

Responding to Topography

The sloping nature of parts of the site has shaped the structure of the Development Framework Plan and Illustrative Layout. Detailed design consideration will need to ensure that appropriate street gradients and achieved and engineering operations are minimised, but at this stage care has been taken to show how a layout structure could be used that allows for houses to be set out along the fall of the land, with rear garden areas then being a realistic option for retaining features (if required) rather than them becoming a feature of the streetscene. Alternatively, there are also instances across this Illustrative Layout where houses are shown that could incrementally step up the existing level differences, positively portraying the topography as a feature of the place.



Safety and Security

The perimeter block formation used ensures that front doors address the street and rear gardens are secure and private. It also allows homes to be arranged to overlook areas of open space and the footpath network, providing natural surveillance, and making people feel safe.

Allocated car parking is provided on-plot on the Illustrative Layout, with spaces located close to the front door and such that people can see their car from their home. Proposed areas of car parking for allotment users are also visible from the public realm, such that they benefit from natural surveillance of adjacent dwellings.





Sustainability

The NPPF states at para. 8 that the planning system has three interdependent and overarching objectives:

- An economic objective – to build a strong, responsive and competitive economy;
- A social objective – to support strong, vibrant and healthy communities; and
- An environmental objective – protecting and enhancing the natural, built and historic environment

To achieve a sustainable development, that reduces reliance on natural resources and offers a long-term solution for the area the development proposals have been designed with these three key objectives in mind.

At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The presumption in favour of sustainable development is at the heart of the planning system, as set out in Para. 11 of the NPPF, and within the Local Development Plan.

The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures could comprise a combination of the following measures:

- Improved energy efficiency through careful building siting, design and orientation;
- Sustainable Drainage systems (SuDs);
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled;
- An element of construction waste reduction or recycling; and
- Electric vehicle charging points.

The proposals should accord with the latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements. Detailed information regarding the proposed construction methods proposed to achieve buildings regulation compliance will be submitted at the detailed design stage.

Materials selected for construction, including hard and soft landscaping elements, should be carefully chosen to ensure that they are high-quality, durable and that ‘whole life costs’ are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

Dwellings should be carefully sited to ensure that they are sheltered from prevalent winds and benefit from passive solar gain as much as is possible. Passive solar gain can enhance the energy and environmental

performance of dwellings. Orientating streets in an east-west direction can increase solar access to dwellings and gardens, whilst avoiding overshadowing from adjacent dwellings. Individual houses which are orientated east of south will benefit from early morning sun, and those orientated to the west of south will benefit from late afternoon sun, which can reduce the need for additional heating during the evening period. The final location and numbers of dwellings benefiting from solar gain will be set out at the detailed design stage.

Development has been located away from areas of surface water and fluvial flooding. Surface water run-off rates will be managed by the use of Sustainable Drainage systems (SuDs) on-site, to ensure that the development does not impact on the surrounding area.

The development proposals comprise a range of land uses, providing a good basis for the creation of a sustainable community. The proposals make effective use of the site, with residential development located adjacent to the existing settlement edge of Hinckley, ensuring that the development delivers housing in a location that is both sustainable as well as reducing the reliance on car ownership.

Areas of green space have been incorporated into the proposals with substantial areas of publicly accessible open space, including formal and informal amenity open space, allotments and play facilities, encouraging opportunities for social and community cohesion. A mix of house types, tenures and sizes is anticipated, limiting social exclusion and ensuring the creation of a truly varied and mixed community.



The Good Design Guide: Design Objectives	
Functional	✓
Support mixed use and tenures	✓
Adaptable and resilient	✓



Landscaping

Landscape Concept

These proposals are informed by a Landscape Visual Appraisal, and supported by Phase 1 Ecology survey and Arboriculture survey. The recommendations from these assessments and reports has informed the approach to the masterplanning of the scheme from the outset. Care has also been taken during the preparation of the scheme to ensure a positive response to the landscape principles of the adjacent proposals, building upon them in some instances.

The vision for the site establishes a strong and meaningful green infrastructure network that will be the context of this new community. Several green and blue infrastructure proposals and ecological enhancements have been integrated into the scheme.

The focus of these measures is less about screening and filtering views, rather, the enhancement of the local landscape character and the site's habitat value, into which the scheme would be integrated. Retained existing landscape and historic features provide a mature setting within which people can live and that forms a landscape-led approach to the way in which new homes are delivered.

