

4.4 Parameter Plan







Submitted as a standalone plan as part of the planning application, the parameter plan outlines the extent of residential development within the Site.



Parameter Plan

Not to Scale



-  Proposed residential development (including roads, footpaths, private drives, incidental open space and other associated infrastructure)
-  Proposed open spaces (including amenity green space, play provision, landscaping, footpaths, drainage and other associated infrastructure)
-  Permitted under planning permission ref 22/00277/OUT
-  Proposed access/egress for all modes (subject to detail design)
-  Proposed access/egress for pedestrian and cycles (subject to detail design)
-  Indicative area of land required for the proposed vehicular access, not within residential land use (subject to detailed design)

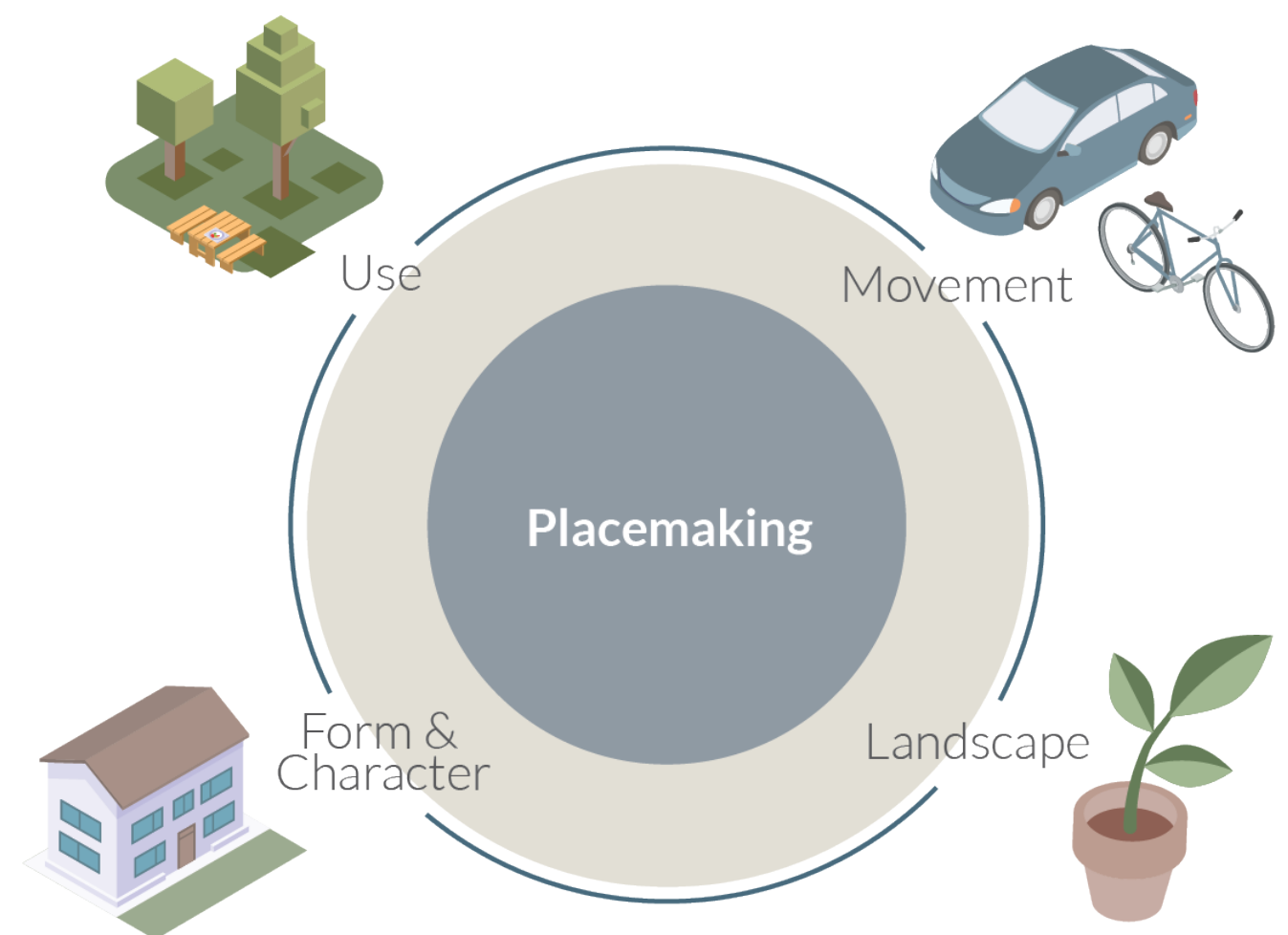


05 Outline Proposals

5.1 Overview

This section supplements the Framework Plan and aims to shape development such that subsequent Reserved Matters submissions are in keeping with the vision for the site

The Illustrative Masterplan included in this section demonstrates how development could be brought forward at a latter stage in line with the Framework Plan for the Site, and the Design Vision.





Illustrative Masterplan

Not to Scale

Not submitted for planning approval.



- Application Boundary
- Primary Access from Brascote Lane
- Pedestrian / Cycle Access
- Connections from 'Brascote Lane' consented outline residential development
- Residential Use
- Primary Route
- Secondary Route
- Private Drive
- Public Right of Way
- Attenuation Basin
- Play Space
- New and Enhanced Vegetation
- Retained Trees and Hedges (including RPA)
- Sewer Easement
- Pumping Station

5.2 Relationship with Phase One

The development proposals accord with Phase One providing appropriate form, scale and character which seeks to extend the high design quality of the outline approved scheme. The key principles are as follows.

5.3 Use & Amount

The specific housing mix and development quantum will be defined and agreed during the detailed application stage. An anticipated housing mix is provided as follows, as well as a breakdown of density and open space provision.

Accessibility in Design

The indicative proposals set out here seek to provide a mixed tenure housing of varying types, designs and sizes

