



Proposed Residential Development on Land East of

Brascote Lane, Newbold Verdon

Design & Access Statement

(Including Building for a Healthy Life Assessment)

Prepared by **nineteen47** on behalf of  **Richborough** December 2023



Community green and Windmill Inn enhancements

Car parking for allotments

Sustainable drainage system

Car parking for allotments

Wildlife pond

Incidental green spaces informing a landscape led character.

New country park



Richborough is a specialist land promotion business which supplies the housebuilding community with consented 'oven ready' land to accelerate the delivery of their new homes.

It is a Founder Member of The Land Promoters & Developers Federation (LPDF) which is a collection of the UK's leading land promotion and development businesses. It takes a considered and professional approach to land promotion at every stage of the process, giving confidence in both the technical work and the engagement taking place.

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Introduction



Introduction

This Design and Access Statement (DAS) has been prepared and submitted on behalf of Richborough in support of an Outline planning application for residential development of up to 239 dwellings.

“ A Design and Access Statement is a concise report accompanying... applications for planning permission... They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long. ”



SITE LOCATION & CONTEXT

The site lies within the administrative area of Hinckley & Bosworth Borough Council (HBBC) in south-western Leicestershire, at the southern edge of the village of Newbold Verdon. It is currently in use as agricultural land and measures 14.34ha (35.43 acres). Policy H001 of the draft local plan identifies a number of sites in the village for residential development, including “Land east of Brascote Lane, Newbold Verdon” (the site).

Allotments are located directly adjacent to the north and south of the site, with playing fields and the residential edge of the village located beyond in the north. A fishing pond and farmland are to the south, whilst beyond Brascote Lane in the west there is a former quarry, and a small sewage treatment works. Land uses to the east are dominated by farmland, but there is also a residential dwelling known as Far Away near the eastern site boundary.

The purpose of this document is to explain the design principles and concepts that have been applied to the proposed development. This Statement should be read in conjunction with the accompanying reports, including the Planning Statement.

This Design and Access Statement has been structured as follows:

Section 1 Introduction: outlines the background to the proposals and the structure of the document.

Section 2 Planning Policy Context: sets out the key planning policies relating to design which have informed the proposals.

Section 3 Understanding the Place: provides an overview of the context within which the design proposals will sit in order to inform the design process.

Section 4 The Site: describes the characteristics of the site.

Section 5 Design Process: outlines the evolution of the proposed scheme, including how comments from stakeholders have informed the process.

Section 6 Design Proposal: includes details of the site uses, quantum of development, appearance and landscaping.

Section 7 Summary: provides an overall conclusion and an assessment of the proposals in the form of a Building for a Healthy Life assessment.

The following consultants have worked as a team with Richborough in the preparation of the submitted materials:



nineteen47
Urban Design



Marrons Planning
Town Planning



Hub Transport Planning
Transport



BWB
Flood & Drainage



Annabelle Langhorn
Landscape



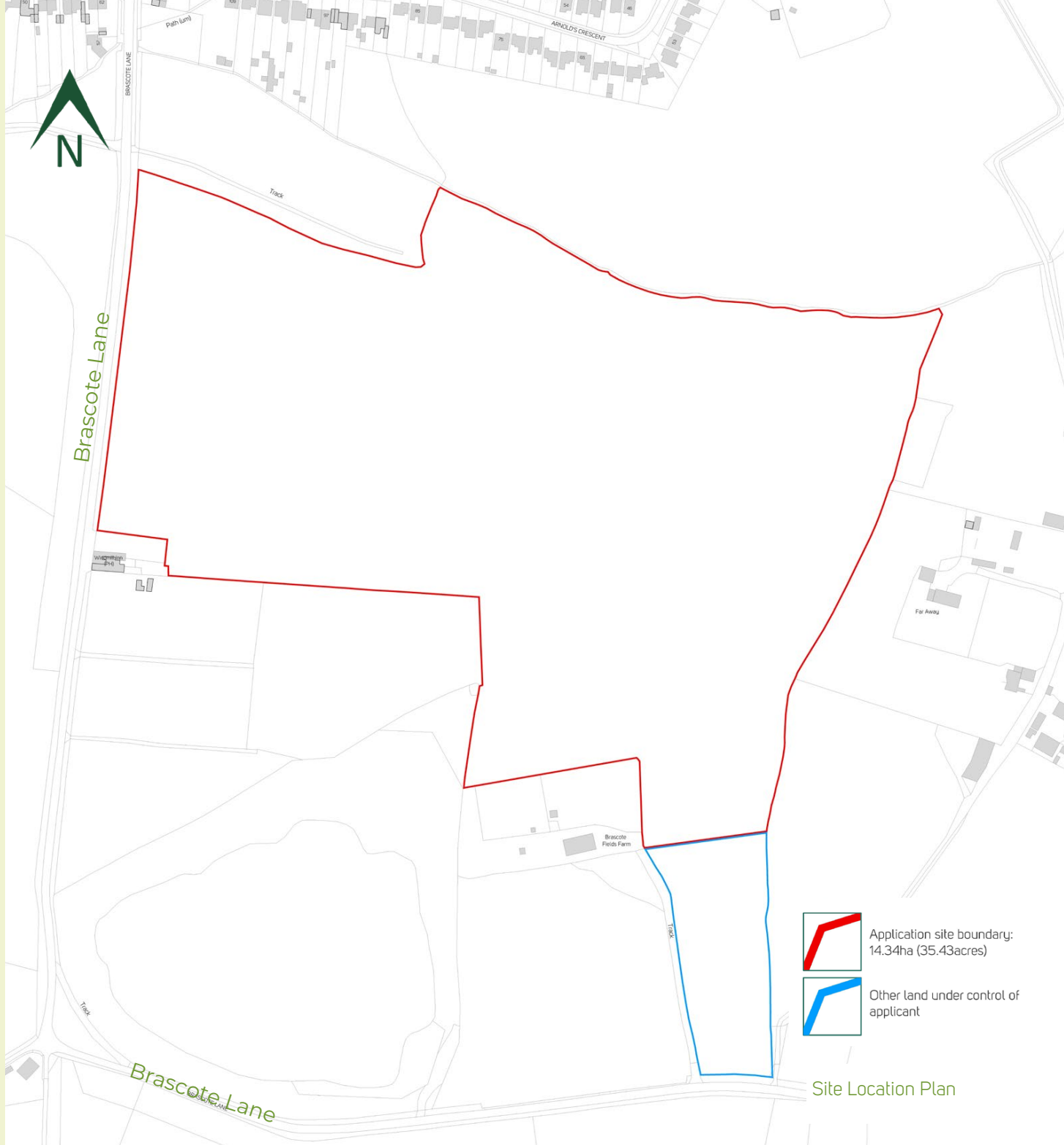
RammSanderson
Ecology



Midland Forestry
Arboriculture



RPS
Heritage



Proposed Development

Application Site Area: 14.34ha (35.43ac)

Existing Land Use: Agriculture

Proposed Access Arrangements: Vehicular and pedestrian access is proposed from Brascote Lane

Number of Dwellings: up to 239

Development Density: minimum 30 dwellings per hectare (dph)







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Planning Policy Context

National Planning Policy

The National Planning Policy Framework 2023 (NPPF) outlines the Government's planning policies for England. The 'presumption in favour of sustainable development' is at the heart of the document.

Section 12 of the Framework refers to achieving well-designed places and notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. In this respect, Paragraph 131 states that 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 135 states that planning decisions should ensure that developments;

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history;
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces,

building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 136 outlines the importance of incorporating trees into design, stating that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.

Paragraph 137 details that design quality should be considered through the evolution and assessment of individual proposals. Early discussion between the applicant, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

This DAS demonstrates how each of the objectives of Paragraph 135, and design principles within the NPPF have been incorporated within the proposed scheme.

National Design Guide

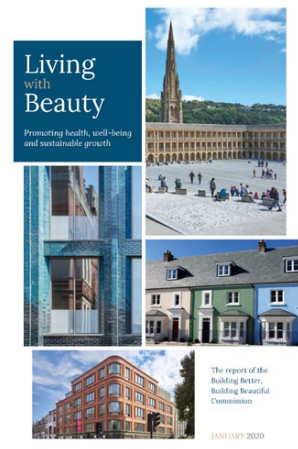
The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The ten characteristics are;

1. Context – enhances the surroundings.
2. Identity – attractive and distinctive.
3. Built form – a coherent pattern of development.
4. Movement – accessible and easy to move around.
5. Nature – enhanced and optimised.
6. Public spaces – safe, social and inclusive.
7. Uses – mixed and integrated.
8. Homes and buildings – functional, healthy and sustainable.
9. Resources – efficient and resilient.
10. Lifespan – made to last.

Living with Beauty

The Building Better, Building Beautiful Commission is an independent body set up to advise government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods. In its final report, 'Living with beauty', the Commission has set out its recommendations to government proposing;

“ **a new development and planning framework, which will ask for Beauty; refuse ugliness; and promote Stewardship.** ”



Living with Beauty

Building for a Healthy Life

Building for a Healthy Life is the latest edition of - and new name for - Building for Life 12.

The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which have been made to the 12 considerations in response to good practice and user feedback.

An assessment of the proposals against the twelve questions is provided at the end of this document, by way of summary.



Building for a Healthy Life

Local Planning Policies

A Planning Statement is submitted in support of the application and repetition of the detail contained within that report is not considered appropriate. The below is a summary of the current local planning policy context and selected design and access related policies.

Policy 11 of the Hinkley and Bosworth Core Strategy states that to support the local services in Newbold Verdon and maintain rural population levels the council will allocate land for the development of a minimum of 110 new homes. The policy also requires new development to respect the character and appearance of the Newbold Verdon Conservation Area by incorporating locally distinctive features of the conservation area into the development.

Policy 15 states that the on-site target for affordable housing at Newbold Verdon is 40%. The policy goes on to state that for all sites, the tenure split will be 75% social rented and 25% intermediate housing. Policy 16 policy emphasises that the council requires a mix of housing types and tenures to be provided on all sites of 10 or more dwellings, taking into account the type of provision that is likely to be required. It also states that proposals for new residential development will be required to meet a minimum net density of at least 30 dwellings per hectare within and adjoining the Key Rural Centres, Rural Villages and Rural Hamlets.

Policy 19 sets out the standards used to determine where improvements to green space and play areas are needed or where new facilities are required. It also provides the requirements for open space provision, based on the anticipated population of a development.

The draft Local Plan 2020-2039 set out the planning framework for the District over the next 20 years up to 2039 and covers issues such as housing provision, the economy, retail and town centres, infrastructure provision and the environment. A Regulation 19 consultation on the draft Local Plan is being undertaken between 9th February 2022 and 23rd March 2022. The Consultation Draft Plan sets out the vision, spatial strategy, settlement hierarchy and identifies housing allocations.

Newbold Verdon is identified as a Key Rural Centre which are a focus for new growth in the rural area and meets the day to day needs of their residents. **Policy H001** allocates a number of sites for residential development including Land east of Brascote Lane, Newbold Verdon (the Site) for 221 dwellings.

Policy H002 is concerned with housing mix, size and type and states that residential developments “should provide a mix of dwelling sizes informed by the most up to date evidence of housing need”.

Policy H003 of the draft Local Plan requires all new dwellings to comply with the Nationally Described Space Standards.

Policy H004 is concerned with Housing Density, noting that “The Density of development will be guided by good design principles and the prevailing character of the area rather than specific density targets. However, unless justified through principles of good design, to ensure the efficient use of land the following minimum densities apply to residential development:

- At least 45 dwellings per hectare within and adjoining Hinckley, Burbage, Barwell and Earl Shilton
- At least 30 dwellings per hectare within and adjoining the Key Rural Centres, Rural Villages and Rural Hamlets.”

