

# 5.0 CONCLUSION

## 5.1 Building for a Healthy Life

### Distinctive Places

#### Making the most of what's there

The principles identified within the Illustrative Masterplan have been followed to ensure the development maximises the site's location. This includes:

- Taking advantage of the favourable topography by proposing a sustainable drainage scheme that utilises the landform;
- Retaining the existing trees and hedgerows on site, where possible framing development parcels;

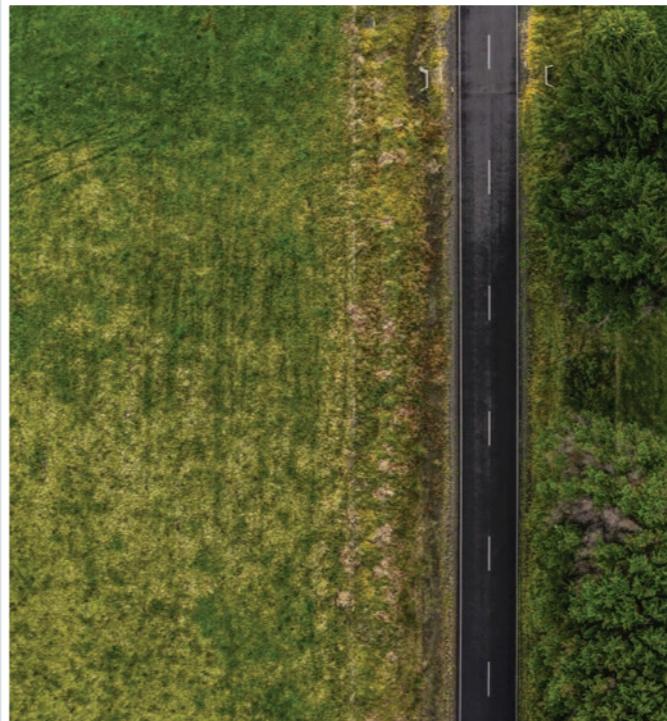
- Maximising the public open space created by the local wildlife site running through the heart of the site;
- Creating favourable views throughout the site, including along the proposed green corridors, which include existing vegetation;
- Creating a new gateway into the area; and
- Allow for a BNG area on the opposite side of Stoke Road.



#### A Memorable Character

The layout and green infrastructure for the scheme responds to context and reinforces the positive existing features of the site. The retention of the vast amount of existing planting allows the scheme to have a landscape led character from day one.

The proposed layout looks to maximise these features alongside a comprehensive landscape strategy, including street trees and new structural landscaping along the green corridor that runs through the centre of the site and the north-south green corridors. These lead to a variety of play spaces and community orchards.



