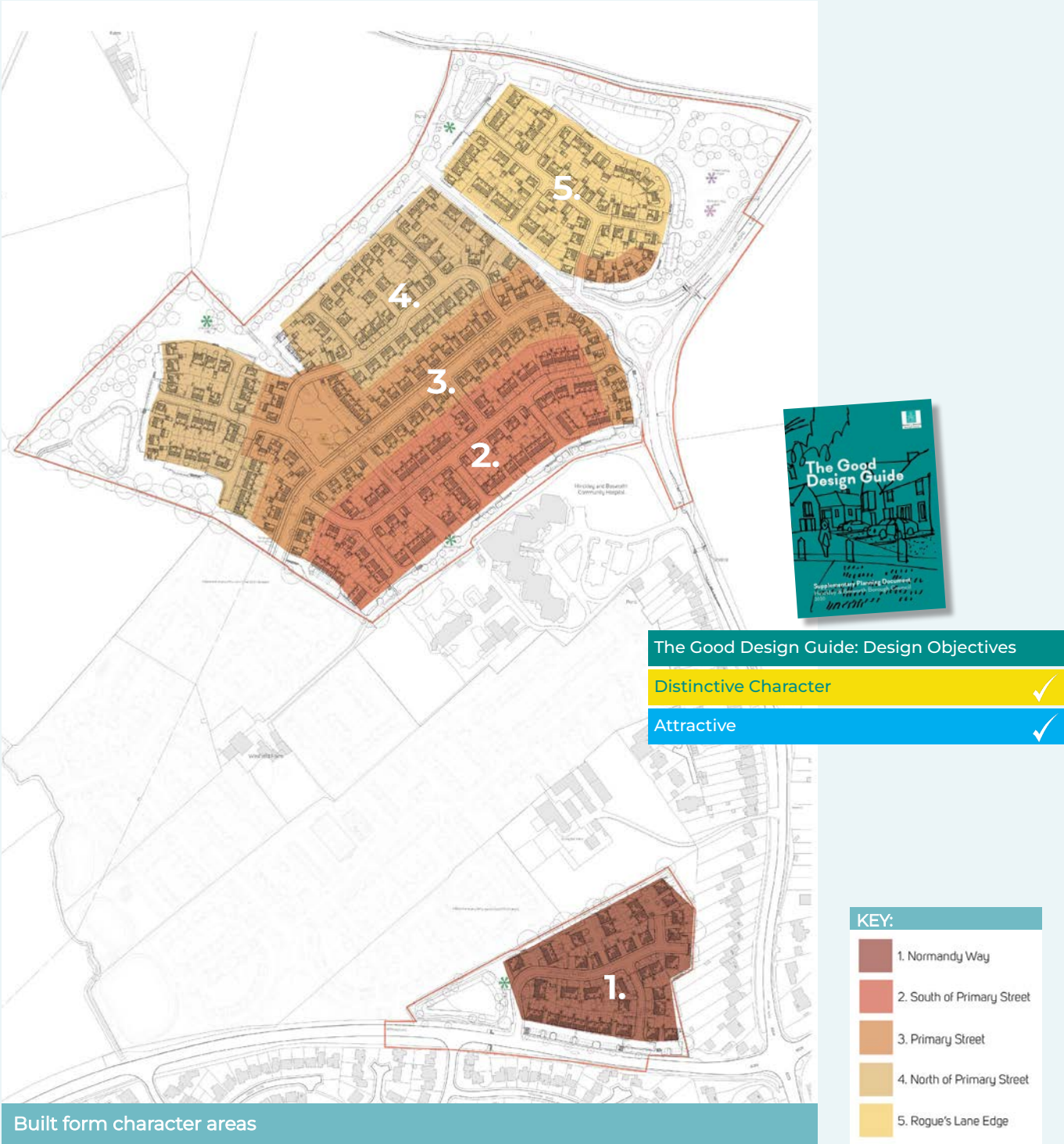


Appearance

The assessment of character summarised in section 3 identifies a contextual condition that development proposals can respond to. This is delivered by the definition of several character areas that create variety across the site, within a considered whole. Key to this is the understanding of how material colours (generally) transition through Hinckley, from deeper reds in the centre of town, through oranges and to buff and light-coloured render at the edge of town. This also broadly follows a transition from higher density at the centre of town to lower densities toward the edge.

The strategy proposed is therefore to use materials and built-form density to create recognisable difference across the development zones that are influenced by the wider make-up of Hinckley. Architectural detailing and landscaping is used to create variety, with tree and hedge species selected to compliment each character area and provide differences in colour and texture.