Policy H005 requires all dwellings to meet at least M4(2) standard and 5% of all new dwellings to at least M4(3) standard.

Policy H009 relates to Affordable Housing and supports the provision of a minimum of 271 affordable homes per year (2020-2039) with the level of contribution from sites to be set out in the latest Infrastructure Capacity Study/Viability Report.

Policy CC01 Mitigating and Adapting to Climate Change states that “Proposals will be supported where they support Hinckley & Bosworth becoming carbon neutral...”

Policy CC05 Sustainable Design and Construction Measures states that “Proposals for new development and refurbishments will be supported where they promote and measure sustainable design and construction...”

Policy CLT01 supports the proposals for new or extensions to existing community facilities across the borough. Policy NATO1 sets out the Council’s approach to green infrastructure including the provision of high quality places people can enjoy living and working in.

Policy PMD01 High Quality Design states that “The Borough Council will require the highest standards of design, architecture, inclusivity and place-making. Development will be supported where it positively takes into consideration the adopted Hinckley & Bosworth Good Design Guide (SPD), the National Design Guide and National Model Design Code...”

Policy NATO1 concerned with Green Infrastructure states that “Development proposals are required to create high quality places people can enjoy living and working in and which contribute positively to healthy lifestyles and wellbeing , nature, climate resilience and prosperity for disadvantage neighbourhoods through the growth and enhancement of the borough’s multi functional green infrastructure network in line with the following requirements:

a. On site green infrastructure requirements should be planned and designed from the outset as a network of multifunctional spaces which identify and respond to the sites local context....”

Policy NATO3 Trees, Hedgerows, Woodlands and Development states that “Development proposals will be supported which provide tree planting on-site, particularly on street frontages and retain existing trees, woodland and hedgerows.”

NATO8 Enhancing Biodiversity and habitat connectivity states that “Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management and how the scheme is pollinator friendly.”

Policy NAT11 Blue Infrastructure states that “New development will be required to contribute towards the delivery of a high quality multi-functional Blue Infrastructure network by expecting Blue Infrastructure assets to be provided, protected, maintained and enhanced to deliver multiple benefits and services for biodiversity, recreation and landscape. Proposals will be supported that:

- c. Protect, enhance and support the creation of ‘wet woodland’ habitats, ponds, scrapes, lakes, reed beds, raingardens, and floodplain meadows;
- d. Maintain and enhance natural drainage features;
- e. Provide ‘buffer strips’ of vegetation along the banks of all water courses...”

Following an aborted submission, a second Regulation 14 Neighbourhood Plan was consulted on between August and September 2020. In broad terms, that consultation suggested a minimum need for 100 dwellings in Newbold Verdon over the period to 2036. The site was promoted to the Newbold Verdon Neighbourhood Plan and whilst no preferred allocations have been announced there have been positive discussions for an allocation to be made and for the wider land holding to provide future burial space.

Supplementary Planning Documents

GOOD DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT (SPD)

In March 2020, Hinckley and Bosworth Borough Council adopted The Good Design Guide Supplementary Planning Document (SPD) which “aspires to substantially raise design quality in Hinckley and Bosworth borough whilst ensuring that the local identity and heritage of the borough is preserved and enhanced”.

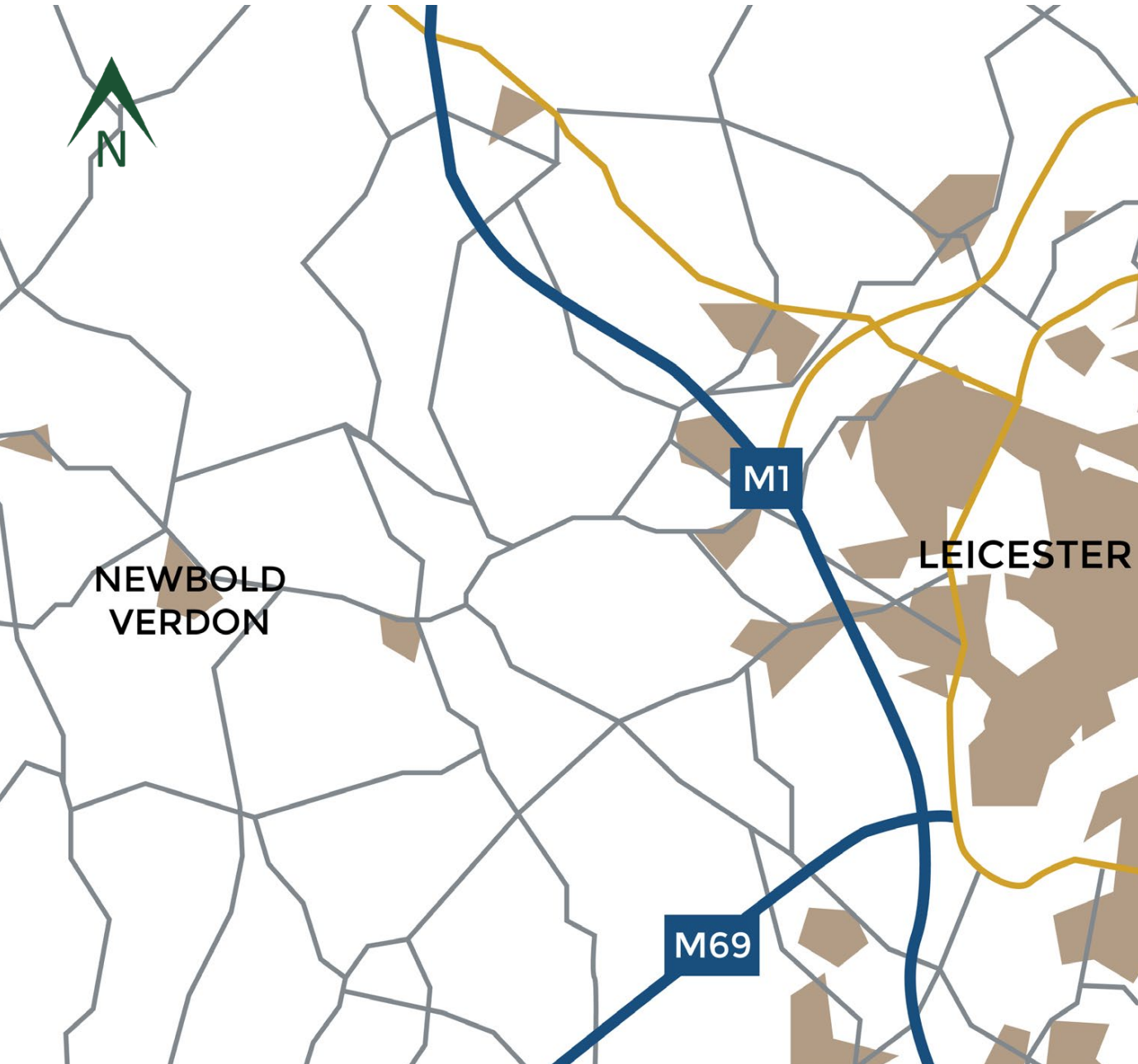
The Leicestershire Highway Design Guide is an interim guide that has replaced the previously used 6 C’s design guide in Leicestershire and includes information on road (street) geometry, junction spacing and car parking and cycle storage provision.





3

Understanding
the Place



Site Context

Understanding the Place

The first step in the design process was to gain a thorough understanding of the context within which the proposed development site sits. This section sets out the contextual analysis which has been undertaken.

BACKGROUND

The site lies within the administrative area of Hinckley & Bosworth Borough Council (HBBC) in south-western Leicestershire, at the southern edge of the village of Newbold Verdon.

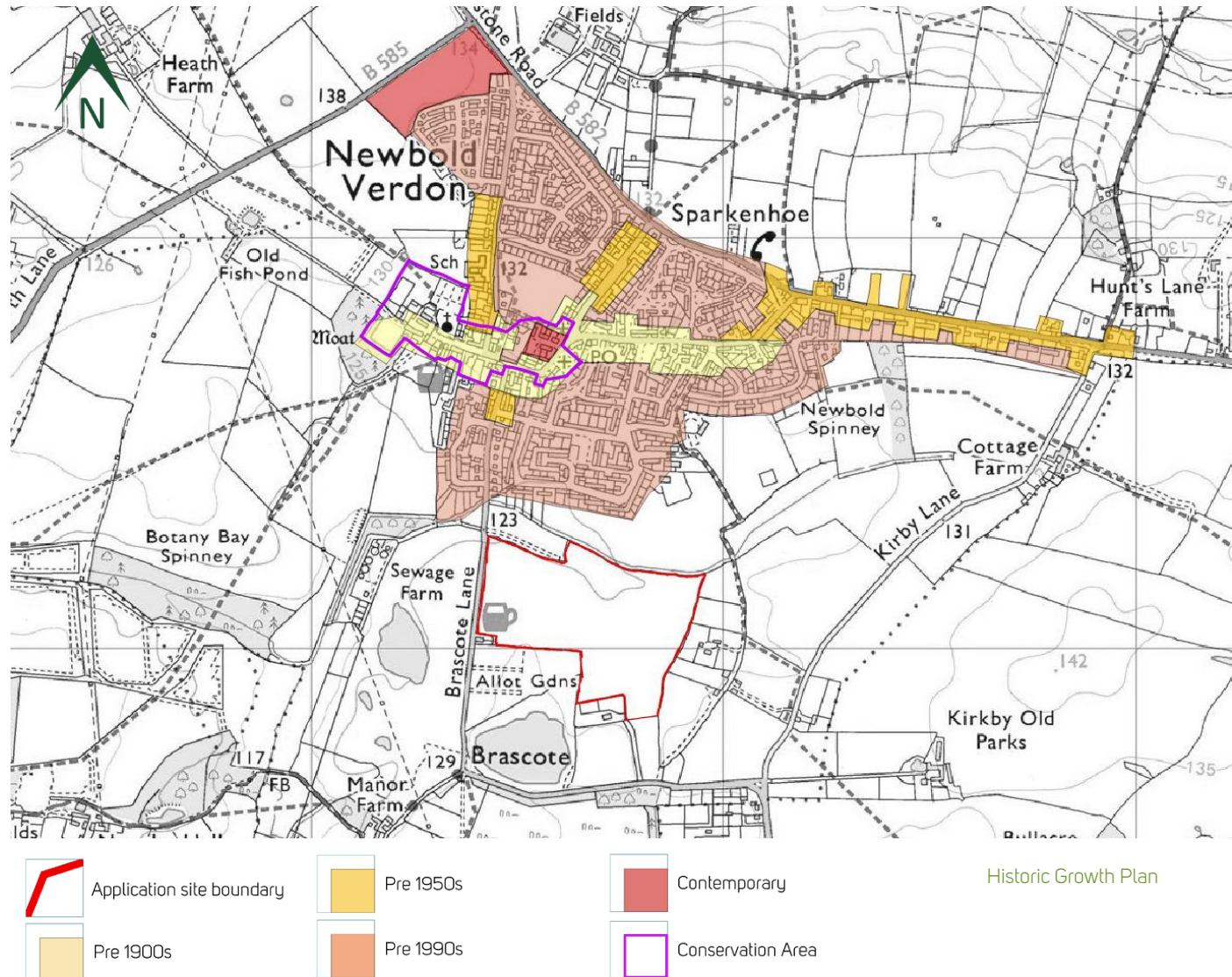


SETTLEMENT PATTERNS AND GROWTH

The village of Newbold Verdon developed as a small agricultural village around the Parish Church and Hall. It later spread eastwards along Main Street where terraced cottages and Victorian houses were built to house agricultural and later mine workers. The Church and Hall have retained their dominant position within the historic core of the village and are visible from several vantage points within and around the village.

In the 19th century the settlement was a key local centre and boasted a parish church, hall, school, several inns, windmills and numerous cottages.