#### Well Defined Streets & Spaces

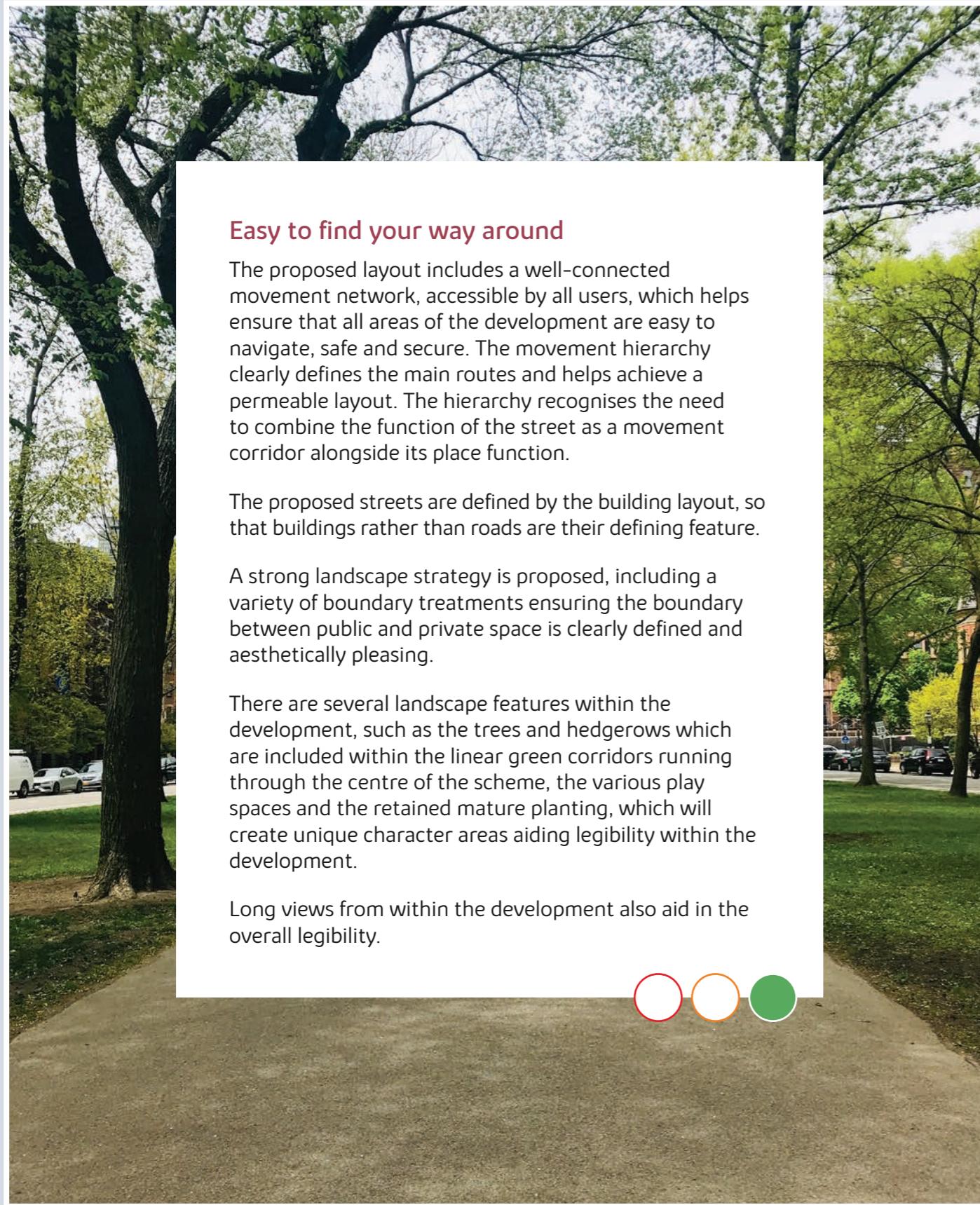
The design of the development proposals are broadly based on the principle of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of proposed dwellings.

This continuity assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment.

The primary building frontages are orientated to provide passive surveillance over pedestrian and vehicular routes and public spaces. This principle of active frontages is important, ensuring a sense of safety whilst also providing a pleasant environment for properties.

This includes the use of corner turning house types on all corners and active frontage onto streets and the public open space.





### Easy to find your way around

The proposed layout includes a well-connected movement network, accessible by all users, which helps ensure that all areas of the development are easy to navigate, safe and secure. The movement hierarchy clearly defines the main routes and helps achieve a permeable layout. The hierarchy recognises the need to combine the function of the street as a movement corridor alongside its place function.

The proposed streets are defined by the building layout, so that buildings rather than roads are their defining feature.

A strong landscape strategy is proposed, including a variety of boundary treatments ensuring the boundary between public and private space is clearly defined and aesthetically pleasing.

There are several landscape features within the development, such as the trees and hedgerows which are included within the linear green corridors running through the centre of the scheme, the various play spaces and the retained mature planting, which will create unique character areas aiding legibility within the development.

Long views from within the development also aid in the overall legibility.



## Streets for All

### Healthy Streets



The streets have been designed with pedestrian connectivity in mind. The Principal Street (the highest category of road), will be tree lined, incorporating landscape verges and shared footpath/cycleways, creating a strong route through the development.



The street hierarchy will then lead to lower category roads lanes and shared private drives. The streets will become less formal, and begin the transition between the development and the surrounding public open space. This will include some areas of shared surface and close proximity to public open space and soft landscaping. This ensures that the landscape layer adds a richness to the place.

Cycle and pedestrian connectivity will be encouraged throughout the development, through the street typologies and numerous pedestrian routes around the edges of the development.

All streets (and areas of public open space) will be overlooked by active frontage ensuring a safe and inclusive environment

### Cycle & Car Parking

A variety of car parking treatments are utilised, including frontage parking, side of plot parking and garages.

