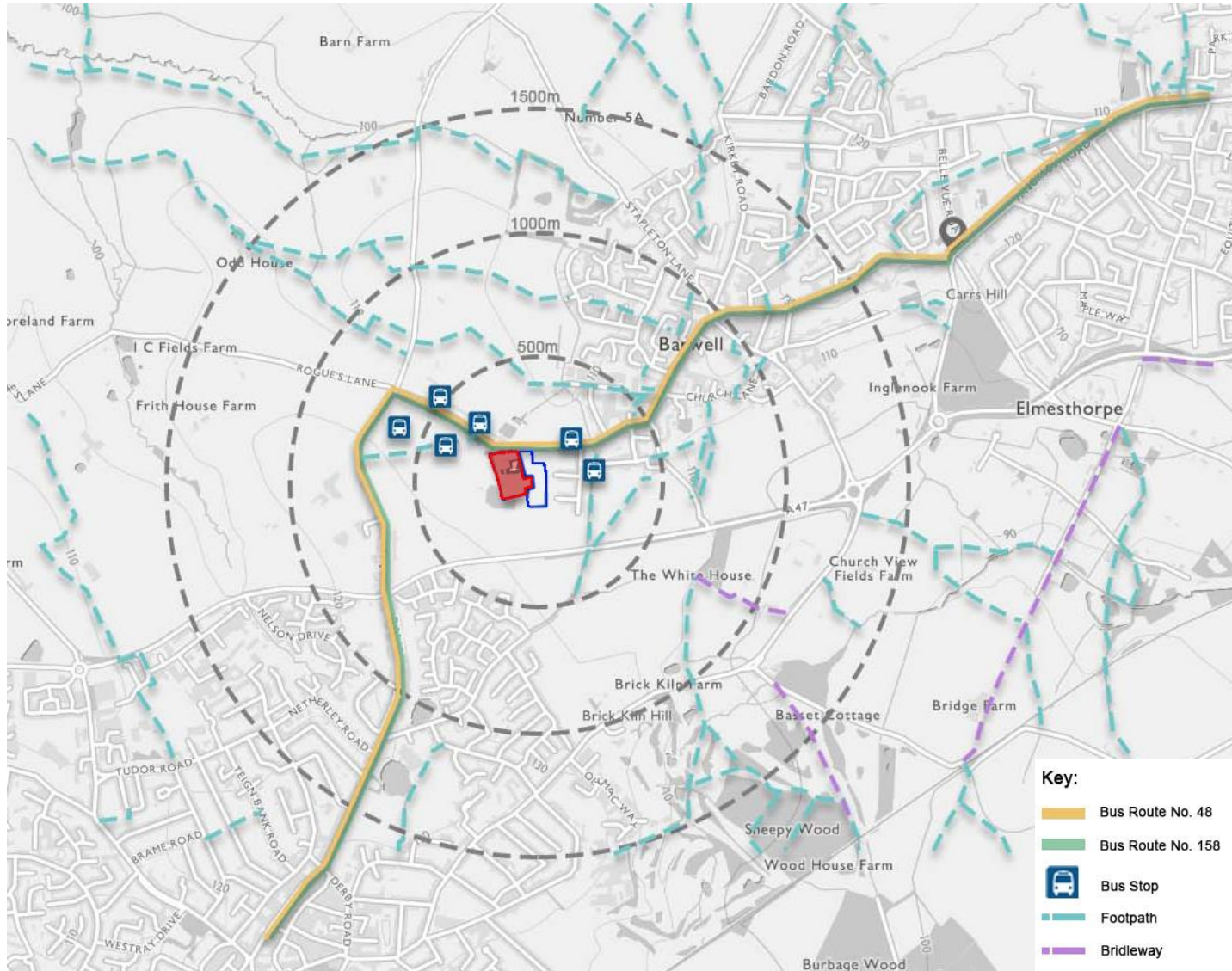
In terms of architectural style and townscape character, there is a mixture of styles evident in the village of Barwell which could be drawn upon, to influence future development.

From the analysis of the local townscape the development could take inspiration from and include the following features/ dwelling typologies which are typical of Barwell and the surrounding area:

A broad mix of detached and semi-detached dwelling types;

- Traditional architectural detailing;
- Feature gables;
- Mix of red and multi bricks common to the local area;
- Occasional use of render;
- Roof coverings to include tiles in grey, brown and red shades.