The village expanded rapidly following the Second World War, with housing development primarily to north and east of the historic core.



Local Character

The historic core of the village is designated as a Conservation Area. The Conservation Area Appraisal adopted by HBBC states in relation to building style, scale, detail and materials of the conservation area that;

Conservation Area Appraisal

"there is no dominant building style. The area displays a rich mixture of ecclesiastical buildings, traditional cottages, large Victorian houses and modern dwellings. Traditional two storey buildings at or near the back edge of pavement are the characteristic built form in the area. Buildings in general have simple rectangular plans, gabled roofs and flat elevations broken by an occasional single storey bay.

Red brick in Flemish bond is the predominant building material within the historic core occasionally covered by modern render. This is usually set on a stone or brick plinth which sometimes has been painted. Sash windows feature in the more distinguished houses while traditional cottages have either brick flat or segmental arches over windows with thin wooden frames, large window panes and no sills.

The predominant roof material is Welsh slate. Cottages have straight ridges and dentil eaves in contrast

to the decorative ridges and bargeboards of Victorian houses. Red brick chimney stacks are also a distinctive surviving feature.

There is not a strong tradition of boundary treatments in the village as many properties are built close to the back edge of the pavement. However there are a number of stone or red brick walls with various copings, some saddleback, that enclose gardens and provide a strong sense of enclosure which adds to the local identity.

Green spaces and mature trees are limited to the areas around the Rectory, the Old Rectory, the church and the Hall. Elsewhere the prevailing frontage development along Main Street provides little opportunity for significant tree planting." This assessment is reinforced by similar findings within the Area Specific Design Guidance contained within the Hinckley and Bosworth "The Good Design Guide" SPD.

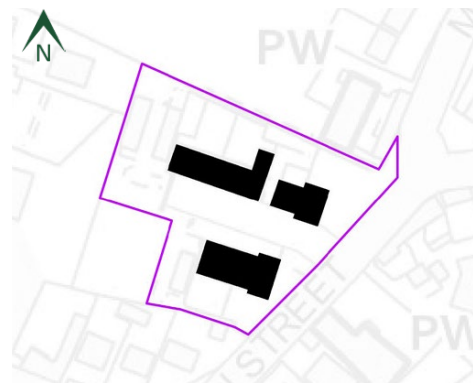




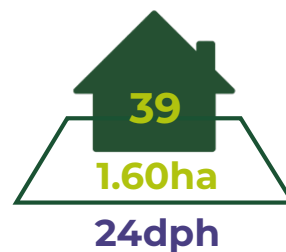
Density Assessment Study Area Plan

1. Rectory Gardens

A small housing development of 1-5 bedroom dwellings has recently been completed within the eastern part of the conservation area. Buildings here use modern materials that compliment those identified in the conservation area appraisal and include appropriate features and detailing.



Density Assessment - Rectory Gardens

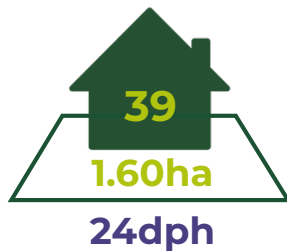


2. Rush Close

The residential-dominated expansion of the village in the south, toward the site, includes houses of varying styles and materials, some of which respond to those within the core of the village; other that do not.

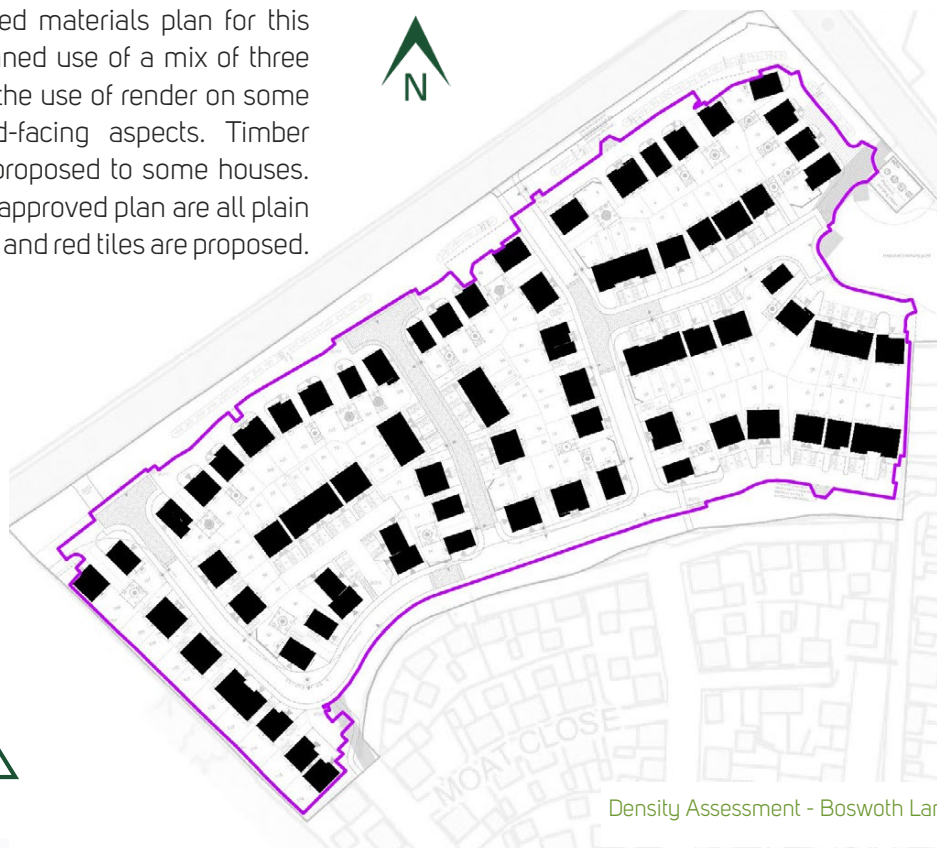


Density Assessment - Arnolds Crescent & Rush Close

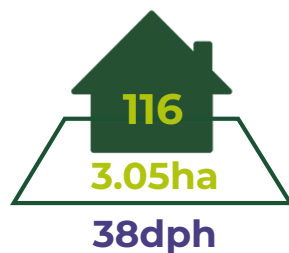


3. Bosworth Lane

A new development of 116 dwellings is currently under construction at the north-western edge of the village. The approved materials plan for this scheme shows the planned use of a mix of three different red bricks and the use of render on some buildings with outward-facing aspects. Timber gable boarding is also proposed to some houses. Roof tiles shown on the approved plan are all plain profiled and grey, brown and red tiles are proposed.



Density Assessment - Bosworth Lane

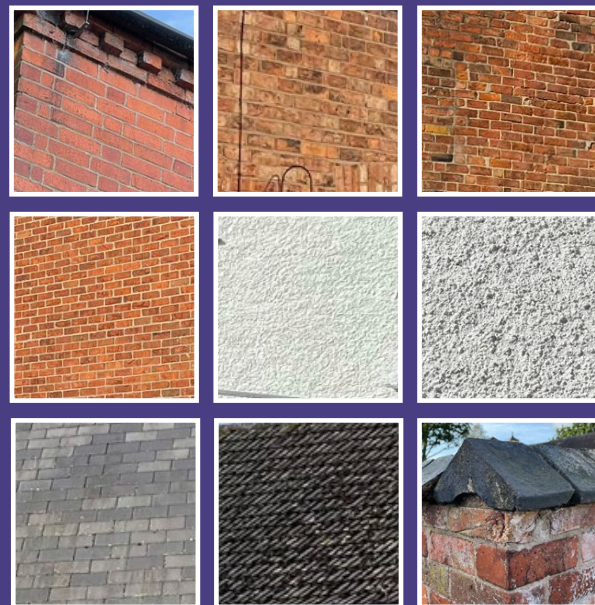


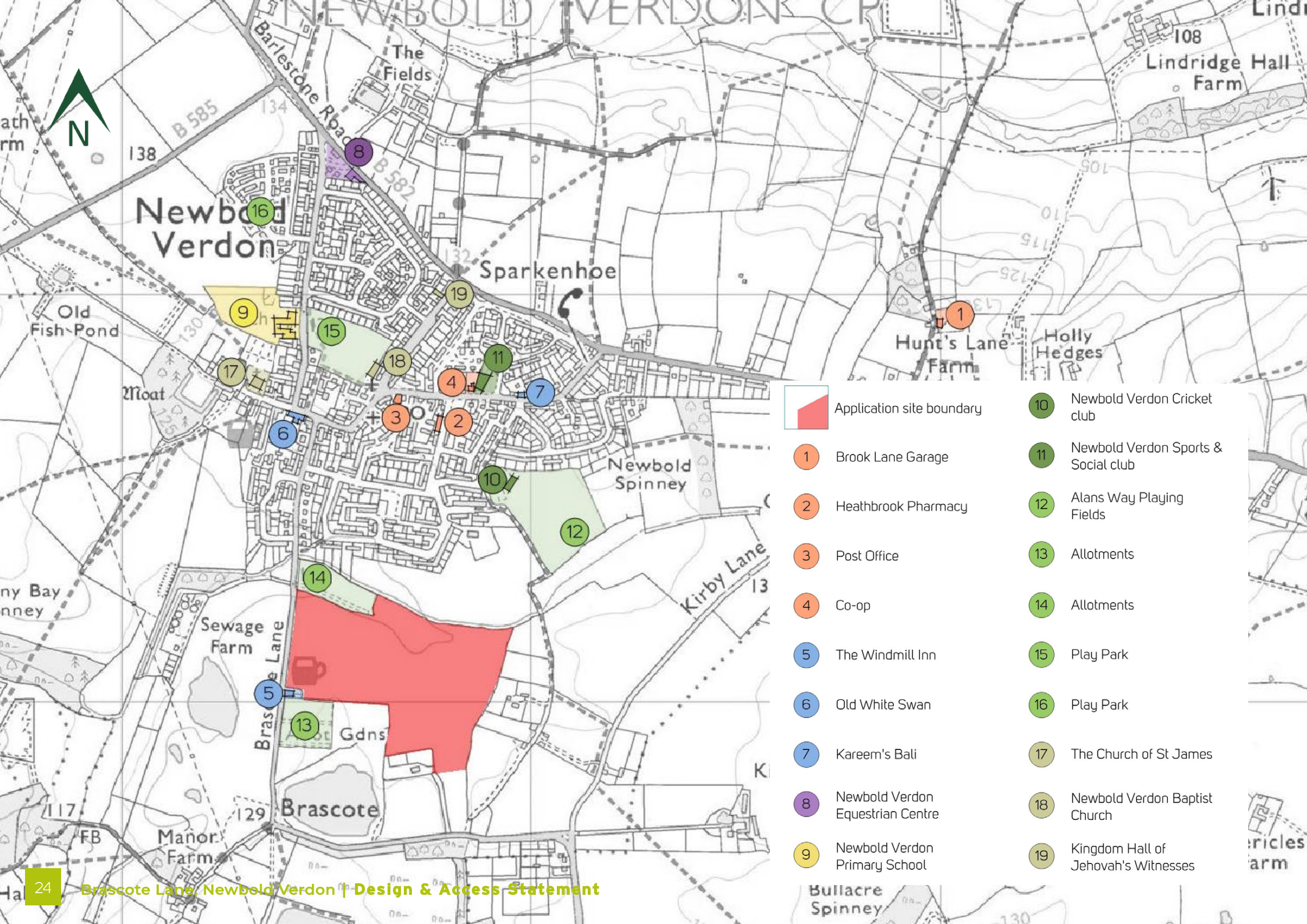
SUMMARY OF CHARACTER

This assessment establishes that there is a palette of materials and detailing that define the character of Newbold Verdon, particularly of its older core. These are;

- Red brick
- Render, usually set on a stone or brick plinth
- Grey Welsh slate roof tiles
- stone or red brick walls with various copings