The majority of allocated parking will be provided on-plot and are generally located to the side of dwellings within private driveways and/or garages. Where possible they are set back from the building line to allow ease of access to dwellings and ensure cars don't visually dominate the street scene.

Resident parking is more than sufficient, is well integrated into the scheme and predominantly follows the Leicestershire County Council Highways standards and

Discussions have taken place with HBBC to ensure the car parking does not dominate the street scene. This has included continuing to provide 2 tandem spaces and a third space within a garage for 4-bedroom homes.

It is envisaged that an amount of visitor parking will be acceptable within the carriageway along the lower category streets.

It is envisaged that cycle parking can be accommodated within rear gardens and/or garages where provided.



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### Green & Blue Infrastructure

The overall landscape strategy has been a driving force behind the layout, looking to create positive views to the site whilst also providing a variety of high-quality and usable public open spaces. This will integrate new and existing landscape features.

All areas of public open space will have natural surveillance from adjacent dwellings, with a network of connected and accessible pedestrian and cycle routes.

A sustainable drainage system is proposed, which maximises the existing topography. Ponds have been located accordingly and will play a crucial role in the overall character of the new

development. Each of these will incorporate soft landscaping and elements of permanent water and swales have been indicated through the green corridors.

Although the detailed landscape design will follow the initial submission of this Reserved Matters application, the landscape strategy of the ponds will be designed to be attractive and characterful spaces complementing the proposed landscape design. Additionally, the existing brook running approximately along the eastern boundary of the site will be incorporated into the overall drainage strategy.



### Back of Pavement; Front of Home

The principle of perimeter blocks is the basis for the layout ensuring a clear distinction between public and private space.

A variety of facing materials, window colours and door colours are proposed; these have been applied across the site to reinforce the proposed character areas, resulting in 4 distinct residential neighbours, with consistencies across the development resulting in a new place, but with references to the surrounding area and directly responding to the development's context.



This includes a variety of boundary treatments, such as walls, fencing, railings, planting and hedgerows, that help enforce this distinction. Defensible space is crucial in ensuring a house will feel like a home and the private gardens will provide a multitude of functions.

For example, external storage space will be provided for bins, which will be stored in rear gardens with direct access to the streets, and ensure they do not blight the street scene.

The detailed proposals are based on a sound understanding of the existing site constraints, ensuring the layout appropriately responds to the existing topography and avoids difficult level transitions or left-over awkward spaces.

# 5.0 CONCLUSION

## 5.2 Summary

PRESENTATION LAYOUT N

This statement is submitted in support of Reserved Matters of appearance, landscaping, layout, and scale for 475 new dwellings, including affordable housing and public space

This Design Compliance Statement has set out a clear explanation of the design process and how it adheres to the principles agreed within the Outline planning application, whilst incorporating additional feedback through the pre-application consultation process undertaken with the Hinckley and Bosworth Borough Council.

The detailed proposals clearly deliver on the overall vision for the site, positively addressing the site constraints and successfully proposing a mix of well detailed, high-quality homes within a clear and legible network of streets and spaces. The proposed development will integrate well with the existing landscape surroundings, whilst allowing for the future development of the land to the east.

The development will include:

- Up to 475 high quality new homes including a minimum of 95 affordable homes;
- A strong landscape structure to deliver a range of green spaces and sustainable urban drainage;
- The retention and enhancement of existing landscaping and new tree and hedgerow planting to provide biodiversity enhancements;
- A high-quality pedestrian and cycle network;
- A range of children's play spaces;
- A new access roundabout from Stoke Road; and
- Improvements to pedestrian crossing points along Normandy Way.

The plans and design approach demonstrate how the vision for the site can be delivered to meet the three key NPPF objectives of sustainable design:

- A social objective;
- An economic objective
- An environmental objective.

In this context, the development will respect the local character but also move the community towards a more sustainable future by providing new homes, allowing for further development and incorporating an array of public open spaces throughout the development, that are well connected allowing access for new and existing residents.

Development will accord with the principles of high-quality design and best practice to create a townscape that is varied and sympathetic to its environment and create a series of distinct residential neighbourhoods, resulting in a place with a strong overarching identity and distinct sense of place whilst at the same time integrating with the existing community.

This document satisfies Condition 6 by providing a series of Design Code rules, which the proposals adhere to.



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