The combination of retained landscape fabric, enhancements and targeted mitigation measures seeks to integrate proposal into its setting within the town edge of Hinckley. Whilst it is a reserved matter, landscaping is an integral part of the design vision. The specific objectives for the landscape strategy are to, where possible:

- To positively utilise the constraints of the site, including landform, historical landscape fabric, existing field pattern and ecological habitat of the site to create Public Open Space and Green Infrastructure opportunities
- Rather than field amalgamation, the proposals show an intent to retain the existing field pattern. Existing hedge lines would be enhanced to form green corridors running through the scheme. These corridors will retain existing landscape fabric, and affording new tree planting, native structure planting and ecological betterment.
- Enhance the western and southern site boundaries and create a diverse habitat and new parkland area, resulting in a development stand off from the River Tweed tributary.
- To set development inside the northern boundary and create a new woodland spinney planting to the outer edge of the site to integrate the proposed development into the surrounding countryside to the north and west;
- Sections of existing ridge and furrow landform could be retained as part of the public open space strategy and used to align one of the primary green corridors connecting the site wider public open space.
- Define a strong new landscaped edge along Normandy Way;
- Bring landscape into development areas through areas of incidental open space, street tree planting and boundary treatments. Maximise opportunities for habitat creation and wildlife preservation;
- Create areas of community focus with play destinations and opportunities for play on the way around the wider pedestrian and cycle friendly routes, as well as orchard planting and a community allotment.
- Provide seasonal variation, colour and interest through planting selection allowing for planting native species of local importance, with a preference for local provenance (if available) and utilise planting to contribute to the creation of high-quality open spaces that are sensory, enhance wayfinding as well as providing an environment for inventive play opportunities and areas where children feel safe.

It is considered that this approach reflects local planning policy and also the landscape management guidelines published in the Hinckley and Bosworth Borough Landscape Character Assessment (September 2017) for the host landscape character area, the Stoke Golding Rolling Farmlands, and is informed by the Landscape Visual Appraisal and the Biodiversity Management Strategy submitted as part of the application.

The “green and blue” elements of the Development Framework combine to create areas of accessible open spaces that form a green corridor network across the site. This results in a setting that encourages a healthy lifestyle and provides opportunities for all members of the community to benefit from the landscaped setting in which they live.

The green corridors that follow the routes of retained and reinstated hedgerows provide direct routes for people to walk and cycle, and also such that they can continue to function with ecological benefit. Accessible along and within the green corridor network are open space uses such as children’s play areas, parkland, and allotments.