Materials Palette





- Application site boundary
- 1 Brook Lane Garage
- 2 Heathbrook Pharmacy
- 3 Post Office
- 4 Co-op
- 5 The Windmill Inn
- 6 Old White Swan
- 7 Kareem's Bali
- 8 Newbold Verdon Equestrian Centre
- 9 Newbold Verdon Primary School
- 10 Newbold Verdon Cricket club
- 11 Newbold Verdon Sports & Social club
- 12 Alans Way Playing Fields
- 13 Allotments
- 14 Allotments
- 15 Play Park
- 16 Play Park
- 17 The Church of St James
- 18 Newbold Verdon Baptist Church
- 19 Kingdom Hall of Jehovah's Witnesses

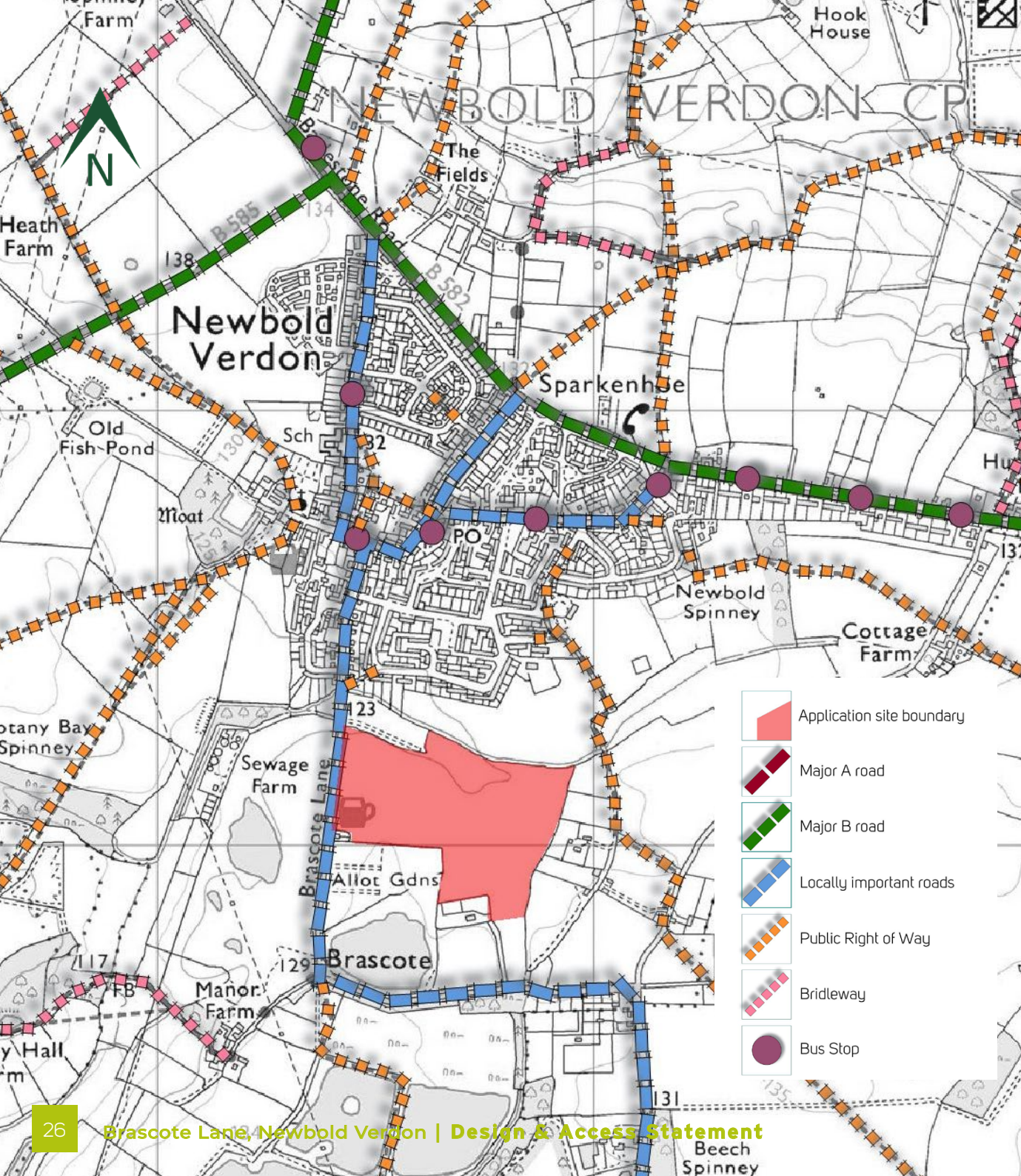
LOCAL SERVICES AND FACILITIES

The site is located within walking distance of several local facilities on Main Street and around the village. The key local facilities in the vicinity of the site are listed adjacent and are identified on the plan opposite.

The site benefits from being near the local primary school and medical centre, as well as places of worship, leisure, and retail facilities.



Facility	Approx walking distance
The Windmill Inn	250m
Newbold Verdon Methodist Church	800m
Church of St James	800m
Newbold Verdon Baptist Church	850m
Main Street Facilities (Inc. Convenience Stores, Cafes, Hairdressers, Public House and Takeaways)	850m-1.00km
Newbold Verdon Primary School	900m
Newbold Verdon Cricket Club	1.00km
Heathbrook Pharmacy	1.05km
The Co-Op Food	1.10km
Newbold Verdon Library	1.15km
Kareem's Balti	1.20km
Lotus House	1.25km
Newbold Verdon Medical Practice	1.35km
Newbold Verdon Equestrian Centre	1.50km



CONNECTIONS AND MOVEMENT

Highway Network

The village accesses the B582 and wider highway network via priority junctions at Dragon Lane, Mill Lane, and Main Street. The B582 is subject to a 40mph speed limit through Newbold Verdon. It leads to the A42 in the north-west via the A444 and to the M1 in the east.

Existing Vehicular Access

The carriageway of Brascote Lane is some 6.0m-6.2m wide along the site frontage, but there is no formal access to the site from here.

Public Transport

The nearest bus stops to the site are located on Main Street at the junction with Brascote Lane, approximately 700m north of the site. The eastbound stop provides a small shelter, whilst the eastbound stop takes the form of flagpole stops both of which are served by the number 153 and 159 bus services. These services allow for residents to travel to nearby major centres for education, employment, and leisure purposes via sustainable means.

Hinckley Rail Station is located approximately 14km to the south of the site and can be accessed by bus or by car. Services run to Birmingham New Street

via Nuneaton, Coleshill Parkway, and Water Orton and to Cambridge via Narborough, Leicester, Melton Mowbray and Oakham.

Leicester Rail Station is located approximately 18km to the east of the site and can be accessed by bus or by car. Services run to London St Pancras (via Market Harborough and Kettering), Sheffield (via Derby and Chesterfield); Birmingham New Street (via Nuneaton and Coleshill Parkway); Nottingham (via Loughborough, East Midlands Parkway, and Beeston); and Cambridge and Stanstead Airport

Pedestrian & Cycle Movement

Pedestrian access to the site will be provided via 2.0m footways on either side of the site accesses off Brascote Lane, connecting to the existing provision on the eastern side of Brascote Lane. Most streets within the village are residential in nature and well-lit. A footway is present running along the eastern side of the Brascote Lane carriageway. This footway measures approximately 2.0m in width and provides continuous access along the site frontage from The Windmill Inn north into Newbold Verdon.

Brascote Lane north of the northern site access is subject to a 30mph speed limit, as are all the roads within Newbold Verdon, and these roads can be considered suitable for use by cyclists.

South of the site, Brascote Lane is subject to the National Speed Limit. However, it is a lightly trafficked rural lane that is suitable for cycling that continues into the surrounding countryside. It is proposed that the 30mph speed limit is extended southwards along the extent of the site frontage.

National Cycle Network (NCN) Route 52 and Route 63 can be accessed from near Market Bosworth and Bagworth, respectively. These are both more than 5.0km from the site but may be used as part of long distance leisure trips.

Local Opportunities for Improvement

There are not currently any formal car parking provisions for the allotments to the north and south of the site. Allotment users park along Brascote Lane and load produce into cars from wheelbarrows and crates stopped on the footpath. Development on the site could improve this situation by making provision for some car parking adjacent to the allotments for allotment users.



Site frontage to Brascote Lane



Allotment users car parked on Brascote Lane with produce in a wheelbarrow on the footpath

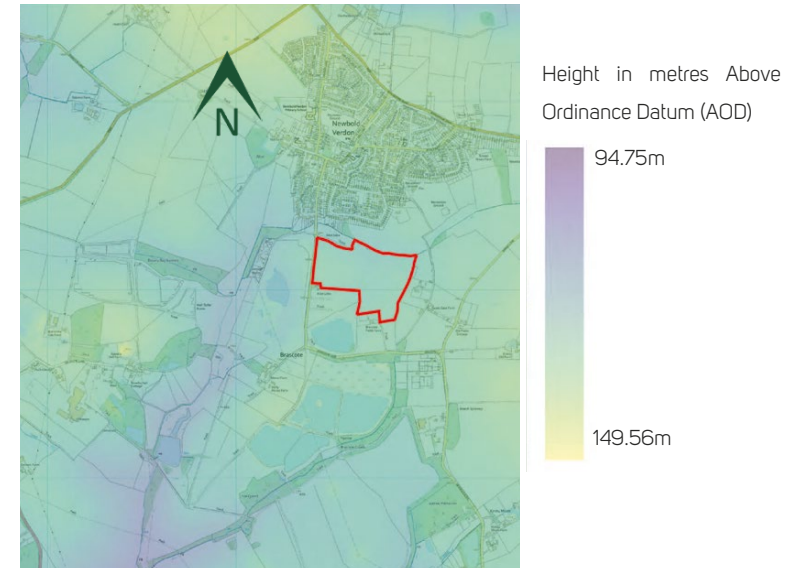
LANDSCAPE & VISUAL IMPACT ASSESSMENT

Within published character documentation, the western part of the site is identified as Bosworth Parkland the eastern part is identified as Newbold and Desford Rolling Farmland. The fieldwork undertaken has confirmed that the site is somewhat typical of the wider landscape character areas in terms of key characteristics present, but these are limited to the commonplace, and not fundamentally defining features. In relation to both character areas, the site forms a small part of a much wider landscape character area, and it does not contain any unique, rare or notable components, such as wide open views, associations with Bosworth Park and the Bosworth Hall country estate, or associations with Bosworth Battlefield. The surrounding landscape has a good network of public footpaths and recreational routes, but these do not traverse the site.

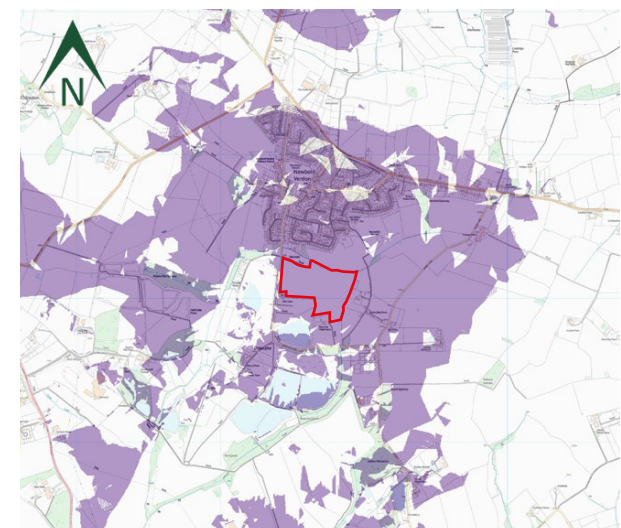
Changing the site from arable farming use to housing would not noticeably affect the intrinsic character of the wider landscape as only a relatively small, contained area of arable land would be lost. Areas of associated new open space within the site offer opportunities to incorporate characteristic new landscape features that would be beneficial to the local area in terms of landscape character and visual amenity.