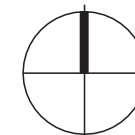
4.0 DESIGN PROPOSALS



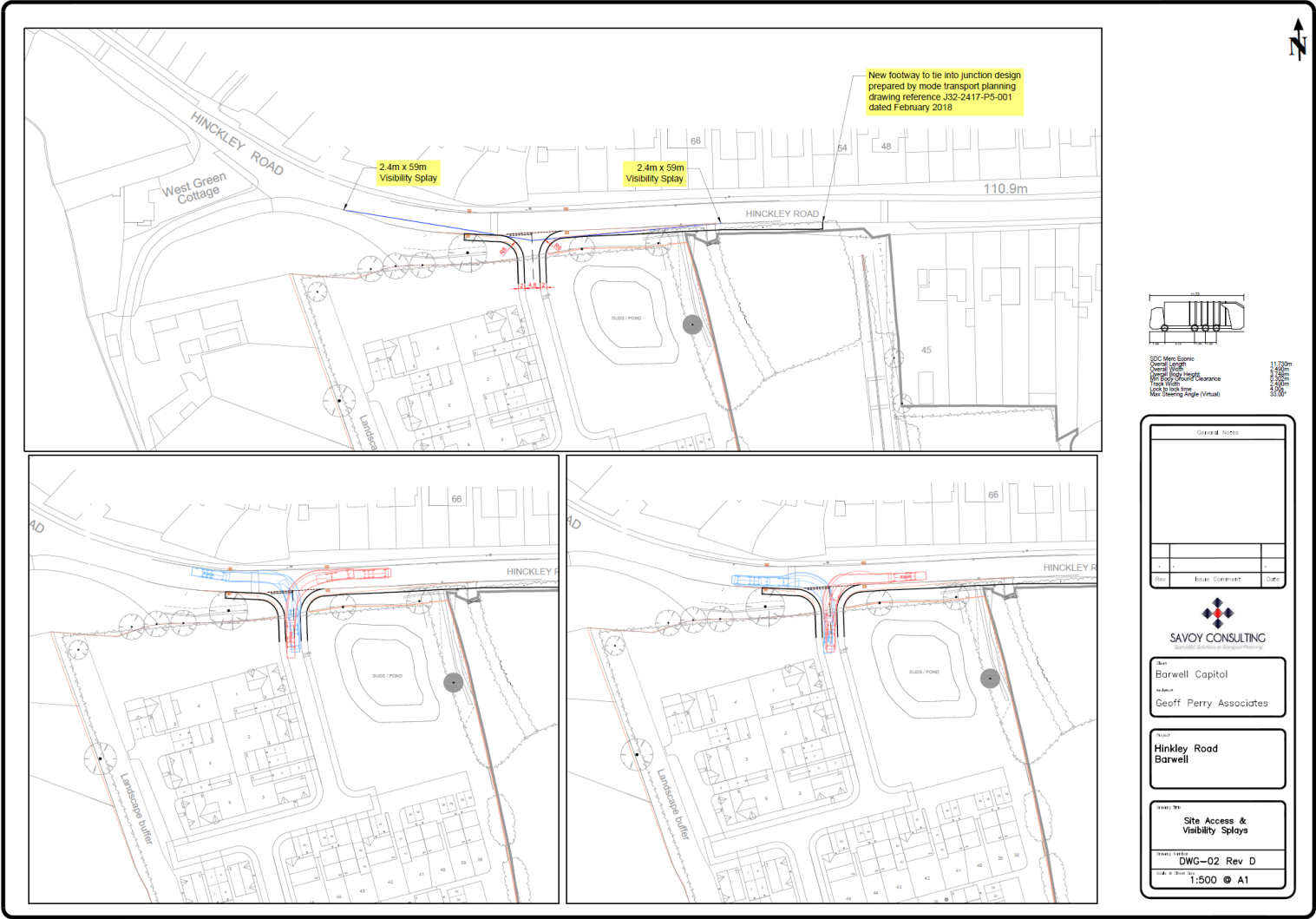
MOVEMENT AND ACCESS PLAN

4.7 MOVEMENT AND ACCESS

The primary vehicular and pedestrian access to the site is located on Hinckley Road which will serve both Phase D and C of the West Field. This primary route has 2m footpaths. There is a Public Right of Way located towards the west, accessed off Hinckley Road. Bus Routes 48 and 158 run along Hinckley Road.