Illustrative Landscape Masterplan



Extract from DAS for approved adjacent scheme: Landscape Plan

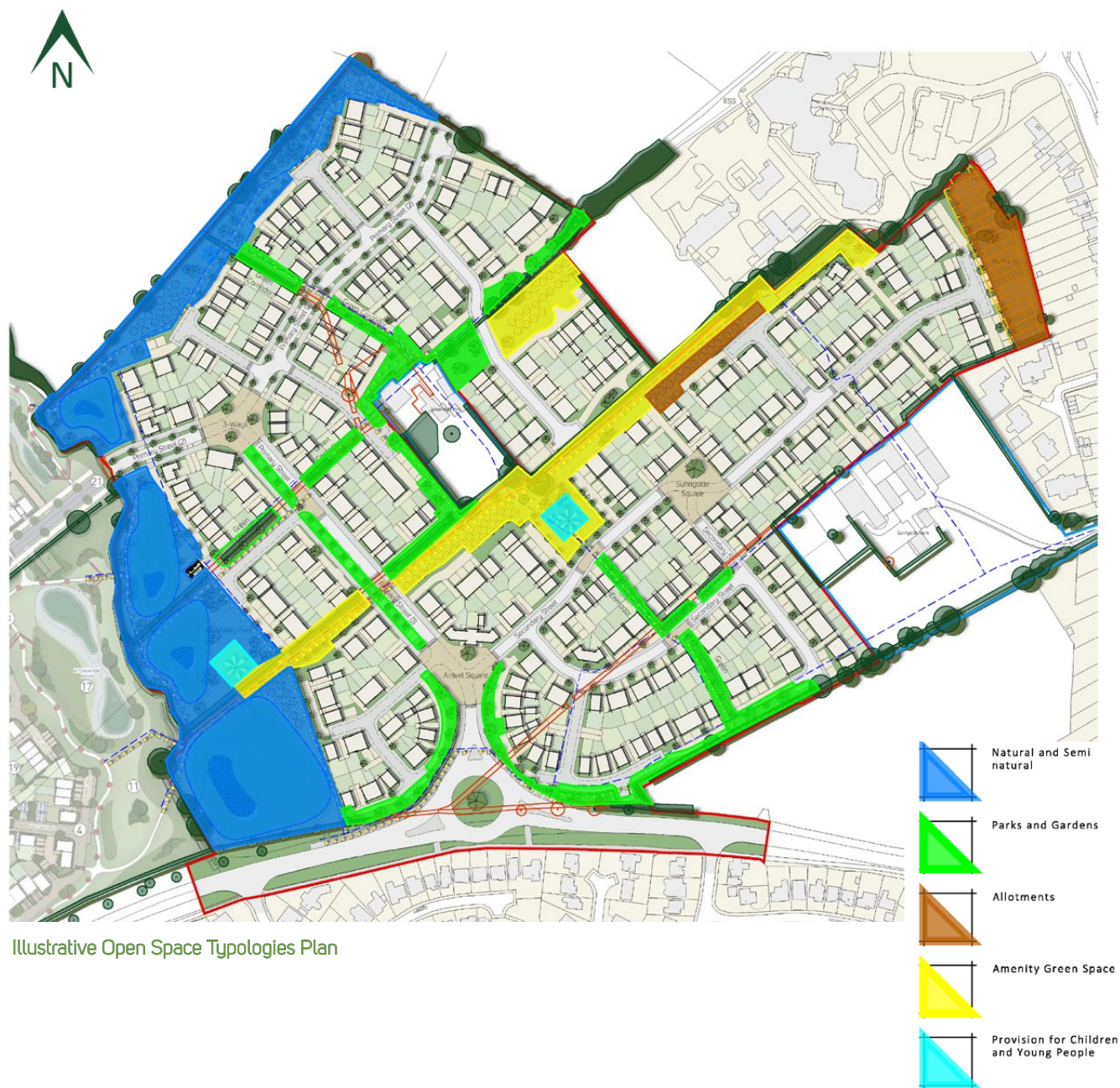


The Good Design Guide: Design Objectives	
Functional	✓
Successful public spaces	✓
Adaptable and resilient	✓
Distinctive character	✓
Attractive	✓
Encourage ease of movement	✓

Open Space Policy Provision and Typologies

The table below and plan opposite illustrate how the Public Open Space provision could be allocated to the open space typologies referenced in the Open Space and Recreation Study 2022.

Open Space Typology	Minimum Requirement	Indicative Provision
Natural & Semi-natural	1.992ha	2.259ha
Parks & Gardens	0.827ha	0.991ha
Allotments	0.309ha	0.329ha
Amenity Green Space	0.598ha	0.837ha
Provision for Children	0.039ha	0.040ha
Provision for Young People	0.038ha	0.040ha
TOTAL	3.664ha	4.496ha



