



Land West of Shenton Lane, MARKET BOSWORTH

Design & Access Statement

August 2024



Contents

Part 1: Introduction	04
Part 2: Planning Context	08
Part 3: Response to Context	12
Part 4: Evaluation	24
Part 5: Vision	28
Part 6: Design Proposals	32
Part 7: Summary	52



This document is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the written consent of FPCR Environment and Design Ltd.

Aerial imagery © 2019 Bluesky, DigitalGlobe, Getmapping plc, Infoterra Ltd and Bluesky. Map data © 2019 Google

Rev	Issue Status	Prepared / Date	Approved / Date
-	Final	FJN LMF/ 23 August 2024	TCM / 23 August 2024

The Vision

The Vision for the Site is to create a development that is attractive, reflects the natural features and assets of its surroundings, and has strong links with the wider community of Market Bosworth.

The development will create up to 100 dwellings 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 the use of sustainable transport and connect into the existing road network of Market Bosworth. Housing will be set within a robust green infrastructure with generous open space and retained features. This will help to integrate development into the landscape. Materials and detailing will be used sensitively to assist in creating a strong sense of place.

The application includes a number of beneficial elements for the existing and proposed members of the community, as follows:

- Land for 100 new dwellings including affordable housing provision;
- A new vehicular access point into the site from York Close with cycle and pedestrian links onto Shenton Lane;
- New pedestrian and cyclist routes from the new residential areas to the proposed areas of public open space to the western and eastern portions of the Site, which connect to Shenton Lane.
- A new area dedicated for children and young people, to include equipped play.
- A Green Infrastructure (GI) network of new landscape areas and retained habitats comprising hedgerows, trees, open space and sustainable drainage (SuDS).



Introduction & Purpose

This is the Design & Access Statement (DAS) for a proposed new residential development to the south west of Market Bosworth.

Introduction

This Design and Access Statement (DAS) accompanies the planning application made by Gladman Development Ltd for development of land west of Shenton Lane, Market Bosworth.

The proposal relates to the creation of a residential development delivering up to 100 new homes, open space, access and new pedestrian routes.

The planning application for a residential development seeks outline planning consent with all matters reserved except access.

Site Location

The site is located to the south west of Market Bosworth, located between Shenton Lane and the settlement edge. The application site covers an area of 5.61 hectares. Market Bosworth town centre is located approximately 250m to the north east of the site.

Market Bosworth is located within Hinkley and Market Bosworth Borough in Leicestershire and lies approximately 20km to the west of Leicester, 22km to the east of Tamworth, 12km to the north of Hinckley and 17km to the south of Coalville. Major roads that provide connections to Market Bosworth are the A444, A5, M1 and the M69 Motorway.

Purpose of a Design & Access Statement

The purpose of a Design & Access Statement is to explain the design process that has led to the application proposals. The Government's Planning Practice Guidance (2014) states that:

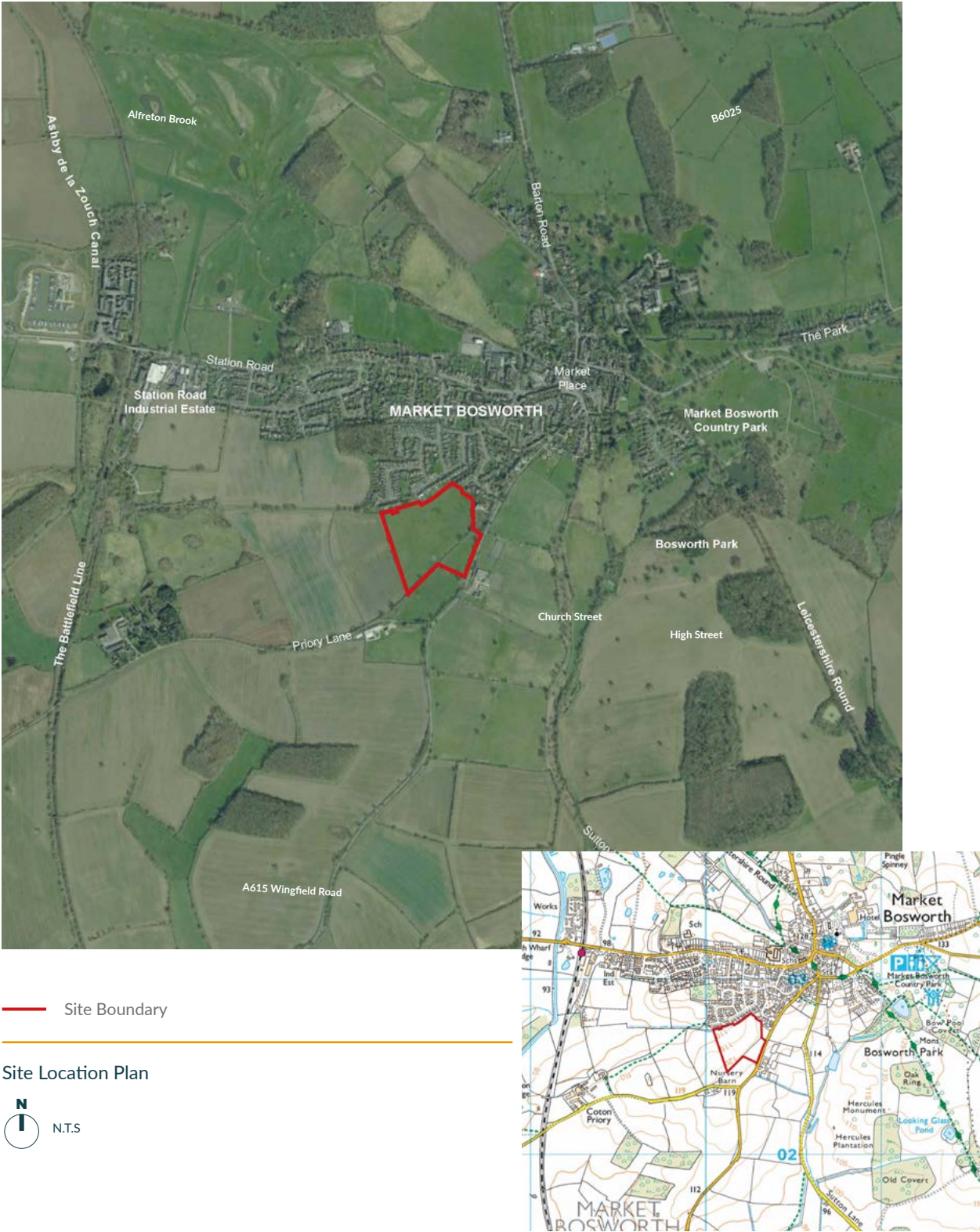
"Design & Access Statements (DAS) set out the narrative for the design approach and design rationale for the scheme. They demonstrate how the local character of an area has been taken into account and how design principles will be applied to achieve high quality design. They set out concisely how the proposal is a suitable response to the site and its setting, taking account of baseline information"

(Paragraph: 012 Reference ID: 26-012-20191001, Revision date: 01 10 2019)

The DAS follows best practice urban design principles that are aimed at delivering good design. The following are the principal documents that have been embraced:

- National Planning Policy Framework (NPPF), (Sept 2023), Ministry of Housing Communities and Local Government.
- Planning Practice Guidance (PPG), (2014), Ministry of Housing, Communities and Local Government.
- National Design Guide, (Sept 2019), Ministry of Housing, Communities and Local Government, 2014,
- Manual for Streets (MfS) (2007), Manual for Streets 2 (2010) Communities and Local Government
- Building for a Healthy Life, (BfHL)(2020).

Site Location



Planning Context & Design Guidance

A detailed assessment of the planning policy framework is set out in the Planning Statement, which accompanies the planning application.

This section focuses on the planning policies most relevant to the design and access proposals for the development. Policy and guidance, which covers the local area, has been utilised to inform the design process.

National Planning Policy

The National Planning Policy Framework (NPPF, 2023) sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and local planning authorities can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

This is set within the context of a requirement to significantly boost the supply of housing and at the heart of the NPPF is a "presumption in favour of sustainable development".

The Planning Practice Guidance (PPG, 2014) was published as a web-based resource in March 2014 and is updated regularly. It supports the NPPF, offering accessible guidance on a broad range of matters including Design and Access Statements.

Good & Well-designed Places

The underlying purpose for design quality and the quality of new development is to create well-designed places that benefit people and communities. The National Planning Policy Framework (NPPF) states: "Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities" (Paragraph 124).

Building for a Healthy Life

The scheme has been developed with consideration of the 'Building for a Healthy Life' approach, with the latest edition written in partnership with Homes England, NHS England and NHS Improvement. These considerations "are presented to help those involved in new developments to think about the qualities of successful places and how these can be best applied to the individual characteristics of a site and its wider context." Building for a Healthy Life is a useful tool for leading design discussions and using as part of a design process.

This Design and Access Statement outlines how the BHL considerations have helped inform the design process. "Building for a Healthy Life is a Design Code to help people improve the design of new and growing neighbourhoods" BHL 2020.

Planning Context & Design Guidance

Design Response

Design responses are provided throughout the DAS to address the characteristics of good design from the National Design Guide. The responses will set out the design rationale for the development and the design principles that are applied to achieve good design. This is delivered through words, photographs diagrams and illustrative plans.

National Design Guide

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It notes that:

"A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- The layout (or masterplan)
- The form and scale of buildings
- Their appearance
- Landscape
- Materials; and
- Detailing"



Local Planning Context

The Design and Access Statement (DAS) follows best practice urban design principles that are aimed at delivering good design.