In doing so, the proposed development seeks to provide a development which has a diverse community of residents.

POS Provision

In accordance with local policy, proposals provide additional public open space, exceeding the local authorities minimum requirements at the Site. This is founded in an approach which seeks to provide development which is landscape-led and embedded within its ecological setting.

Site Study Area	6.86ha (Application Boundary: 13.77ha)
Residential Development	Gross net developable area: 3.5ha Indicative Yield: up to 135 dwellings Average net Density: 39dph
Public Open Space Provision	Equipped Play (0.05ha required): 0.05ha provided Informal Play Space (0.21ha required): 0.21ha provided Accessible Natural Green Space (0.61ha required): 0.79ha provided Total: 1.05ha An excess of 0.18ha of public open space has been provided Incidental green space which includes SUDs, ecological areas and vegetation has not been included in the public open space calculation above. This area totals 2.27ha. Standards outlined within the Adopted Core Strategy 2009 - Policy 18 Green Space and Play Provision

Public Open Space Typologies Plan

Not to Scale



- Site Study Area
- Residential Development Area - 3.54ha
- Equipped Play - 0.05ha
- Public Open Space - Informal Play Space and Natural Green Space - 1.00ha
- Incidental Green Space - SUDs, ecological areas, vegetation - 1.77ha
- Pumping Station - 80 sqm
- Equipped Play Buffer



Illustrative Precedent Images
Variety of Accommodation Types

1 Mix of dwelling types

Lea Castle

2 Detached dwellings accessed by private drive

3 Example semi-detached dwelling

4 Mix of dwelling types





“Well-designed homes and buildings are functional, accessible and sustainable... They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time.”

Paragraph 120 - 121
National Design Guide (2021)



5.4 Form, Scale & Character

Form and Layout

A clear and defined approach to urban form will be articulated across the development Site. Future proposals will be formed within clear perimeter blocks, where streets are overlooked by active frontages, aiding security and social cohesion. Nodal spaces, principally at the intersection of key movements routes are key at aiding and embedding legibility within the development. This ensures that navigation for those on-foot, particularly at a younger age is easy and safe.