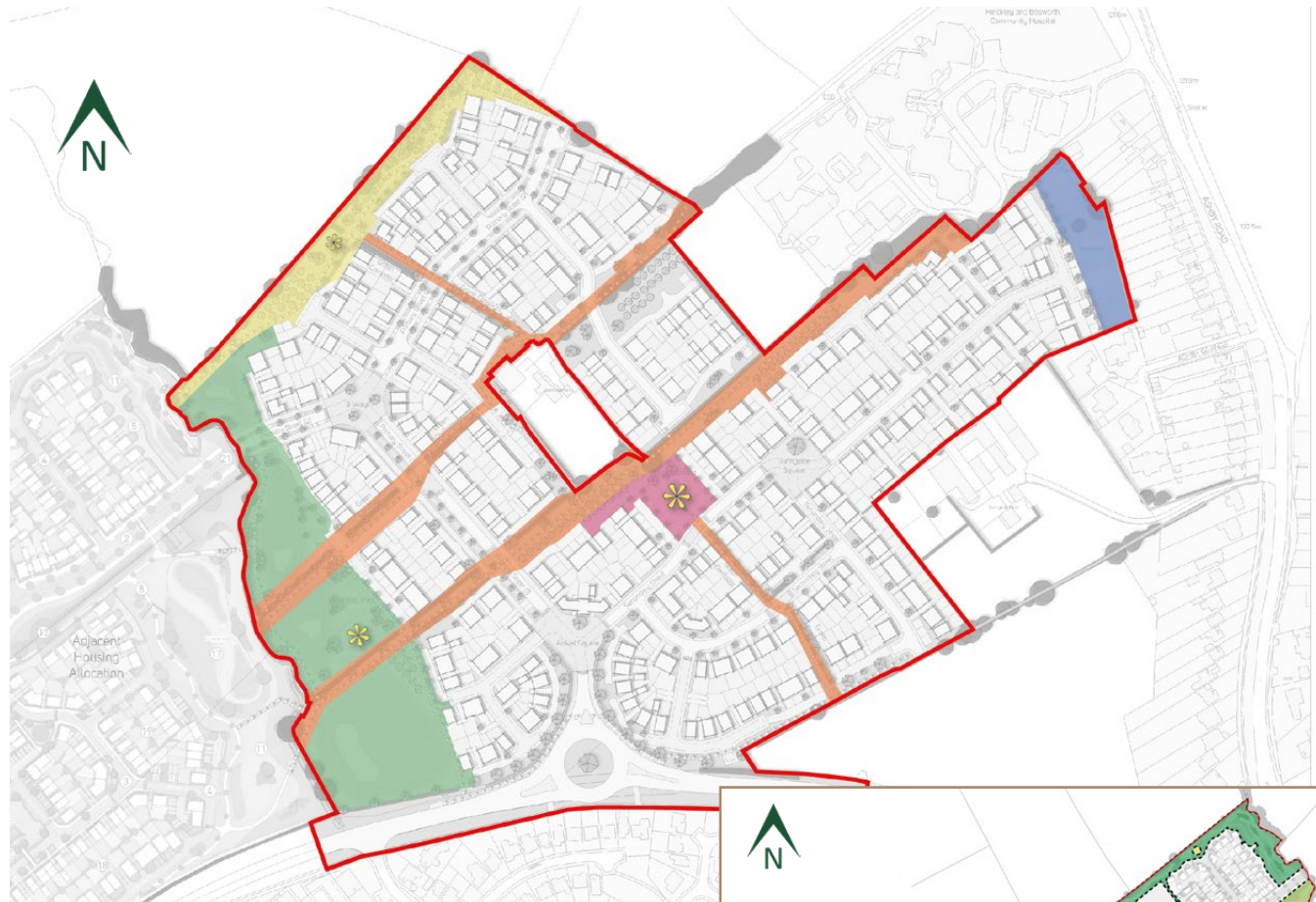
Illustrative Open Space Typologies Plan

Open Space Character Areas

The emerging proposals reflect policy guidance, and develop the objectives of the Landscape and Visual Impact Assessment and the Biodiversity Management Strategy. In doing so, they emphasise the core functions required of a high quality residential scheme.

There is the opportunity to create a number of significant spaces where landscaping, green amenity, built form and movement combine adding further distinction and character to the layout through varied spatial experience. The strong and meaningful green infrastructure network defined by the Development Framework Plan can be explored as a series of different character areas, as set out opposite and across the following pages.

-  Application site boundary
-  Valley park
-  Neighbourhood p
-  Green corridors
-  Northern edge
-  Allotments
-  Play events



Landscape Character Areas Plan



Extract from DAS for approved adjacent scheme: Landscape Character Areas



Valley Park

“Valley Park” has been designed to integrate the public open space shown across the adjacent proposals so that an extensive area of public open space could be created, with the existing water course running through. Development is shown set back from the western site edge to protect the watercourse, defining an open area of landscape that connects with the wider open countryside (Stoke Golding Rolling Farmlands Landscape Character Area). A section of the existing ridge and furrow, which connects with the “Ridge and Furrow Corridor through the scheme.

The existing grassland could be enhanced, with new tree planting and the establishment of native vegetation along the brook course anticipated to enhance the existing habitat for wildlife. Valley Park focusses on semi-natural and natural landscape features, providing informal recreation and also an area of children’s play. A new pedestrian and cycle connection is shown through the area, with the potential for connectivity with the adjacent proposals shown. It is anticipated that Valley Park will accommodate a number of attenuation features which could be planted with pond edge grassland, native aquatic planting and native trees.

The key landscape and ecological principles for this area are as follows:

- An expansive area of green space providing greater landscape, ecological and recreational benefit and providing strategic pedestrian and cycle routes.