Local Planning Policy

Market Bosworth lies within the Hinckley and Bosworth district of Leicestershire. The current Local Plan for Hinckley and Bosworth covers the period from 2006 to 2026.

A key document with the Local Plan is the Core Strategy Development Planning Document. Policies relevant to design include:

- Policy 7: Key Rural Centres
- Policy 11: Key Rural Centre Stand Alone
- Policy 19: Green Space and Play Provision
- Policy 20: Green Infrastructure

Site Allocations and Development Management Policies DPD

- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM8: Safeguarding Open Space, Sport and Recreational Facilities
- Policy DM9: Safeguarding Natural and Semi- Natural Open Spaces
- Policy DM10: Development and Design

For further information on policy please refer to the Planning Statement.

Local Design Guidance

Hinckley & Market Bosworth Borough Council has produced a number of relevant Supplementary Planning Documents which have been reviewed to inform the proposed development, including:

The Good Design Guide SPD (2020)

The document outlines some key considerations for the design of new residential developments, including guidance on character areas, green infrastructure, concept plans, block structure and grids, streets, enclosure, open spaces and landscaping.

Neighbourhood Plan (2015)

Overarching aims within this document that are relevant to design include aims which

- 'reinforces the quality and character of Market Bosworth',
- 'is sensitive to the local ambience which combines a thriving and often busy core with nearby areas of tranquil open space
- 'protects and enriches the landscape'
- 'prioritise local distinctiveness in every element of change and future development'.



The Existing Situation

The application site is 5.61 hectares in total, which comprises agricultural land across two field parcels.

Market Bosworth is a small market town located within Leicestershire, approximately 20km from the city of Leicester. Major nearby road routes to the town include the M1, M69 and M42, A5 and the A444. The town's history dates back to the Bronze Age and it's location on a hill is of importance during this time. The town is known for The Battle of Bosworth which took place close by to the south of the town in 1485. Key influences on the development of Market Bosworth are the agricultural economy which secured it's role as a market town for the surrounding parishes and Bosworth Hall's manorial influence within its parkland setting. The market core, to the north east of the site, forms the historic core of Market Bosworth and is included within the Market Bosworth Conservation Area. It is largely commercial including cafes, restaurants and shops. Most of the buildings date to the late C18 and early C19, many of which are Grade II listed and are predominantly red brick with some painted render. The Grade II Listed Buildings St. Peter's Church and Bosworth Hall are located within . Growth of the town occurred between the mid 1950's and 1960's when homes were built to the south west of the market place. During the 1970's and 1980's further housing development took place to the southwestern side of the town. In the early 2000's modern development took place along the Ashby de la Zouch Canal and to the south of this site is a recently constructed housing development.

The site, in part, is contained by the existing residential edge of Market Bosworth to the north and east. To the south and west, the landscape has a well vegetated character, comprising farmland and equestrian grazing land interspersed with woodland blocks, field boundary hedgerows and tree belts associated with water courses and rural lanes.

The site comprises of two fields which are separated by a line of existing vegetation. The site boundary consists of native hedgeorow and tree vegetation which serves to screen the site from the east and Shenton Lane, but less so from the north / northwest. The site has few features of interest with the exception of boundary vegetation. The site slopes from the north western corner adjacent to York Close towards the eastern corner along Shenton Lane.

The site does not contain any formally designated Public Rights of Way and is not publicly accessible, with the nearest being PRoW S72/6 which is located to the northwest of the site boundary and links York Close to Coton Priory / Priory Lane.



- Site Boundary
- Listed Buildings
- Conservation Area (approximate areas) (Market Bosworth and Ashby Canal)
- Country Park - Market Bosworth
- Ancient replanted Woodland
- Registered Battlefield

Designations Plan



Access, Movement & Facilities

The site is sustainably located with good access to the town centre, existing community amenities and the local public transport network.

The planning application is accompanied by a Transport Assessment, which describes the site's access strategy.

The primary access to the development will consist of a new junction located to the site's northern boundary, off York Close This will provide access for vehicles, cyclists and pedestrians. The proposals will be designed to facilitate connectivity to the nearby existing rights of way and to the existing urban area of Alfreton. This will help to integrate the new development with the established urban edge and also encourage pedestrian access into the countryside.

Local amenities within walking distance of the site include Primary School, Secondary School and local shops.

The town centre is located to the north east of the site and offers excellent local facilities with a number of shops, cafes and essential services available on the high street. There is a wide network of public footpaths within the town, which provide good connections to the wider countryside.

There are regular bus services operating with bus stops located on Station Road, and at Market Place.