4.0 DESIGN PROPOSALS



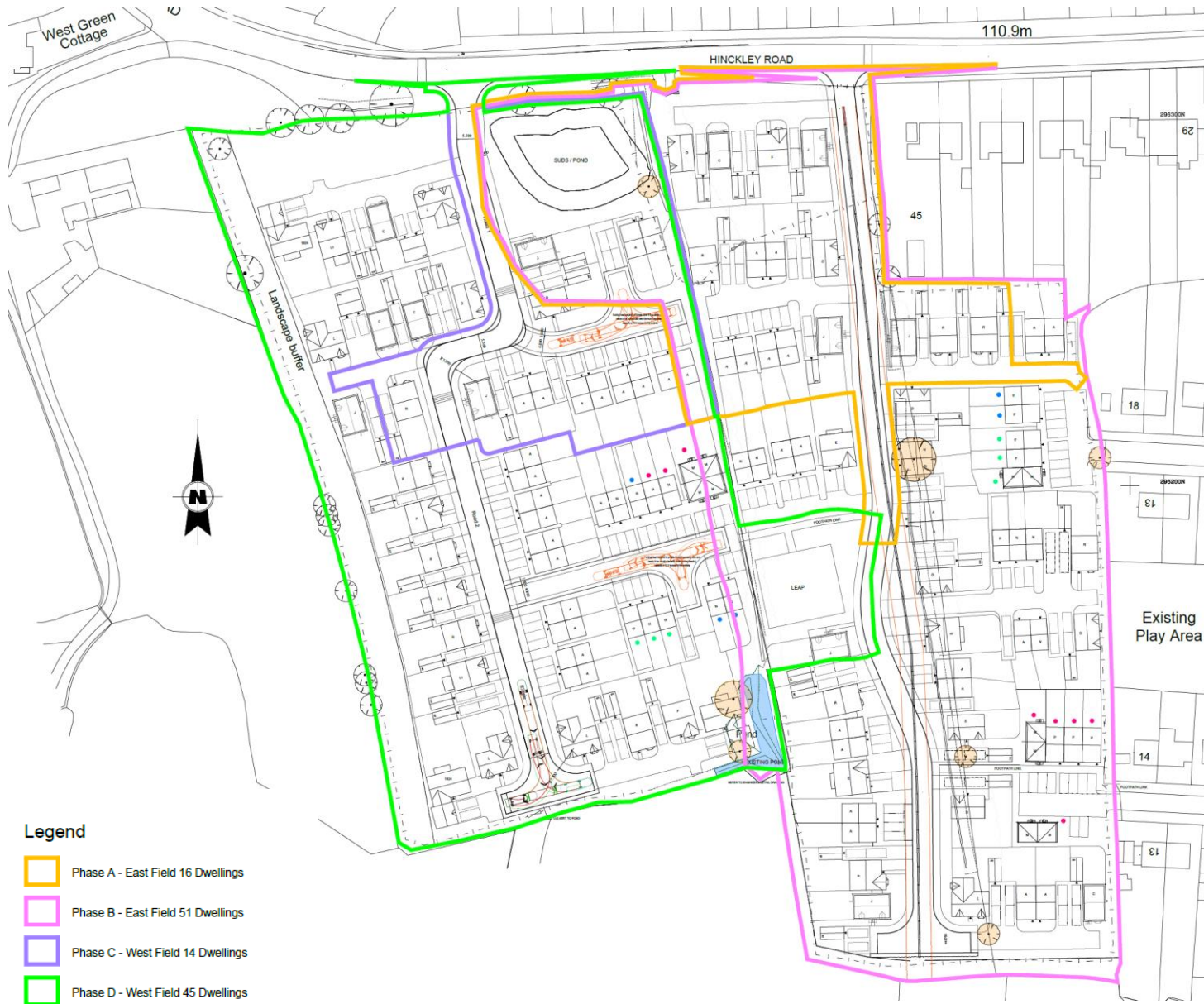
4.8 ACCESS

The primary vehicular and pedestrian access to the site is located on Hinkley Road which will serve phase D and C to the West and South.

This application seeks only detail access approval all other matters of design are identified for illustrative purposes only.

ACCESS DETAIL PLAN

5.0 COMPREHENSIVE REDEVELOPMENT



As explained in Section 1.0 of the DAS, the application for Phase D which will form part of the wider development of Crabtree farm which will deliver a total of 126 dwelling. All 4 applications have been submitted simultaneously so they can be determined concurrently. The four application have been prepared to bring forward the development of the site as a whole and provide a comprehensive design solution. The plan provided below demonstrates how the entirety of the site would be development if planning permission is granted. To ensure the development is brought forward a whole, this can be controlled via conditions.

ILLUSTRATIVE PHASING PLAN

5.0 CONCLUSION

5.0 SUMMARY AND CONCLUSION

This Design and Access Statement has demonstrated that the development proposed for the site is sensitively designed to fall in line with Hinckley & Bosworth Borough Council Core Strategy and National Planning Policy Framework.

The conclusion of these studies outlined in this assessment section is that there are very few constraints to the development related to the site itself;

The site is relatively flat and is visually well contained. Access can be achieved from Hinckley Road for vehicles, cyclists and pedestrians and can sustainably connect to the existing public right of way located further west along Hinckley Road and can be accommodated within the development. Surface water flood risk can be mitigated using an attenuation basin that can be designed sensitively into the landscape. Existing trees and hedgerows around the edges of the site can mostly be retained and open space will be incorporated within the layout.