At detailed design stage, attention should be paid to key layout details which build upon the basis of a good site layout. Parking arrangements, a clear delineation of public and private space, turning corners of development blocks and landmark features help to develop the setting of the development.

Scale

The predominant storey height will be 2-storey, however up to 2.5 storey buildings will be located accordingly within the development to aid good placemaking.

Character

Character across the development is principally defined by good urban design principles highlighted herein. This combined with a high quality appearance of dwellinghouses implemented through good architectural design and articulation of plots helps to bring vitality to the streets and spaces across the Site.

Architectural design should not sit against the overarching character of Newbold Verdon as discussed in this DAS. The scheme should interact positively with Phase 1.

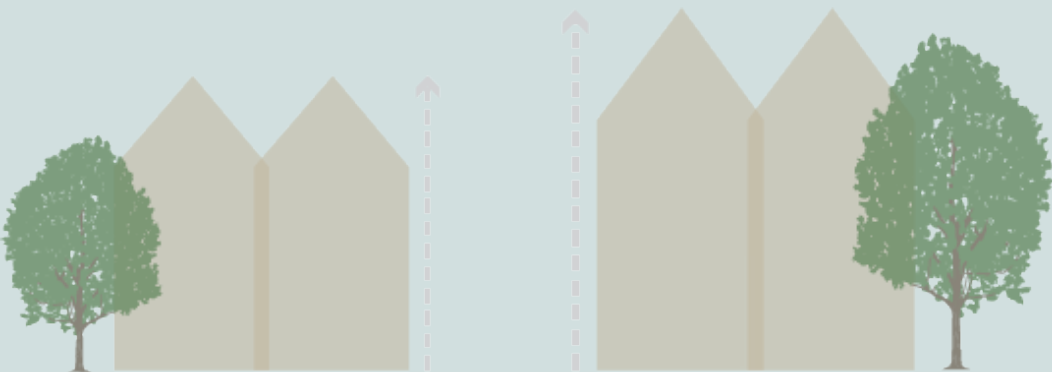
Pedestrian and cyclists
prioritised along key
movement corridors and
desire lines



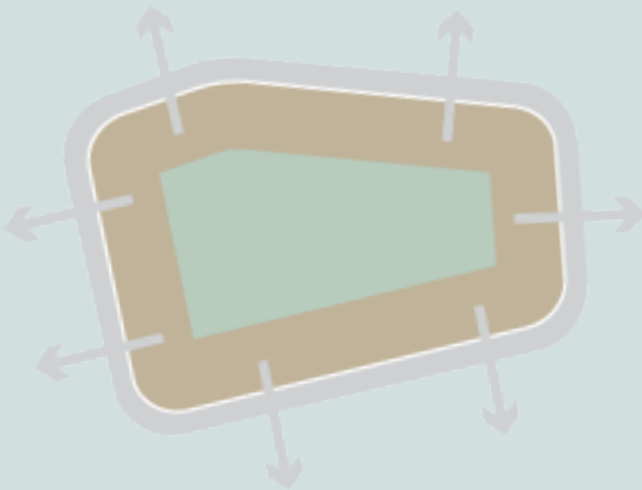
Create nodal spaces across
the development providing
legibility and interactivity



Varying heights across the
development - up to 2.5
storey where appropriate



Provide outward looking,
active perimeter blocks
where possible



Placemaking Plan
Not to Scale



-  Site Study Area
-  Primary Access
-  Pedestrian/Cyclist Access
-  Primary Frontage
-  Local / Urban Frontage
-  Green Edge Frontage
-  Opportunities for focal buildings and corner turning designs
-  Urban Node
-  Green Node - Breakout or Play Space
-  Public Right of Way



5.5 Movement & Connectivity

Movement Strategy

A clear and defined movement strategy has been incorporated across the Site. This prioritises sustainable travel and existing desire lines of pedestrians and cyclists.