The Hinckley & Bosworth Landscape Character Assessment includes a series of development guidelines relating to each character type. The following list sets out those guidelines considered to be relevant to the site and the housing development proposed:

- Encourage the use of traditional 'Midlands-style' hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character.
- Maintain the rural character of the landscape, ensuring development responds sensitively to the landscape context.
- Enhance and manage the diversity of parkland meadows and retain features such as estate fencing and open roadsides with grass verges.
- Create new and conserve existing notable habitats, in particular lowland wood pasture and parkland, wet woodland and grazing marsh.
- Conserve historic field patterns where possible, and the agricultural setting to isolated farmsteads.
- Conserve and enhance the biodiversity of the landscape through a mosaic of habitats.
- Identify opportunities for replacement of hedgerows along roadsides and their future management as landscape features
- Promote regeneration and enhancement of tree cover through establishment of linear copses and hedgerow trees within field boundaries and around urbanising influences.



Contextual Topography



Zone of Theoretical Visibility - Proposed Development

Zone of Theoretical Visibility



View north from Brascote Lane to south of site



View south-east from Brascote Lane at current southern settlement edge of Newbold Verdon



View south-west from Public Footpath S26, to north-east of site

Visual Context

In order to determine the extent of the area from which development within the site could be seen, Ordnance Survey terrain data has been used to produce a Zone of Theoretical Visibility (ZTV) for the proposed maximum height of the development.

The field work undertaken in association with the preparation of the Landscape & Visual Appraisal confirms that visually the site is contained by its boundary hedgerows and hedgerow trees. Although the land surrounding the site is relatively open, the presence of layering of mature field boundary hedgerow vegetation and blocks of woodland means that there are few opportunities to view the site. Visibility of the site is only possible from the adjoining Brascote Road, the adjoining allotments, a Public Footpath to the east and the Newbold Verdon Cricket Club to the north-east. All other visibility, including from the existing settlement edge to the north, is restricted to glimpses through gaps in hedgerows where the site is seen within the context of the existing backdrop of woodland beyond. This lack of public locations from which the site can be seen meaning that visibility towards the site is limited to a local area only.

Landscape Mitigation & Enhancements

A series of recommendations are made as a result of the baseline landscape and visual appraisal work undertaken. The incorporation of these recommendations into the final development proposals would result in a scheme that would not cause any unduly adverse landscape or visual impacts on the Bosworth Parkland and Newbold and Desford Rolling Farmland character areas, or on the visual amenity of nearby users of the landscape and townscape edge.

- Consider the visual appearance of the development on the approach into Newbold Verdon along Brascote Lane, and any necessary frontage design considerations such as an offset from Brascote Lane, new soft landscaping, and outward facing properties.
- Retain and enhance open roadside with grass verges along Brascote Lane and utilise as a design feature within the new development to complement the character of the wider landscape.
- Retain as much of existing roadside hedgerow along Brascote Lane as possible and enhance with new hedgerow trees to visually soften views of the new development on-site.
- The western part of the site lends itself to a first phase of development that would tie in with the existing residential development to the north.
- The eastern part of the site could support a second phase of development, if it also incorporated areas of new open space, which are necessary to contribute to local open space policy objectives, to ensure that the more rural character of the landscape to the east and south of the site is respected, and to provide new recreational linkages to existing well-used routes around the site.
- New recreational routes should be incorporated within the site within new areas of open space and landscape buffers, linking up to Brascote Lane and the wider network of public rights of way.
- Historic field boundaries could be used to identify appropriate locations for new characteristic planting including linear tree belts and hedgerows as well as woodland copses.
- Create landscape buffers to the western and southern edges of the site to minimise visual intrusion from the wider open countryside to the west and south, maintain a sense of rurality beyond the site boundaries, provide opportunities for the creation of new ecological habitats and biodiversity within linked green infrastructure corridors, and contribute to local distinctiveness by creating new areas of soft landscaping and margins to existing planting.
- Retain as much of the existing boundary hedgerows and trees as possible to retain for their visual screening properties and their contribution to local distinctiveness and character.
- Create an enhanced Green Infrastructure corridor along the northern boundary to contribute to the Council's aim to create a multi-functional corridor along the stream corridor that passes close to Newbold Verdon.



Consider the visual appearance of the development on the approach into Newbold Verdon along Brascote Lane, and any necessary frontage design considerations such as an offset from Brascote Lane, new soft landscaping, and outward facing properties

Consider the use of historic field boundaries to define the first initial development phase within the western part of the site, also ensuring development is clustered with the existing settlement pattern.

Create an enhanced Green Infrastructure corridor along the northern boundary to contribute to the Council's aim to create a multi-functional corridor along the Thurlaston Brook that passes close to Newbold Verdon.

Retain and enhance open roadside with grass verges along Brascote Lane and utilise as a design feature within the new development to complement the character of the wider landscape.

Retain as much of existing roadside hedgerow along Brascote Lane as possible, and enhance with new hedgerow trees to visually soften views of the new development on-site.

Retain as much of the existing boundary hedgerows and trees as possible to retain for their visual screening properties and their contribution to local distinctiveness and character.

Create landscape buffers to the western and southern edges of the site to minimise visual intrusion from the wider open countryside to the west and south, maintain a sense of rurality beyond the site boundaries, provide opportunities for the creation of new ecological habitats and biodiversity within linked green infrastructure corridors, and contribute to local distinctiveness by creating new areas of soft landscaping and margins to existing planting.

The eastern part of the site could support **lower density development** if it also incorporated a **new country park or open space**, which is necessary to provide to contribute to local open space policy objectives, to ensure that the more rural character of the landscape to the east and south of the site is respected, and to provide new recreational linkages (pedestrian and cycleways) linking up to existing well-used routes around the site.

Historic field boundaries could be used to identify appropriate planting locations for new characteristic planting including linear tree belts and hedgerows as well as woodland copses.

New recreational routes should be incorporated within the site within new areas of open space/ country park areas and landscape buffers, linking up to Brascote Lane and the wider network of public rights of way.

Key

-  Site Boundary
-  Existing roadside verge to be retained and enhanced
-  Existing site boundary vegetation to be retained and enhanced
-  Development frontage considerations (offset, buffering and new planting)
-  Recommended settlement edge
-  Potential development parcel
-  Potential country park area or development parcel incorporating country park/open space
-  Recommended landscape buffers
-  Recommended Green Infrastructure corridor
-  Opportunities for new recreational routes across the site
-  Historic field boundaries (no longer defined on-site)

Landscape recommendations





4

The Site

The Site

SITE DESCRIPTION

The site measures 14.34ha (35.43 acres) and comprises one irregularly shaped arable field. The boundaries of the site consist of hedgerows and intermittent mature trees on all sides and beyond that Brascote Lane to the west, the Windmill Inn, a farm, open fields and Brascote Lane to the south and open fields to the west and fields and allotments to the north. The hedgerow in the north allows some views across the adjacent allotments and towards Newbold Verdon.

TOPOGRAPHY

The site is reasonably flat, but does have some variation in levels across it; gently rising from lower ground in the north to higher ground in the south. When looking north from the higher land in the south of the site, long-range views are experienced of the spire of The Church of St James above the roofscape of the village.