- Enhance and improve the existing tree cover with extensive groups to reflect the scale and species found locally within the Stoke Golding Farmlands Landscape Character Area form of the existing woodland and field pattern found locally.
- To provide ecologically diverse wildflower and species rich grassland, extensive native broadleaf trees in groups and the planting of orchard fruiting trees for bio-diversity and habitat creation.
- New hedgerow planting for linkages, and pedestrian connections to the wider Green Corridors through the development.
- Provision of amenity green space within the corridor for opportunities for natural play provision, as part of the wider collection of play-on-the-way destinations.





Illustrative View of Valley Park and the New Residential Frontage to it



Illustrative View of a Landscape-led Arrival Gateway

Neighbourhood Park

Located centrally in the eastern development zone, "Neighbourhood Park" creates a focal green space that could act as a legible feature of the site. It could have a high quality, formal landscape treatment and include a children's play space as a destination within the green infrastructure network, with a mixture of fixed equipment and intuitive play options. It could be designed with a greater degree of formality than the wider green infrastructure and green spaces.

Key features could include the following:

- Designed to be of a scale that could accommodate a LEAP.
- The central location should inform a design that includes elements that all members of the community could benefit from.
- Ensure legible and strong linkages to the proposed network of green corridors across the green infrastructure network of the site.
- Specimen native trees could be used to enhance the status of the space.



Green Corridors (including Ridge and Furrow Walk)

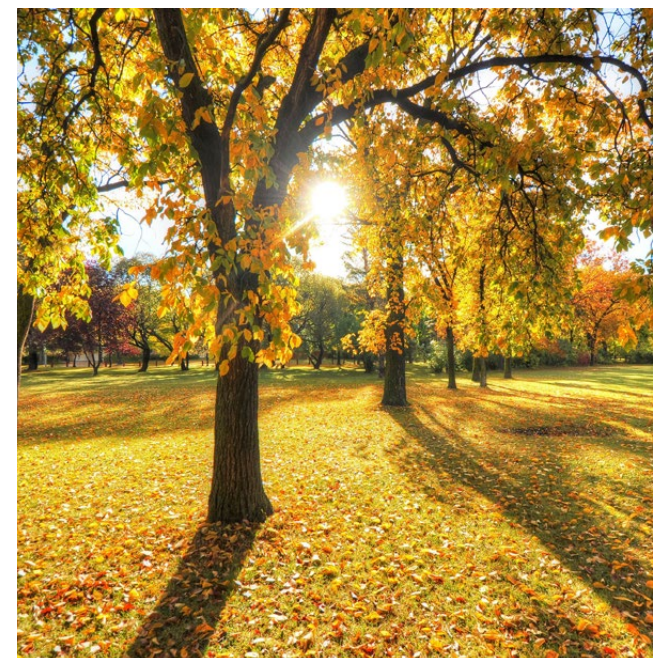
Green infrastructure is an integral part of the proposals, which aim to deliver the enhancement of the local landscape and betterment of ecological habitat value, as well as affording amenity space which has a pedestrian and cycle focus for substantial links between existing and new neighbourhoods. This strategy has been designed to best integrate development at the site through new landscaping, as well as the conservation and enhancement of typical landscape fabric and habitat creation, rather than simply filtering and screening views.

Green Corridors are set out to retain the existing field pattern, retaining and enhancing hedgerows and hedgerow trees. They provide pedestrian and cycle friendly active trail routes across and through the site and provide strong links to the adjacent proposals. One of the primary green corridors is arranged to retain a margin of existing ridge and furrow landform. This will provide interest and landscape amenity as well as maintaining a heritage feature of the site for future generations to appreciate.

The Green Corridors link the network of public open space (both formal and informal), community allotments, play spaces and play-on-the-way events, and make connections to the wider area. They afford opportunity for new native tree planting and the enhancement of hedgerows, as well as habitat creation for ecological betterment, creating naturalistic routes through the neighbourhoods, which in turn break up the mass of development and filter views of the wider scheme.

Key features include the following:

- Corridors combine to create circular movement routes in a non-car environment.
- Opportunities for Natural Play provision, play-on-the-way destinations.
- Ecologically focussed landscape treatment for habitat creation and bio-diversity.
- Diverse wildflower and species rich grassland and planting of fruiting trees for bio-diversity and habitat creation.
- The potential for native planting to support invertebrates and provide seasonal foraging resources for birds and bats.
- Enhanced tree planting especially to mitigate Normandy Way and along the northern edge with woodland tree, orchard and groups of tree planting for habitat creation, strengthening the landscape fabric and offsetting views of the new built form locally, so creating an environment to integrate the proposed scheme positively into.





Illustrative View of "Ridge and Furrow Walk"