Pedestrian, cycle and vehicular access points are provided via Phase One to Brascote Lane in the west. Two access points will be formed from Phase Two to Phase One in order to ensure a circular connected route which will aid permeability and emergency access.

Pedestrian and cycle access provision is also formed via the public right of way which runs along the eastern edge of the Site. This provides connections to Newbold Verdon centre and its amenities.

A street hierarchy has been defined for the Site, where primary, secondary and private streets have been identified as shown in the Hierarchy Plan. Primary streets function as the key movement corridors within the development and are wider to clearly establish this function. Shared surface secondary streets and private drives function as local access routes where conviviality and social mixing are more likely to flourish, key facets required for a new neighbourhood. This hierarchy ensures permeability for those on-foot or cycle so that they can benefit from ease of access to play areas, public open space, and facilities in Newbold Verdon.

The proposals will adhere to the emerging draft Leicestershire Highway Design Guide, which was consulted on between 24 June and 2 August 2024

Indicative Street Standards

Indicative street standards are as follows, these set out a framework for design of streets within the Site at Reserved Matters stage.

	Vehicle	Ped / Cycle	Landscape
Primary	6.3m width minimum	2m footway on at least one side of carriageway	Planted rain gardens along one side of the carriageway
Secondary (shared surface)	6m width + 0.5m width service strips	N/A	Street trees within private land ownership & open space
Private Drives	Varies - min 4.1m width	N/A	Street trees within private land ownership & open space



1



2



3



4

Illustrative Precedent Images

- 1 **Example primary street**
Ingress Park Avenue, Kent
- 2 **Example secondary street**
Great Kneighton, Cambridge
- 3 **Example private drive**
Ketley, Telford
- 4 **Example shared surface street**
Upton, Northampton





Hierarchy Plan

Not to Scale



-  Site Study Area
-  Primary Access
-  Pedestrian/Cyclist Access
-  Primary Route
-  Secondary / Shared Surface Route
-  Private Drive
-  Public Right of Way
-  Proposed Footpath

Phase One 'Brascote Lane'
239 Dwellings



“Successful development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries.”

Paragraph 74
National Design Guide (2021)



5.6 Green & Blue Infrastructure

Green and Blue Strategy

As part of the proposals, open space will be provided across the development. Existing vegetation will be retained across the Site where possible, and reinforced by new tree planting, soft landscaping and planted swales.

Across the development non-obscure boundary treatment should be bordered by low maintenance soft landscaping. Material surfacing changes should be used at key points within the development to delineate pedestrian crossing points and private drive areas.

Bio-diversity Net Gain

The development design has been carefully considered factoring all stakeholder matters with ecology being a fundamental design driver to maximise opportunities within the site for ecological enhancements.

A BNG assessment carried out for the scheme finds that the Site would not be able to deliver a measurable net gain. It also notes that opportunities for biodiversity have been maximised across the Site layout.

The assessment concludes that a measurable net gain for the Site can be secured through appropriate offsite compensation, to be considered at a latter stage.

SUDs Strategy

Surface water at the Site will be conveyed to the drainage basins using gravity via sewers and a number of swales located across the Site. Swales will also comprise positive landscape feature, providing a green/blue environment across the Site.

Play Spaces

Public open spaces should be usable for local residents, with play spaces provided to the benefit of children. A LAP (local area for play) and LEAP (local equipped area for play) are proposed at the development.

A typical LEAP should be within a 5-minute walk and have play equipment, a flat surface, a buffer zone from nearby properties, and a minimum activity zone of 400 sq m. A LAP should be within a 1-minute walk and primarily for children under 6 with a minimum activity zone of 100sqm, a buffer zone from nearby dwellings, and may have a 600mm guard rail. Both should be marked with signage, seating, and litter bins.

Appropriate buffer zones for residential dwellings houses are achieved for the indicative locations of the LAP and LEAP as highlighted on the Parameter Plan, Framework Plan and Illustrative Masterplan.