View across the site with the existing edge of the village beyond



View across the site from the south-eastern boundary, looking north-west



Western boundary with Brascote Lane



Northern boundary with existing allotments



Southern boundary with existing allotments



Existing trees along eastern boundary



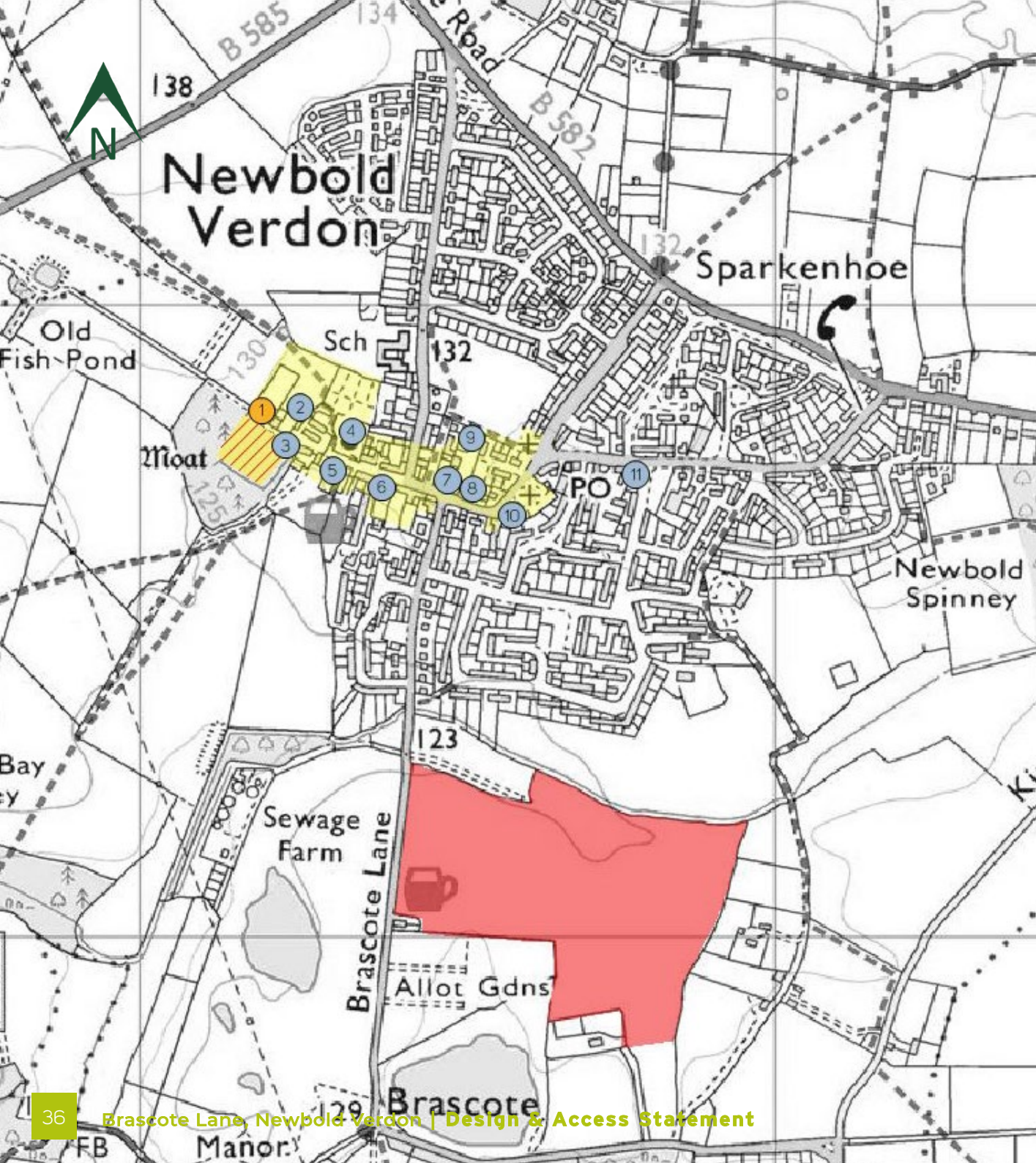
The Windmill Inn



View across southern allotments



View across the site from The Windmill Inn



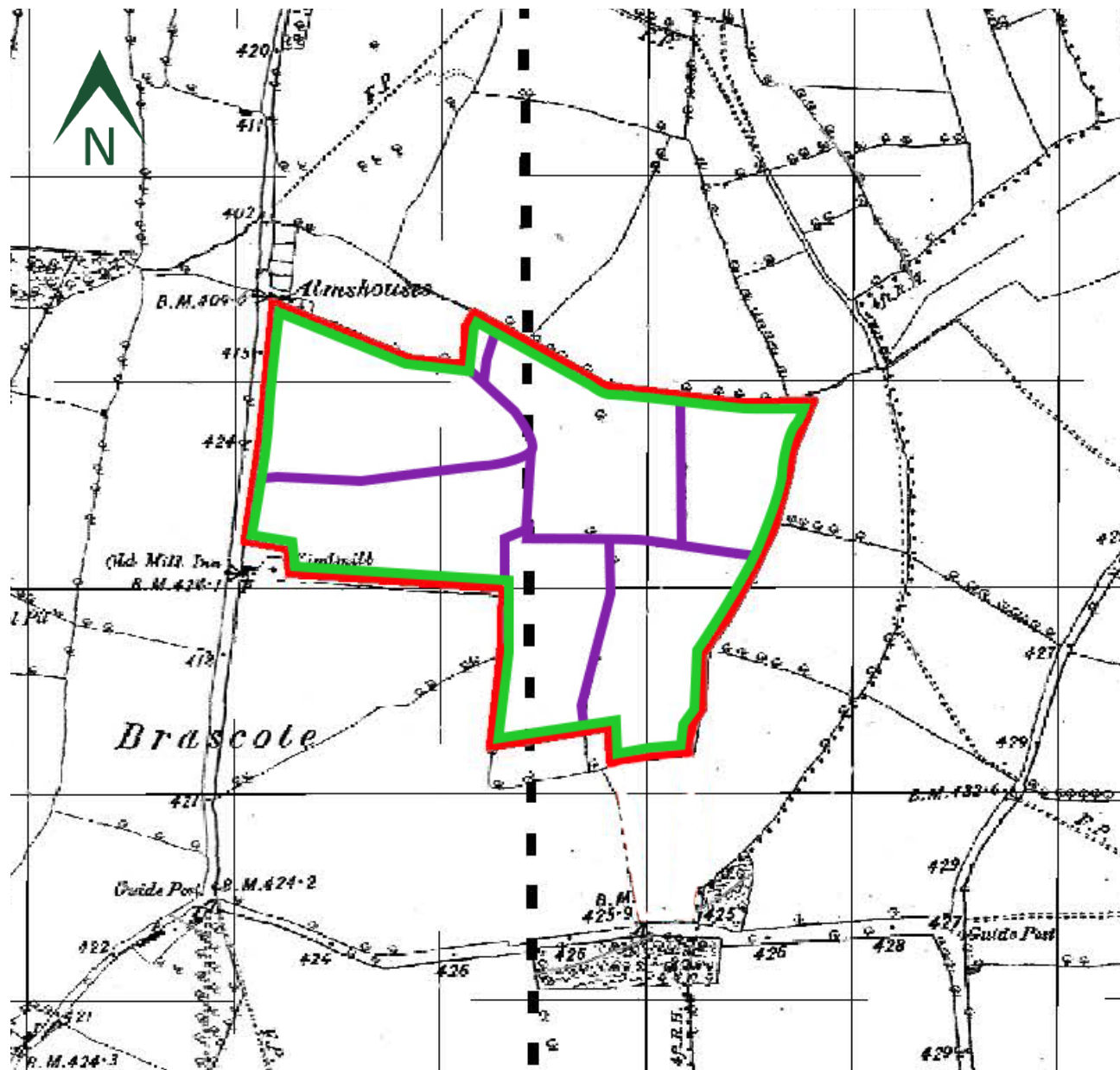
-  Application site boundary
-  Conservation Area
-  Scheduled Ancient Monuments
-  Grade I Listed Building
-  Grade II Listed Building
-  1 Newbold Verdon Hall
-  2 Pavilion at north west corner of forecourt at Newbold Verdon Hall
-  3 Pavilion at south west corner of forecourt at Newbold Verdon Hall
-  4 Church of St James
-  5 Pavilion at south east corner of forecourt at Newbold Verdon Hall
-  6 Church farmhouse and fence
-  7 Gates and side screens, The Old Rectory
-  8 K6 telephone kiosk adjoining number 49, Main Street
-  9 The Old Rectory
-  10 Cob cottage
-  11 Ivy cottage

HERITAGE

A Heritage Statement has been prepared and is submitted as part of the planning application. The archaeological potential of the site and the significance of heritage assets within the site has been assessed through desk-based review of existing archaeological information, including previous work undertaken on and in the vicinity of the site and on-site trial trenching overseen by Leicestershire County Council. Data available from Historic England and the Local Planning Authority shows that there are no designated heritage assets within the proposed development site. Designated heritage assets located outside of the site and within a 1km search area include 11 Listed Buildings, the Newbold Verdon Conservation Area and a Scheduled Monument. With the exception of the Church of St James (Grade II), the site is not considered to form any part of the setting of these designated heritage assets owing to there being no known historic association or inter-visibility. Whilst the site forms a very small part of the setting to the church, it is a neutral element that makes no contribution to the building's significance and therefore, development within the site will not impact on the significance of this listed building.

Review of historic Ordnance Survey mapping shows evidence of a pre-existing field pattern that divided the site into smaller parcels.

- Existing Hedgerows
- Hedgerows removed since 1884



1884 Ordnance Survey Map highlighting existing hedgerows and hedgerows removed since 1884

EXISTING BUILDINGS

There are no buildings on the site. The Windmill Inn is adjacent to the south-western corner, Brascote Fields Farm is adjacent to the southern boundary and Far Away is to the east. There is also a white-rendered building to the south-west of the site at the bend in Brascote Lane.



The Windmill Inn



White rendered dwelling south-west of the site

ARBORICULTURE

A Tree Survey has been carried out and the resultant assessment categorises trees as: -

U - Trees lost within the short term for reasons of physiology or poor structural integrity.

A - Trees of particularly high quality in arboricultural, landscape or cultural/conservation terms.

B - Moderate quality trees downgraded from the high category because of significant defects, groups with a collective value through numbers rather than individual tree quality or trees with identifiable cultural or conservation values.

C - Trees with low value in arboricultural, landscape or cultural/conservation terms. (Also includes young trees with a stem diameter of less than 150mm.)

The survey identified 26 individual trees, 10 tree groups, and 9 hedgerows focused on the perimeter of or adjacent to the site. It was found that they fell into the following quality and value grades: -

	Nr of Trees	Nr of Tree Groups	Nr of Hedges
U	3	1	0
A	0	0	0
B	13	5	7
C	10	4	2

None of the trees identified are considered to be veteran trees and there are no Tree Preservation Orders covering the site.

There is a row of Leyland Cypress trees forming thick hedge-like feature along the northern boundary of the Windmill Inn, which visually separates it from the site and the village.



Boundary with allotments to the south



Boundary along Brascote Lane



Boundary with allotments to the north



Northern boundary with Thurlaston Brook



Trees along the eastern boundary

ECOLOGY

An Ecological Impact Assessment has been undertaken which notes that the site is 3.8km from Botcheston Bog Site of Special Scientific Interest (SSSI). The assessment finds that the site is a large arable field bound by hedgerows, lines of trees and a poor semi-improved grassland margin. There are areas of scattered scrub and a flowing watercourse along the northern boundary with drains along the southern and central western boundaries. Two of the boundary hedgerows have been identified as potential local wildlife site (pLWS) hedgerows in the north and east.



Trees and hedgerow along north-eastern boundary



Scrub following the watercourse along the northern boundary

NOISE

A Noise Impact Assessment has been prepared and is submitted as part of the planning application which determines the prevailing background noise climate. Baseline noise monitoring has been undertaken at two locations along Brascote Lane and a third location to the east of Windmill Inn. Using noise modelling software, the assessment suggests that whilst the majority of the site is unaffected, dwellings closest to Brascote Lane are susceptible to some impact from road noise along Brascote Lane alongside those dwellings the Windmill Inn when music events are undertaken. The assessment suggests mitigation measures that can be used to overcome this, such as protecting rear garden areas with buildings by arranging buildings to front on to Brascote Lane, and through the detailed design of glazing and ventilation; requirements that are not unusual and far from being considered insurmountable".



View along Brascote Lane looking north toward the village



- 1 in 20-Year (5% AEP)
- 1 in 100-Year (1% AEP)
- 1 in 100-Year (1% AEP) +28%CC
- 1 in 100-Year (1% AEP) +37%CC
- 1 in 100-Year (1% AEP) +60%CC
- 1 in 1000-Year (0.1% AEP)
- Illustrative Site Boundary

Output of Bespoke Detailed Hydraulic Modelling Study

FLOOD RISK

A Flood Risk Assessment (FRA) has been prepared and is submitted as part of the planning application. Following review of the Environment Agency (EA) Flood Map for Planning, the site is shown to be located wholly in Flood Zone 1. No Flood Zones are associated with the length of the Thurlaston Brook that flows parallel to the northern boundary of the site from east to west. This is believed to be due to the national flood mapping tool being limited to representing watercourses with a catchment above 3km². Subsequently, a bespoke detailed hydraulic modelling study has been undertaken to inform the FRA and provide a robust understanding of the fluvial flood risk posed from the nearby local watercourse network.

The risk of surface water flooding has also been assessed following a review of available data. The surface water flood extents show similar patterns to the modelled fluvial extents with flows largely contained to the Thurlaston Brook channel.

The FRA also demonstrates that the site is at a low level of risk from other sources: canals, reservoirs, and sewers.

Third party data sources identify the site as being located within a region that is considered to be susceptible to groundwater flooding. This risk is typically negated by the raising of finished floor levels of dwellings relative to adjacent ground levels. It is subsequently recommended that finished floor levels are set a minimum of 150mm above the surrounding ground level.





5

The Design Process



Design Process

CONSTRAINTS AND OPPORTUNITIES

A clear understanding of the site constraints and opportunities has informed the development proposals. The main considerations are presented on the accompanying constraints and opportunities plan and summarised opposite.



Constraints and Opportunities plan

Constraints

- There is a row of Leyland Cypress trees forming thick hedge-like feature along the northern boundary of the Windmill Inn, which visually separates it from the site and the village.
- Two of the boundary hedgerows have been identified as potential local wildlife site (pLWS) hedgerows in the north and east.
- A bespoke detailed hydraulic modelling study has been undertaken to inform the FRA and provide a robust understanding of the fluvial flood risk posed from the nearby local watercourse network
- The site is located within a region that is considered to be susceptible to groundwater flooding. This risk is typically negated by the raising of finished floor levels of dwellings relative to adjacent ground levels.
- The noise assessment suggests that whilst the majority of the site is unaffected, dwellings closest to Brascote Lane are susceptible to some impact from road noise along Brascote Lane.

Opportunities

- Policy HO01 of a Regulation 19 consultation on the draft Local Plan allocates a number of sites for residential development including “Land East of Brascote Lane, Newbold Verdon” (the Site) for 221 dwellings.
- There have been positive discussions with the Neighbourhood Plan group for the site allocation to be made and for the wider land holding to provide potential future burial space.
- Development of this site would allow for the provision of new houses in an appropriate and sustainable location, including a mix of both market and affordable dwellings.
- There are opportunities for good access to the existing public transport network and to local services and facilities by pedestrians and cyclists.
- The site is reasonably flat, but does have some variation in levels across it; gently rising from lower ground in the north to higher ground in the south.
- When looking north from the higher land in the south of the site, long-range views are experienced of the spire of The Church of St James above the roofscape of the village.
- Review of historic Ordnance Survey mapping shows evidence of a pre-existing field pattern that divided the site into smaller parcels. Some of these could be restored.
- There is not currently any formal car parking provisions for the allotments to the north and south of the site. Allotment users park along Brascote Lane and load produce into cars from wheelbarrows and crates stopped on the footpath. Development on the site could improve this situation by making provision for some car parking adjacent to the allotments for allotment users.
- Formation of a “traditional” character could be informed by the study presented of locally occurring materials and detailing.
- Creation of a new community-focused green adjacent to the Windmill Inn, with views of the church spire;
- Formation of “village streets” with raingardens and differing levels of enclosure to inform variety in character
- Establishment of a new Country Park area as a key element of a new green infrastructure network;
- Creation of a series of looped recreational routes;
- Potential for the introduction of a landscape-led character.