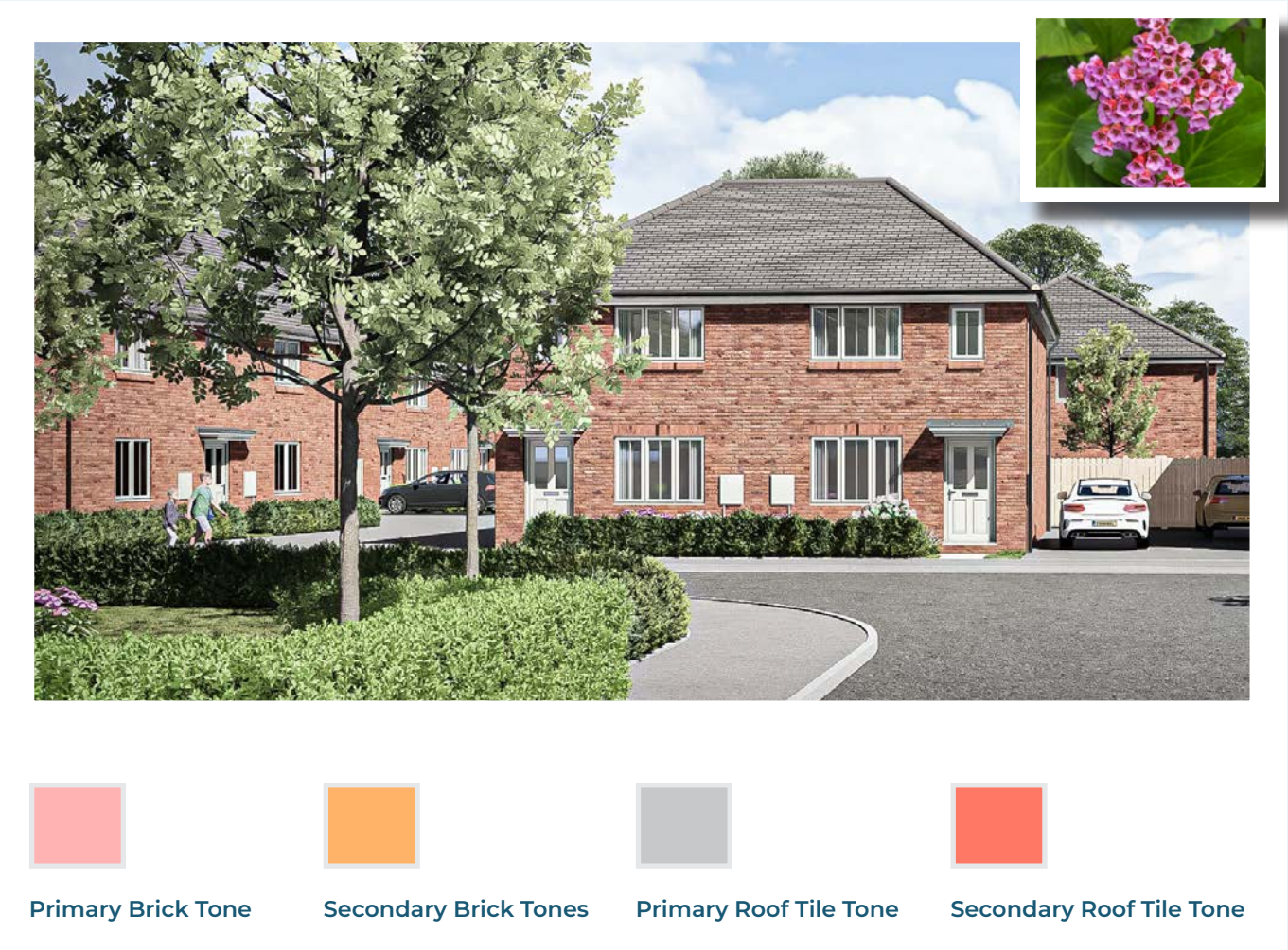
1. Normandy Way

A higher-density area using houses of a simple but traditional appearance; with the formation of an active frontage to Normandy Way that will continue to the east as adjacent proposals emerge.

Building materials palette dominated by red bricks and grey roof tiles, with a planting scheme focused on species that introduce pinks to the streetscene.