Approximate location of potential access off York Close



Market Place - Market Bosworth



Main Street - Market Bosworth



- | | | | |
|---|---------------|-------------------------|---------------------------|
| — Site Boundary | 1 Bus Stops | 1 Nursery / School Club | 1 Primary Care Centre |
| ••• 400 metre distance offset from site | 2 Local Shops | 2 Primary Schools | 2 Pharmacy |
| ••• 800 metre distance offset from site | 3 Post Office | 3 Secondary Schools | 1 Sports / Playing Fields |
| ••• 1,200 metre distance offset from site | | 1 Library | 2 Parks |
| | | 2 Place of Worship | |
| | | 3 Town / Community Hall | |

Facilities Plan



Topography

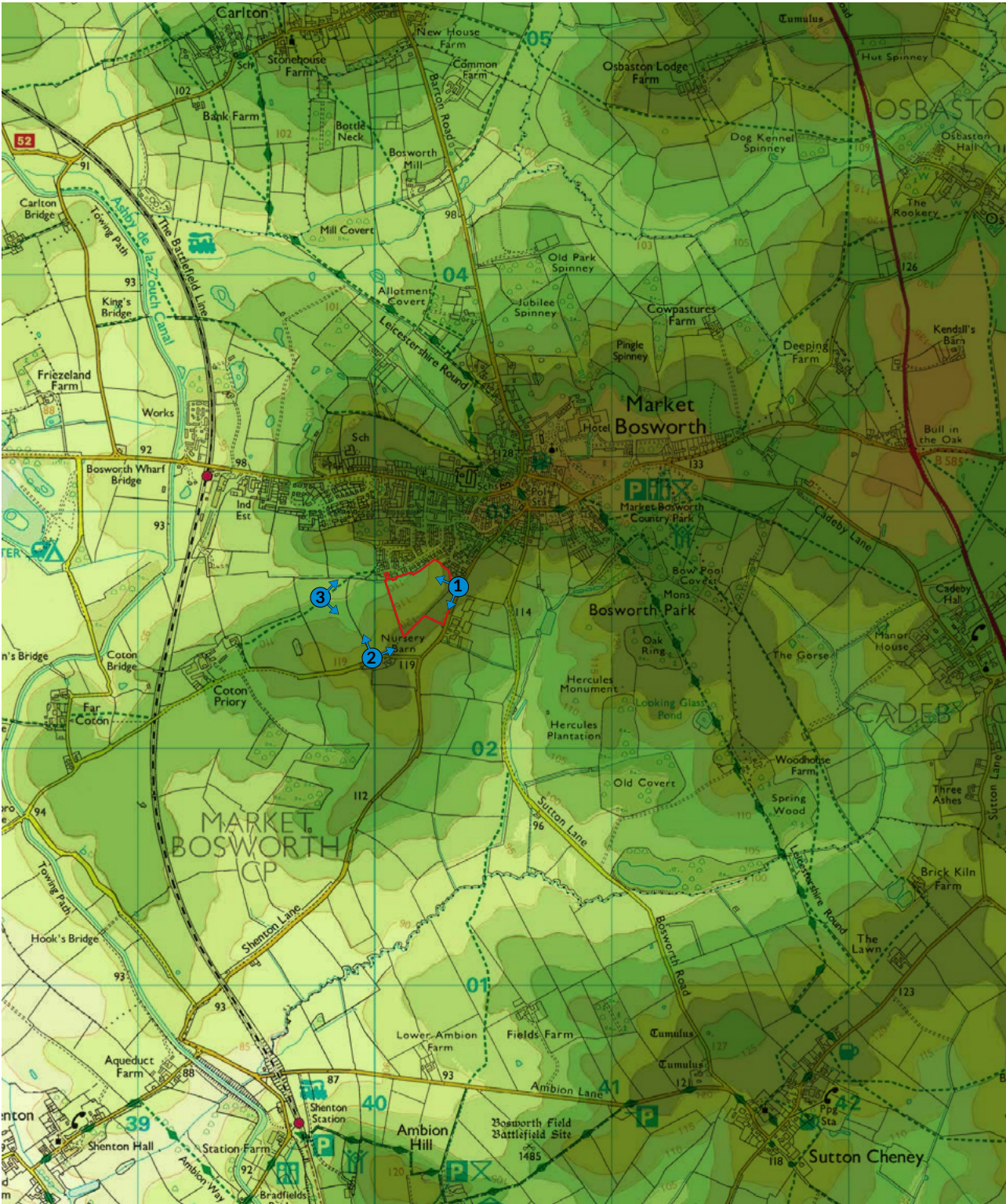
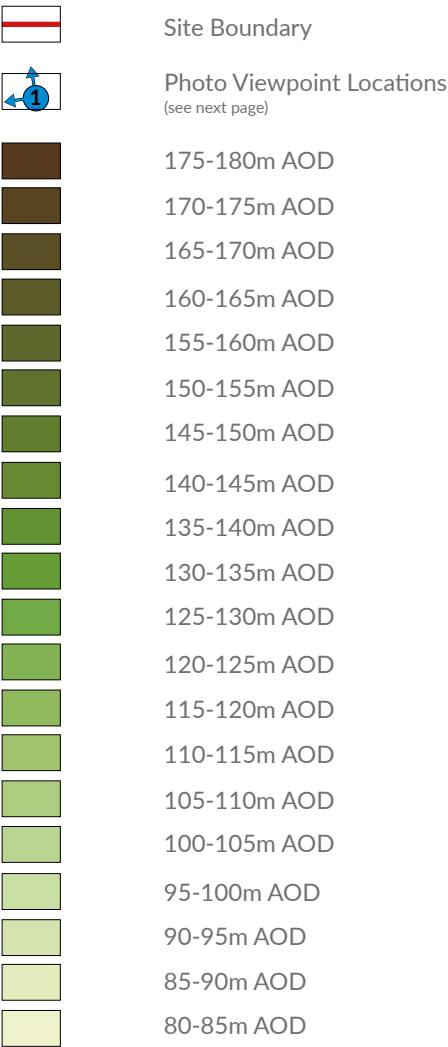
Market Bosworth is located on higher land which extends and increases in height to the north and east reaching the Charnwood Forest area. To the west lie the flat lowlands of the Sence Valley.