Concept Plan Presented During Public Consultation

Developing a Vision

With an understanding of the constraints and opportunities presented by the site and its context, an initial concept plan was drawn up with the following key elements defining a vision for the development: -

- Formation of a new community green focused around the Windmill Inn, with a view of the spire of The Church of St James providing a sense of place and visual connection with the village;
- Creation of a new “Country Park”, inclusive of footpath routes, play “events” and tree planning;
- Development of an attractive sustainable drainage system for surface water, using a cascade of attenuation basins, swales and rain gardens;
- A legible hierarchy of streets punctuated by spaces and landmark buildings;
- Explore the potential for provision of land that could accommodate a burial ground.

Using the concept plan, engagement was sought with relevant stakeholders. A Consultation Statement has been prepared which provides details of the consultation undertaken as part of the planning application process. Below is a summary of the key elements that have shaped the proposals.

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

Richborough have promoted the site through the local plan review and held a number of discussions with the authority. A formal pre-application submission was made to Hinckley and Bosworth Borough Council in November 2021. Discussions have been held with officers on the principle for development and the opportunities presented by the site. The role of the Windmill Inn Public House, its relationship with the proposals and the potential for contributions have also been explored. Dialogue with the local planning authority have consequently helped evolve and inform the final scheme proposals.

NEWBOLD VERDON PARISH COUNCIL

Representatives from Richborough and Marrons Planning attended a meeting with Parish Council representatives in November 2021 to outline the development proposals and provide an opportunity for feedback. A site visit with the Parish Council was also held in November 2021 to discuss the development, potential allocation of the site in the Neighbourhood and Local Plans and the potential for future burial space.



Public Consultation

In order to publicise the proposals, leaflets were sent to a total of 2,000 properties, as well as an electronic version sent to the Parish Council. Leaflets were delivered on Tuesday 4th January 2022. The leaflet directed residents to the consultation website and confirmed that people could make comments via email or post. The public consultation website (www.brascotelane-newboldverdon.co.uk) provided information about the planning context for the proposals as well as a summary of the initial technical work undertaken to date.



Public Consultation

Analytical information from the website shows that there were a total of 294 visits to the site during the consultation period. A total of 72 responses were received to the circulation of leaflet which represents a 3.6% response rate. The comments received have been analysed and are explored in detail in the Consultation Statement. The two most regularly mentioned topics were highways and the impact of proposed development upon local services.

An in-person Public Exhibition event was also held at the Community Pavilion on Alans Way in Newbold Verdon on the 9th February 2022, 2pm-7pm with representatives from Richborough and Marrons Planning in attendance to discuss the proposal with interested residents and answer questions and concerns. The issues raised concerned specifically with the emerging layout can be summarised as follows:

- Numerous attendees enquired about how close the proposed houses were near to the site boundary;
- Attendees asked if it was possible to accommodate some allotment car parking spaces on site;
- Representatives of the allotment adjacent to the north of the site stated that they often burn waste which can't be composted;

- An attendee asked if the new footpath could be moved away from Brascote Fields Farm due to the welfare of their animals;
- An attendee raised concerns about the proximity of development shown on the Concept Plan to the eastern boundary of the site; and to their dwelling beyond.
- Attendees commented that the existing vehicular access from Brascote Lane in the south to Brascote Fields Farm is unsafe;
- A Councillor in attendance asked about the proximity of the proposed play spaces to the new homes, raising concerns over anti-social behaviour; and
- Numerous attendees commented on the circular walk around the south of the village and asked about extending the footpath provision along Brascote Lane to the south of the site.

EVOLUTION OF THE PROPOSALS THROUGH THE CONSULTATION PROCESS

Following the various consultation events, the concept plan was amended to show a number of changes. These have then informed the Parameter Plan and the Illustrative Layout.



1 Land has been identified as having the potential to allow enhancement of the Windmill Inn.

2 An additional area of car parking was added to the Illustrative Layout along the southern boundary for use by the allotments to the south.

3 Discussion with the owners of the Windmill Inn have resulted in an agreement for the mutually beneficial removal of the existing row of Leyland Cypress trees that form thick hedge-like feature along the northern boundary of the pub site. Given the intent shown across the Concept Plan to create a community-focused green space in the south-western corner of the site, all parties agreed that opening up the boundary with the Windmill Inn could lead to an enhancement of the space and the potential for the existing pub to become more of a community asset.

4 Space was added along the southern boundary to allow for buffer planting against Brascote Fields Farm. The routes of proposed footpath links through the areas of open space were also amended to move them away from this boundary.

7 The previously shown allotment parking for the allotments to the north was enlarged to provide space for composting.

6 Development was pulled back from the eastern edge of the site and, as is described later in this document, measures proposed that could further address the concerns raised.

5 Play areas were redistributed to ensure that they are shown further away from the proposed surface water attenuation basins. Buffer zones associated with the activity area of the play areas are now also shown on the Illustrative Layout





6

The Design Proposals

Design Proposals

The Parameter Plan that is submitted as part of the planning application establishes the extent of development within which these proposals for up to 239 dwellings will be delivered. Information is presented in this section of the Design and Access Statement that supplements the Parameter Plan and aims to shape development such that subsequent Reserved Matters submissions are in keeping with the vision for the site.



Parameter Plan

Use & Amount

RESIDENTIAL USE

The exact number and mix of new homes will be defined during detailed design stage. The Illustrative Layout demonstrates how 239 dwellings could be accommodated on the site within the parameters of the vision for the scheme set out in Section 5, but it is not intended to do so prescriptively. A mix of housing is shown on the Illustrative Layout that broadly accords with the below housing mix requirements, informed by Hinkley & Bosworth Housing Mix Policy; Policy 16.

	1 bedroom	2 bedroom	3 bedroom	4+ bedroom
Market	5%	30%	45%	20%
Affordable (shared ownership)	20%	45%	30%	5%
Affordable (rented)	10%	50%	30%	10%

Affordable dwellings, unless it can be demonstrated at detailed stage that such provision is not viable, should be provided at 40% of the overall total, with a split between different affordable housing tenure types to be agreed at detailed design stage, but anticipated to be 75% social rented and 25% intermediate.



The Illustrative Layout has been prepared using indicative house type footprints that meet or exceed Nationally Described Space Standards and which could be compliant with Building Regulations M4(2), with 5% of the overall provision achieving M4(3) standards. This conforms with the requirements of Policies H003 and H005 of the draft Local Plan. Consideration has also been given to the potential for provision of bungalows which, whilst a detail for Reserved Matters stage, is referred to as a potential benefit later in the section with regard to Scale.

OPEN SPACE

The Parameter Plan establishes the provision of a significant quantity of open space across the site. With reference to the open space typologies defined in Hinkley and Bosworth Core Strategy Policy 19 - Green Space and Play Provision; and based on the anticipated housing mix and total dwelling numbers, the minimum on-site provision is anticipated as shown in the adjacent table.

The green areas defined across the Parameter Plan measure 6.270ha (15.493 acres). From this, two deductions have been made;

- a 0.08ha (0.19 acres) allowance for highway infrastructure linking the two development zones and providing access from Brascote Lane; and
- a 0.09ha (0.23 acres) allowance for a future access route to be provided from the development area to a future potential burial ground on the blue-lined land to the south (and outside of) the application site boundary.

POS Typology	Policy Standard Ha/1,000 population**	Site Requirement Ha
Equipped Children's Play	0.15	0.086
Casual/informal Play Space	0.70	0.402
Accessible Natural Green Space	2.00	1.147
Outdoor Sports Provision*	1.60	0.918*
Total	4.45	2.553
Total (excluding Outdoor Sports)*		1.635*

Open Space Provision

This results in an anticipated on-site open space provision of 6.100ha (15.073 acres) which represents a considerable over provision against the total policy requirement for 1.635ha (4.040 acres); excluding the anticipated off-site contribution to Outdoor Sports Provision.

The landscape strategy that has been developed and which is described in more detail later in this section of the Design and Access Statement, includes proposals for;

- a new Country Park;
- a Locally Equipped Children's Play Area (LEAP);
- supplemented by "Play Events" (equivalent to a Local Area of Play – LAP);
- circular footpath routes through the areas of open space; and
- areas of Accessible Natural Green Space which provide biodiversity enhancements.
- Potential car parking provision for adjacent allotments to the north and south

It is anticipated that areas of open space will be managed and maintained by a Management Company.

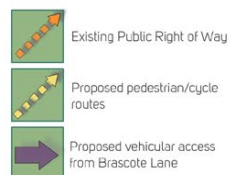
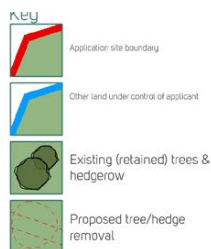
BURIAL GROUND

Land within the control of the applicant to the south of the red lined application boundary is reserved for the potential future provision of a burial ground and brought forward through a separate detailed planning application. The Illustrative Layout shows how access to this land could be provided through the red lined land.

Illustrative Layout

The Illustrative Layout, along with supporting text and illustrations presented in this section of the Design and Access Statement shows an approach to the way in which development could be brought forward within the context of the Parameter Plan; but is not intended to do so prescriptively. Whilst reserved at this stage (other than means of access), principles of green infrastructure, layout form, streets hierarchy, pedestrian and cycle movement and place-making strategy are all described.

The Illustrative Layout demonstrates how the proposed quantum of development can be appropriately accommodated in conformity with the Parameter Plan and supporting plans identify where landmark buildings may be expected within the illustrative structure. Likewise, locations are highlighted where corner-turning buildings are anticipated and how buildings and landscaping can be used to address vistas. Information is also provided with regard to building scale and the potential character and appearance of the development both in terms of its landscaping and architecture.





Incidental Green Space Within Development Zone

New Publicly Accessible Country Park

Secondary Street Linking Two Proposed Accesses

Proposed Car Parking for Allotments

New Community Green focused on Windmill Inn

Central SuDS Corridor

Proposed Car Parking for Allotments

Rain Gardens Along Primary Street

Landscape - led arrival space

Outward Facing Development Edge Fronting Brascote Lane

Landscaping

Whilst it is a reserved matter at this stage, landscaping has been considered as an integral part of the design evolution, featuring as a key element of the vision for the site.

GREEN INFRASTRUCTURE STRATEGY

Green infrastructure acts as one of the key structuring elements of the proposals, subdividing the built development into parcels and creating a network of multifunctional green spaces that accommodate uses such as recreation, drainage, biodiversity and movement.

The Parameter Plan establishes a structure that provides generous amounts of green space and the form and distribution of it ensures that most residents will benefit from access to it in close proximity to their homes.