BUILT FORM:	Semi-detached and short terraces, with a limited number of detached dwellings. Generally flat-fronted dwellings with few street-facing gables. Hipped roofs, other than to 2.5 storey dwellings.
BUILDING HEIGHT:	Predominantly 2 storey, with 2.5 storey proposed to the Normandy Way frontage.
RELATIONSHIP WITH THE STREET:	Mix of frontage and side-parking, with small courtyards in the north reinforcing the perception of a higher-density.
MATERIALS:	Predominantly red brick, with some variety provided through the limited use of orange bricks on corners and in important locations. no rendered elements. Almost exclusively grey roof tiles, with occasional red tiles used at the Normandy Way frontage.
FRONTAGE BOUNDARY TREATMENT:	Hedge at the back of the footpath to side-parked dwellings and planting between parking bays where frontage parking is used.
PLANTING:	Species with a pink theme



2. South of Primary Street

A higher-density area using houses that deliver a contemporary approach to traditional appearance through fenestration style and proportions, entrance features and brickwork detailing.

Building materials palette dominated by red bricks and grey roof tiles, with a planting scheme focused on species that introduce orange to the streetscene.



BUILT FORM:	Semi-detached and short terraces, with some detached. Generally flat-fronted dwellings with few street-facing gables. Predominantly gable-ended roof form, with some hipped roofs to add variety to the roofscape.
BUILDING HEIGHT:	Predominantly 2 storey.
RELATIONSHIP WITH THE STREET:	Mix of frontage and side-parking, with direct street alignments to reinforce the perception of a higher-density.
MATERIALS:	Predominantly red brick, with some variety provided through the limited use of red/orange bricks. on corners and in important locations. no rendered elements. Almost exclusively grey roof tiles, with occasional red tiles used on corners and/or in important locations.
FRONTAGE BOUNDARY TREATMENT:	hedge at the back of the footpath to side-parked dwellings and planting between parking bays where frontage parking is used. timber knee-rails complimenting hedges along the outside edge of shared private drives to reinforce public and private realm.
PLANTING:	Species with an orange theme

3. Primary Street

Being the interface between the two character areas to the north and south, the Primary Street character area seeks to bring together the two differing architectural styles of the proposed buildings through a consistent approach to materials, form and boundary treatments.

Building materials palette dominated by red/orange bricks and grey roof tiles, with a planting scheme focused on species that introduce yellow to the streetscene.



BUILT FORM:	Detached and semi-detached. A mix of gable ended forms and street-facing gables.
BUILDING HEIGHT:	Up to 2.5 storey
RELATIONSHIP WITH THE STREET:	Side-parking only, frontages close to the back of the footpath. strong vertical boundary treatment
MATERIALS:	Predominantly red/orange brick. no rendered elements. Predominantly grey roof tiles, with red tiles used on corners and/or in important locations.
FRONTAGE BOUNDARY TREATMENT:	Black estate railing with hedge behind.
PLANTING:	Species with a yellow theme

Primary Brick ToneSecondary Brick TonesPrimary Roof Tile ToneSecondary Roof Tile Tone

Primary Brick ToneSecondary Brick TonesPrimary Roof Tile ToneSecondary Roof Tile Tone

4. North of Primary Street

A lower-density (not low-density) area using traditionally styled 2-storey houses.

A building materials palette that includes variety of colour in both bricks and roof tiles and includes the use of some render at the edges of development zones, with a planting scheme focused on species that introduce blue-green to the streetscene.



BUILT FORM:	Predominantly detached and semi-detached dwellings, with occasional use of short terraces. Street-facing gables and side-gabled forms create interest and some hipped roofs to add variety to the roofscape.
BUILDING HEIGHT:	Maximum 2 storey.
RELATIONSHIP WITH THE STREET:	Mix of frontage and side-parking, with some deviation of street alignments and changes to frontage priorities to street typologies.
MATERIALS:	Varied brick colour with a predominant use of orange brick, but also use of darker red/orange and lighter brown/buff bricks. some rendered elements used on outward-facing edges. Varied roofscape formed by the use of grey and red roof tiles.
FRONTAGE BOUNDARY TREATMENT:	Hedge at the back of the footpath to side-parked dwellings and planting between parking bays where frontage parking is used. timber knee-rails complimenting hedges along the outside edge of shared private drives to reinforce public and private realm.
PLANTING:	Species with a blue-green theme

5. Rogue's Lane Edge

A lower-density (not low-density) area using traditionally styled 2-storey houses.

A building materials palette that focuses on lighter tones and includes the use of some render at the edges of development zones. Planting scheme uses species that introduce purple to the streetscene.