Market Bosworth lies at approximately 130m AOD along a raised landform within the local landscape, which continues to rise predominately towards the north and east. The landform slopes down westwards towards Ashby de la Zouch Canal and the valley of the River Sence, crisscrossed by its tributaries and dotted with water bodies, including Bosworth Water Park. The topography across the site rises in a north easterly direction from 108m to 120m Above Ordnance Datum (AOD).

The landform of the site and surrounding context allows for some wider views, which are shown on the next pages.

Water, Drainage and Hydrology

Three attenuation ponds will be located to the northern boundary of the development within open space, adjacent to boundaries.



Topography Plan



Landscape

Key photo viewpoints from the immediate context of the site.



PHOTO VIEWPOINT 1: View south west from Shenton Lane, adjacent to the properties off Shenton Lane.



PHOTO VIEWPOINT 2: View from Tinsel Lane, south west of the site.



PHOTO VIEWPOINT 3: View north east from PRoW 72/6, west of site.

Landscape Character

A Landscape and Visual Appraisal (LVA) of the proposed development has been carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment.

The site lies within Natural England's National Character Area (NCA) Natural England's National Character Area (NCA) 94: Leicestershire Vales and within The Hinckley and Bosworth Landscape Character Assessment (2017), Landscape Character Area C: Bosworth Parkland.

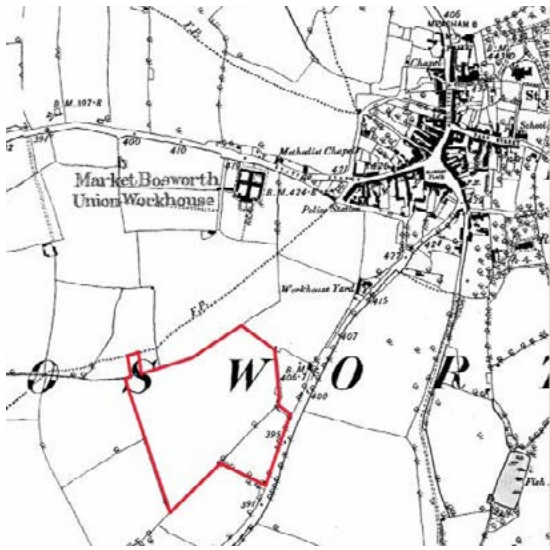
The following provides a summary of its main findings within the landscape assessment:

- The site, and the wider landscape, is not subject to any landscape quality designation at a national or local level.
- The site's landscape context comprises a small and medium sized parcel of grazing land which extends to the south of the settlement edge of Market Bosworth. Landform within the site slopes gently north-westward. Site vegetation is restricted to site boundaries and a central vegetated strip, comprising clipped hedgerow, field trees and scrub. Dense vegetation and mature trees along Shenton Lane serve to enclose the site and restrict views from more distant locations.
- To the north and west, existing built form prevent views further in these directions.
- Owing to the sloping landform and vegetation along Tinsel Lane/ Priory Lane there are limited views across the farmland to the south.
- The majority of visual effects resulting from the development will be experienced by adjacent receptors to the north, east and west, representing, residents of housing along Shenton Lane, York Close, Stanley Road and Northumberland Avenue. Views from these properties vary significantly with the boundary treatment.

- Views of the proposals are restricted to a limited number of receptors, predominately within close proximity to the site and its boundaries with a number of long-distance views permitted from a limited number of receptors within the distant landscape to the south.
- The development will not be out of character within its settlement edge location which includes existing residential buildings and will employ mitigation measures to reduce any adverse effects arising from the development and effectively integrate the development into its landscape context.