BUILT FORM:	Predominantly detached and semi-detached dwellings, with occasional use of short terraces. Street-facing gables and side-gabled forms create interest and some hipped roofs to add variety to the roofscape.
BUILDING HEIGHT:	Maximum 2 storey.
RELATIONSHIP WITH THE STREET:	Mix of frontage and side-parking, with some deviation of street alignments and changes to frontage priorities to street typologies.
MATERIALS:	Brick colour predominantly brown/buff, with some use of orange brick and red/orange, but also in important areas to add interest and the use of some rendered elements on outward-facing edges. Varied roofscape formed by the use of grey and red roof tiles.
FRONTAGE BOUNDARY TREATMENT:	Hedge at the back of the footpath to side-parked dwellings and planting between parking bays where frontage parking is used. timber knee-rails complimenting hedges along the outside edge of shared private drives to reinforce public and private realm.
PLANTING:	Species with a purple theme

Primary Brick Tone

Secondary Brick Tones

Primary Roof Tile Tone

Primary Brick Tone

Secondary Brick Tones

Primary Roof Tile Tone

Landscape

Landscape Strategy

The landscape strategy begins with the retention of existing field boundary hedgerows and associated trees that provide a mature setting for the proposals. It also includes measures to guard against settlement coalescence in the north as well as biodiversity enhancements and a sustainable surface water drainage strategy.

The planting strategy proposed compliments the built form character areas and uses species that concentrate similar colours in each area. A palette of trees, hedges, shrubs and ornamental planting has been developed that delivers this colour consistency across character areas whilst also reinforcing the street hierarchy.



1. Normandy Way

- DESIGN FEATURES:
- Retained planting around the northern and eastern boundaries of the site creates a mature context and assists with filtering views.
 - New individual tree planting to the frontage strengthens the existing edge and creates further interest.
 - Native planting around the proposed basin assists in 'softening' views and creates variety in the planting.
- PLANTING DESIGN CHARACTER:
- Central street tree creates a feature along with street trees which strengthen the frontage.
 - Native trees, including wet woodland planting located to the attenuation basin, give a more naturalistic element.
 - Meadow and wet meadow planting provide seasonal interest for the more open areas.



2. Ashby Road Gateway

DESIGN FEATURES:

- Individual tree planting creates an entrance feature leading into the site.
- Grassland and meadow planting areas provide additional visual interest and greening.
- The gateway leads on to a tree lined avenue linking through the site.
- The gateway will provide a new arrival view into Hinckley with development set back behind a green frontage.



PLANTING DESIGN CHARACTER:

- Large native trees provide a transition between the woodland edge and the formal avenue.
- Formal planting depicting the hierarchy of the space and guiding people through the gateway and into the development.
- Lime and Maple trees create structure to the main street.



3. Green Corridors

DESIGN FEATURES:

- Green infrastructure corridors link through the site to the woodland edge, focused around retained hedgerow and existing retained trees.
- Creates a link into the central area of green space with play provision and additional planting.
- Retained and proposed features will create a corridor for habitat and recreational uses allowing easy access through the site.
- The green corridors provide additional greening and assist in ‘softening’ the built development.



PLANTING DESIGN CHARACTER:

- Smaller scale retained features that cut through the development retaining important green links that prioritise recreation and nature.
- Native hedgerow is retained giving a naturalistic character complimented with new meadow planting.
- Planting is relatively open to allow recreational routes to pass through the green corridors.



4. Central Green

DESIGN FEATURES:

- Central green space with play provision and proposed planting.
- Links into green corridor and recreation routes around the site.
- Overlooked providing a safe play to play and green frontage to properties.
- The gateway will provide a new arrival view into Hinkley with development set back behind a green frontage.

PLANTING DESIGN CHARACTER:

- Semi-urban space with amenity grassland and play features allowing space for recreation and play.
- Larger and smaller individual trees are included to soften the space and create some visual interest.
- A large, retained tree is included providing some structure and creating a key feature in the space.



5. Rogue's Lane Edge

DESIGN FEATURES:

- Woodland and woodland edge planting provide visual mitigation and containment to the north and west of the development
- A variety of planting has been included with woodland, woodland edge, meadow, hedgerow and individual tree planting located throughout to give variety.
- Areas where additional planting can be included have been maximised for habitat, landscape and visual purposes.
- Woodland edge includes adjacent attenuation basins which provide further visual interest and variety in planting.

PLANTING DESIGN CHARACTER:

- Naturalistic planting focused on providing mitigation for views of the development and biodiversity enhancements.
- A mix of native species including larger trees and smaller species to create variety and texture.
- Set out to provide areas of deeper planting and areas that are more open creating opportunities for areas of meadow.