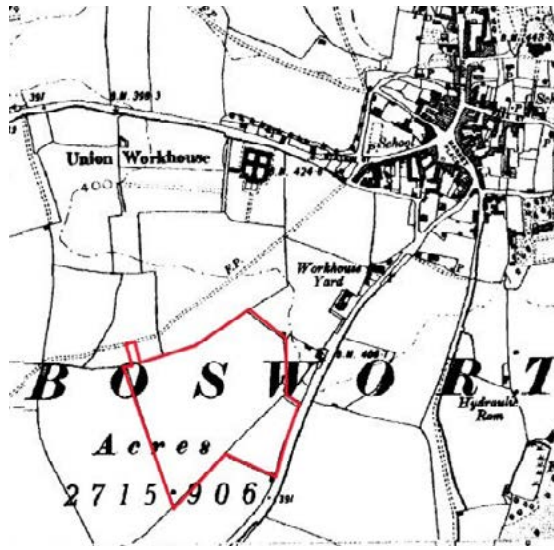
Historic Context

The selection of historic maps below illustrate the growth of Market Bosworth over the last two centuries.



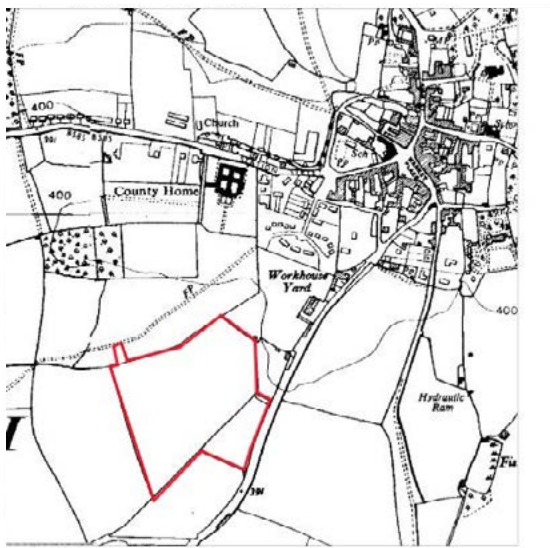
1885

This image from 1885 depicts the original settlement with the core area of the town centered around the Market Place.



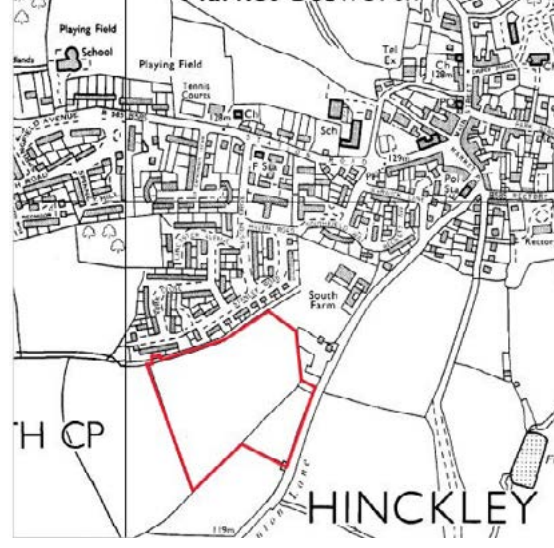
1903-1904

Similar to the 1885 image, there is little expansion within this part of Market Bosworth.



1955

By 1955 the historic core of Market Bosworth remained relatively untouched by modern development other expansion to the west of the town along Station Road and at Southfield Way.



1985-1991

This image shows significant development with housing being built to the west of the town, reaching the northern site boundary.

Local Character - Buildings & Materials

Responding to local character is an important part of place making. The scheme will embrace local character and best practice design approaches.

The new development will have a strong coherent architectural theme, which positively reflects and enhances the local context and character. It will be derived from the local traditional building styles to create a sustainable place where people want to live and be a part of the community. Streets will contain wide grassed verges on main roads to allow for the planting of large trees.

The design should respond to examples of local vernacular and distinctiveness from Market Bosworth. The development will embrace modern interpretations of local character and demonstrate this as a theme within the detailed design.

Summary of Local Character

The immediate context of the site comprises residential areas to the north of the site at York Road, Stanley Close and Northumberland Avenue consisting of late twentieth century detached houses and bungalows. These properties are typically red brick with brown roof tiles with mostly frontage or on-street parking.

A number of larger late twentieth century detached houses are located north of the site off Shenton Lane. An allotment site occupies a small piece of land between the detached houses off Shenton Lane and the site's eastern field parcel. Mature boundary vegetation around the allotment largely screens the site from some of the detached houses and also provides a mature green and rural setting at this edge of the town. Mature field boundary vegetation continues southwards along Shenton Lane and adjacent to the site's eastern boundary, past Witherstitch Lodge Stables located on the opposite side to the site, until reaching

the turning for Tinsel /Priory Lane. The pleasant green lane character that the boundary vegetation provides is also an effective visual buffer, apart from occasional glimpses at a few field gates, screening views between Shenton Lane and the site and the agricultural land beyond.

Further south of the site, Tinsel/Priory Lane off Shenton Lane has lower hedgerows running alongside it presenting a more open character across the agricultural land which is intermittantly broken up with mature hedgerow and trees, and occasional individual properties and farms.

Beyond the residential properties adjacent to the northern boundary of the site to the north east of the site, is the Market Bosworth Conservation Area. Within this, the historic core of Market Bosworth contains a number of listed buildings of distinctive character and are mostly of late 18th Century and early 19th Century appearance. Dixie Grammar School, the former bank and police station are amongst the notable buildings which contribute to the character of the town centre. Buildings are predominantly red brick with some painted render and there are also some timber framed late 17th Century thatched buildings. The many independent shops, cafes, Public Houses and other businesses further contribute to the character of the busy centre. The spire of the Parish Church of St Peter's is prominent in some views from the conservation area and also from some views further afield. The Grade II listed Bosworth Hall is an important local country house set within a parkland setting to the east of the town and provides a mature and green parkland setting to the east of the town.



Park Street



Southfield Way



York Close



The Dixie Grammar School



Station Road



King Richard's Wharf



Shenton Lane



Pipistrelle Drive



Market Place



Market Place

Constraints & Opportunities

The constraints and opportunities associated with the proposed development have been identified following a careful assessment of the site, its context and surroundings.

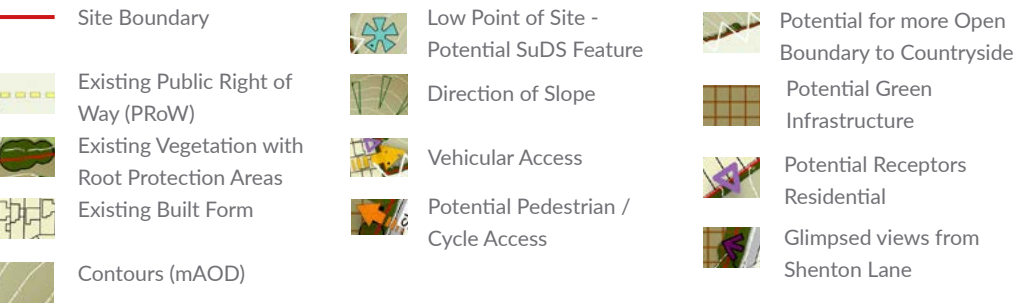
The technical analysis of the site and its context has identified a number of constraints that will influence and help shape the development. Importantly none of these have been identified as barriers to development in principle. It is also clear that these present a number of opportunities associated with the potential development. These are described below and are illustrated on the opportunities and constraints plan.

Constraints

- The existing hedgerows and hedgerow trees should be retained and utilised as the boundary framework for new green infrastructure corridors for sustainable movement, wildlife and recreational value;
- The topography across the site rises in a north easterly direction from 108m to 120m Above Ordnance Datum (AOD).
- Consider views to and from housing backing onto the site on York Close, Stanley Road, Northumberland Avenue and Shenton Lane.
- Consider views to and from the semi-rural setting of Shenton Lane.
- The vehicular access will be from York Close.
- An existing foul sewer pipe currently crosses the Site. The pipeline will be rerouted around the edge of the Site.
- Views towards the site from the wider landscape, avoiding development within any specific areas of sensitivity;
- Enhancement/habitat creation on site should be prioritised.

Opportunities

- The location adjoins the existing settlement edge and provides a logical extension with easy access to Market Bosworth Town Centre;
- The scheme should be visually attractive, respecting the context, form and typology of existing built form and neighbouring local vernacular;
- Retention and enhancement of the landscape to the eastern portion of the Site and immediate rural setting of Shenton Lane.
- To provide an integrated network of public open spaces incorporating play facilities, extensive landscape, sustainable drainage areas and ecological habitats;
- Additional landscape buffer planting to the site boundaries will reinforce the existing perimeter boundary vegetation to provide a filtered edge to the adjacent landscape and strong green infrastructure to the site;
- Potential for connections to the existing PRoWs to the west of the site allowing easy connections to Market Bosworth and the wider area;
- Creation of formal avenue tree planting along the new primary road to enhance the environment.



Constraints & Opportunities Plan



Evaluation

The site provides an excellent opportunity for a development which integrates well with the existing residential area of Market Bosworth.

The site has no overriding environmental or physical constraints and provides the opportunity to establish a sustainable development which is both physically and visually well contained.