Biodiversity

The proposals retain and enhance existing ecological features where practicable, whilst introducing a range of new habitats that will provide long-term benefits for wildlife and biodiversity.

Existing hedgerows, trees and areas of grassland are retained wherever possible and incorporated into the green infrastructure network. These retained features are supplemented by significant new habitat creation, including species-rich grassland, native woodland planting, native shrub planting, sustainable drainage features, ponds, wet ditches and extensive new tree planting throughout the development. More than 1 kilometre of new species-rich native hedgerow is also proposed, strengthening habitat connectivity both within the site and to the wider landscape.

The green infrastructure network has been designed to deliver multifunctional benefits, supporting biodiversity, landscape character, sustainable drainage and recreational open space. New habitats will be managed and monitored over the long term to ensure that they establish successfully and continue to provide ecological value.

The Biodiversity Net Gain Assessment demonstrates significant gains in both hedgerow and watercourse habitats through the creation and enhancement measures incorporated within the scheme. Whilst the development results in a shortfall in habitat units as calculated by the statutory biodiversity metric, the remaining requirement will be addressed through the provision of off-site biodiversity units secured in accordance with the requirements of the Environment Act 2021. This approach will ensure that the development achieves a policy-compliant biodiversity net gain and delivers a measurable improvement in biodiversity over the long term.



Surface Water Drainage

Surface water runoff from parcel A currently drains via overland flow toward existing land drainage ditches located along the site boundaries, ultimately discharging toward tributaries associated with the Tweed River catchment. Surface water runoff from parcel B currently drains toward the highway network and existing drainage infrastructure within Normandy Way before discharging into an ordinary watercourse located to the west of the Site.

The proposed surface water drainage strategy has been designed to broadly replicate existing drainage conditions whilst incorporating sustainable drainage infrastructure throughout the development. Parcel A will be served through a series of attenuation basins and sustainable drainage features located principally within the north-western areas of the Site, whilst the parcel B would drain toward a dedicated attenuation basin located within the western extent of the land.

The proposed drainage regime would incorporate restricted discharge rates equivalent to a 20% betterment over existing greenfield runoff rates, ensuring that the development delivers an overall betterment in surface water discharge compared to the existing site conditions.

The submitted Drainage Strategy also demonstrates that sustainable drainage measures have been integrated throughout the wider landscape framework of the development, providing both drainage and wider environmental benefits whilst contributing positively toward green infrastructure and placemaking objectives.

Foul drainage arising from the development will discharge into the existing foul drainage network within the surrounding area, with the detailed strategy and connection points to be agreed in consultation with the relevant statutory undertaker as part of the detailed delivery process.

The planting strategy for these areas uses native planting that provides biodiversity and amenity benefits. It includes areas of wet woodland planting to the perimeter of attenuation basins, wet meadow grassland within attenuation basins and marginal vegetation to ditches.



6. SUMMARY



PARCEL A

ADJACENT APPROVED
RESIDENTIAL DEVELOPMENT

PARCEL B

6. SUMMARY

This Design and Access Statement provides an insight into the design process that has been undertaken in formulating these detailed proposals for the erection of 482 dwellings on land at Normandy Way and Ashby Road, Hinckley, comprising development across two parcels together with associated access, internal roads, pedestrian and cycle connections, utilities and all other associated infrastructure.

This statement demonstrates that the various constraints and opportunities of the site have been carefully considered and that the proposals have evolved to embrace stakeholder feedback and the regional and national planning policy context.

The proposals are for an attractive residential development that sits logically within the existing and emerging fabric of the Hinckley that uses retained landscape features to create a mature setting for new homes and new publicly accessible areas of open space. Enhanced landscaping is proposed along the boundary to Rogue's Lane, visually containing development to address concerns regarding settlement coalescence with Barwell to the north-east.

The proposals deliver a primary tree-lined street that connects from Ashby Road in the east to the western boundary, allowing for onward connectivity with adjacent emerging development proposals. Access is also proposed from Normandy Way, allowing development here to define an active outward-facing frontage to this route.

The character of the new place is of a broadly traditional vernacular, with variety and interest created through the use of different architectural detailing across several character areas. Density and building material colours and textures are distributed across the proposals in response to an assessment of the character of Hinckley, with darker tones and higher density in the south that transition through the site to lower (but not low) density and lighter tones in the north. A planting strategy has been developed to compliment this approach, defining palettes for different character areas and street typologies that group species with predominant colours.