The following objectives are a direct result of the evaluation of baseline data, the site's context, constraints and opportunities and as a result of consultation responses:

- To create a neighbourhood of high quality design, drawing on the best features of local distinctiveness within Market Bosworth.
- To provide a well-connected development, both in terms of vehicular access, but also public transport and cycling/walking connections to Market Bosworth and beyond.
- To establish a clearly legible scheme, where residents and visitors can easily find their way around.
- To work with the intrinsic landscape character of the site and surrounding area.
- To make Green Infrastructure an integral part of the scheme, by creating a network of multifunctional green spaces for the benefit of residents, wildlife and the wider landscape.
- To provide good opportunities for healthy outdoor recreation, exercise and play.
- To manage surface water in a sustainable manner using SUDS, which can improve biodiversity and the distinctiveness of open spaces.
- To provide a good choice and mix of housing.



Implementing Good Design

A well designed place is formed through the design of three overlapping themes; Character, Community and Climate.



The Ministry of Housing, Communities & Local Government's National Design Guide January 2021 sets out that a well designed place is formed through consideration for character, community and climate. The design has been developed through a detailed understanding of the site and its context, and brings together the benefits and opportunities of the scheme from the following pages. The scheme presents an opportunity to create a high quality development offering both space for people and nature.

Within this, the Guide sets out:

"Well designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues

- Context** - enhances the surroundings.
- Identity** - attractive and distinctive.
- Built form** - a coherent pattern of development.
- Movement** - accessible and easy to move around.
- Nature** - enhanced and optimised.
- Public Spaces** - safe, social and inclusive.
- Uses** - mixed and integrated.
- Homes and buildings** - functional, healthy and sustainable.
- Resources** - efficient and resilient.
- Lifespan** - made to last.



The following pages explores this to set out how the scheme can realise the potential of a well-designed place.

Character



1. The retention of the existing landscape features, trees and hedgerows give an instant maturity to the scheme.
2. The creation of new landscape features including trees and hedgerows integrated into the wider green infrastructure network.
3. A legible street environment will aid movement through the site and beyond. Cycle and pedestrian routes will be included and given priority where possible.
4. Higher development densities will be utilised within the centre of the site.
5. Development densities will vary across the site in response to the scale and typology of streets, resulting with lower densities along the edges of the scheme.
6. Create a positive and coherent identity.



Community



- 1. Safe and accessible for all.
- 2. Incorporation of Green Infrastructure to the street scene, including street trees and verges where possible.
- 3. Well-located public spaces that support a wide variety of activities and encourage social interaction.
- 4. Interconnecting accessible green spaces to give residents the open space they need on their door step.
- 5. Recreational opportunities are provided through connections to the local footpath network. Connections also provide close links to the existing settlement.
- 6. A mix of housing types are proposed, including affordable homes.



Climate



- 1. A ground-up approach that retains and protects the landscape framework of existing vegetation, and places them within public Green Infrastructure for their longevity.
- 2. The creation of complimentary new habitats will build upon the existing landscape framework and enhance site wide biodiversity. This will include new structural native tree / shrub planting and grassland.
- 3. A SuDS network integrated into the landscape as part of the multi-functional Green Infrastructure.
- 4. Street trees will be introduced to the street layout for urban greening.
- 5. Promote a shift towards a walking / cycling neighbourhood with a network of accessible, direct and attractive routes.



Development Framework

The iterative Masterplanning process has brought together the preferred design strategies for the development’s use, amount, layout, scale, landscaping and appearance.

The development proposals are illustrated by the Framework Plan, which indicates the parameters of the development. The plan identifies the following:

- The site boundary;
- The means of vehicular and pedestrian access into the site;
- The location and extent of proposed land uses; and
- The amount of built development (Net Developable Area).

The outline planning application covers an area of 5.61ha and comprises of:

Residential Development (2.90ha):

Dwellings are to be provided at an appropriate density to reflect the need to use land efficiently whilst also taking into account local character. The proposed residential area will provide up to 100 new homes at a density of 35 dwellings per hectare (dph) to reflect local character with a mix of dwellings types from 1-5 bedroom properties. The development will provide for a broad range of dwellings and house types offering a mix of market housing from first time homes to larger family homes. Vehicluar access will be provided from York Close with pedestrian access to Shenton Lane also.

Green Infrastructure and Public Open Space:

Public Open Space is proposed within the development with an area located to the south western boundary adjacent to the development area and the southern field retained for open space. The open space provides space for recreation whilst also allowing for additional planting to provide ecological benefits and containment for views from the south and Shenton Lane.

A play area will be located within public open space to the east of the Site. New footpaths will provide access through the green space to the south west and through the southern parcel linking York Close and Shenton Lane and providing access into Market Bosworth and the wider Public Right of Way network.

Existing hedgerows and trees will be retained where possible and new planting is proposed to green space and along the site boundaries.

Attenuation ponds will be located to the north and north west of the site. These provide drainage for the site whilst also enhancing biodiversity with opportunity for a variey of aquatic and marginal planting.



Development Framework Plan