The Green Infrastructure Strategy consists of the following components:

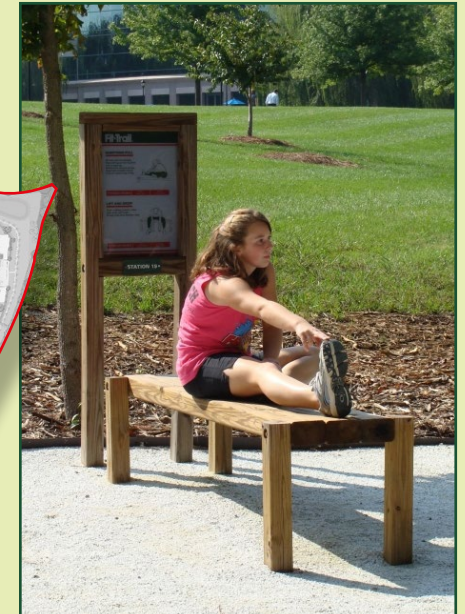
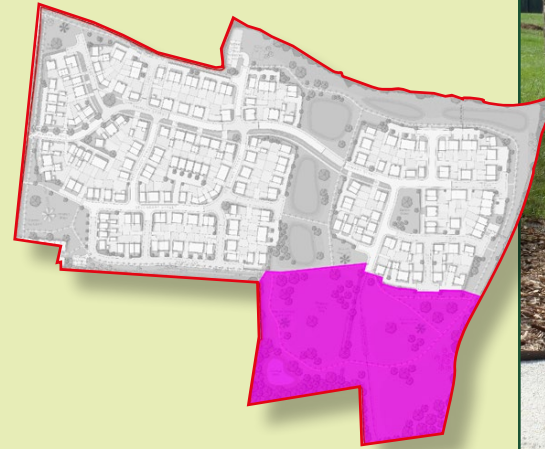
- Country Park
- SuDS Corridor
- Thurlaston Brook Edge
- Eastern Edge
- Windmill Green
- Brascote Lane Frontage
- Southern Corridor



COUNTRY PARK

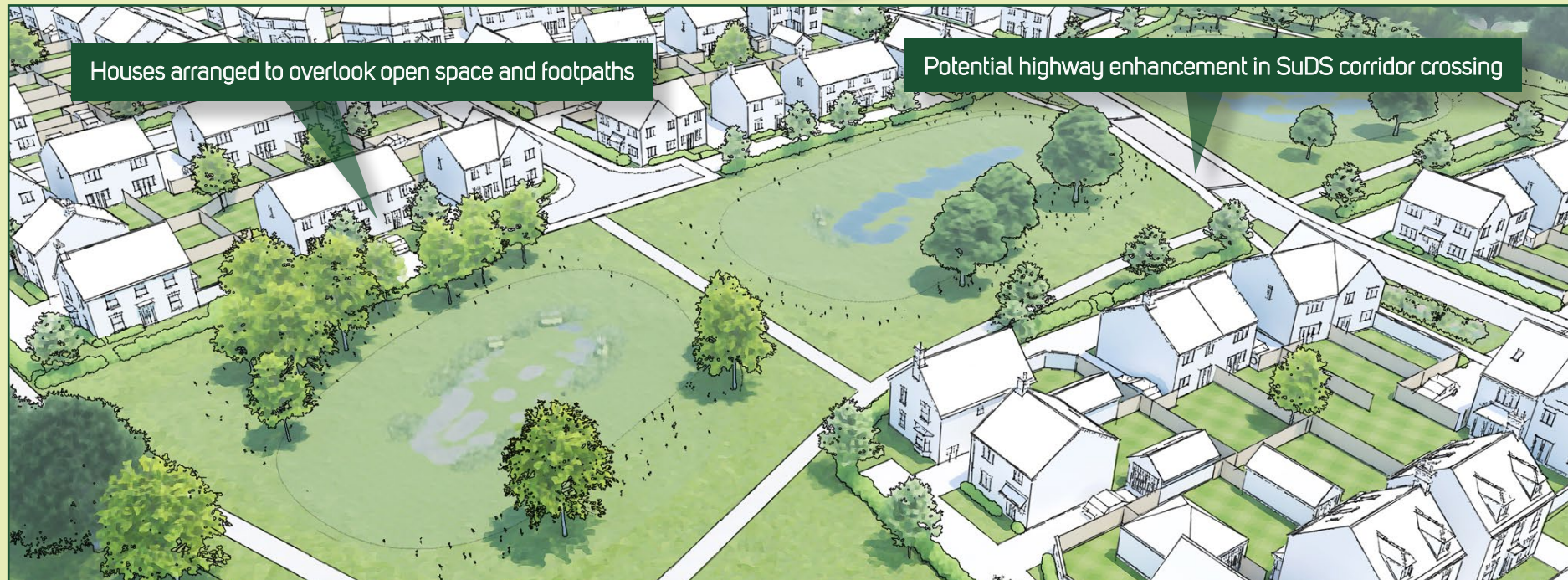
An area of open space overlooked by housing frontages and for the enjoyment of both the new and existing community, the Illustrative Layout shows how footpaths could form a circular route through it. Bounded by existing mature trees and hedgerows, there is the potential to sub-divide the space by reinstating hedgerows along historic alignments. Small play "events" and/or "trim-trail" stations could be provided along the footpath routes, providing opportunities for exercise and interest to encourage children into the outdoors. Interest could be added to the planting through the introduction of groups of fruit trees.

The Illustrative Layout also shows the anticipated alignment of an access route to the potential future burial ground provision in the south. The land required to deliver this route has been excluded from open space provision calculations to ensure that should it be delivered, the scheme does not become deficient in open space.



SUDS CORRIDOR

A green corridor running centrally through the site between the Country Park in the south and the Thurlaston Brook in the north. This area uses the existing topography of the site to create a cascade of surface water attenuation basins. Dwellings are shown addressing the corridor across the Illustrative Layout, providing natural surveillance of the space and allowing residents a pleasant outlook.



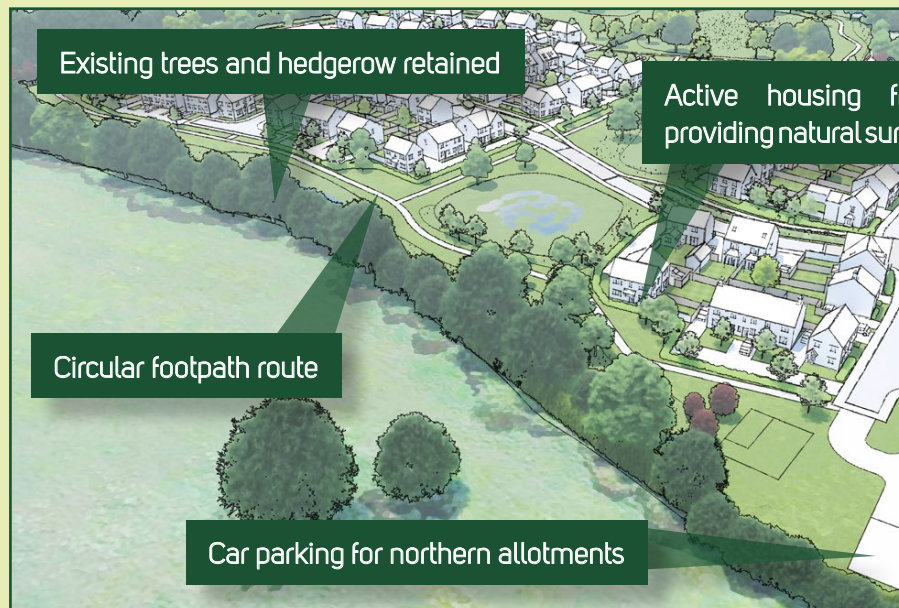
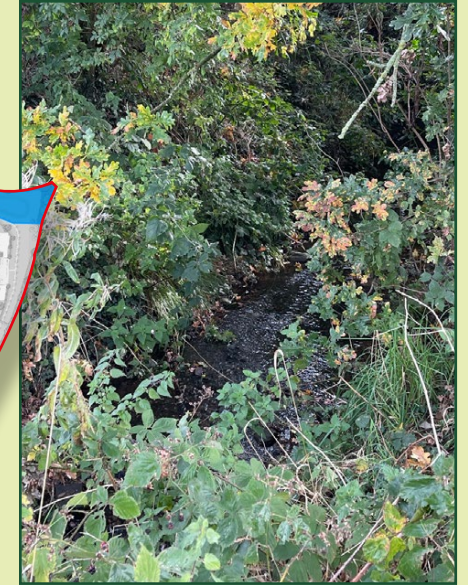
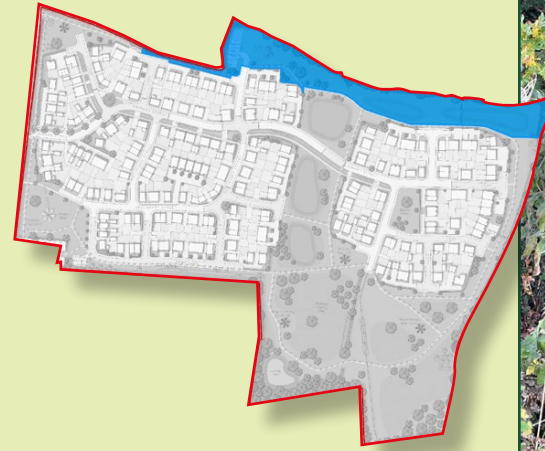
Houses arranged to overlook open space and footpaths

Potential highway enhancement in SuDS corridor crossing

THURLASTON BROOK EDGE

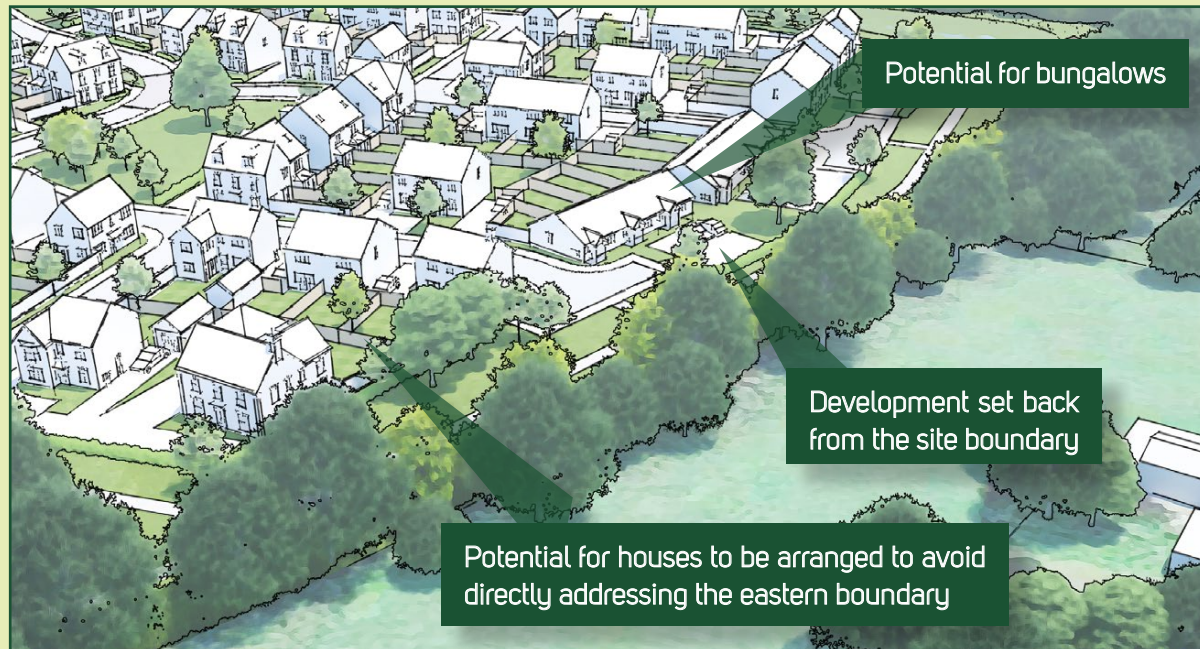
The Illustrative Layout shows how development could be set back from the existing vegetation along the western half of this part of the northern site boundary, allowing space for a footpath link which benefits from surveillance of dwellings overlooking it.

The development zone to the east follows the building line established by proposals in the west, defining an area of open space in the north-eastern corner of the site. Surface water attenuation features are shown here, beyond the modelled flood extent of the Thurlaston Brook. A footpath route is shown on the Illustrative Layout that connects to the proposed movement framework as part of a circular route within the site.



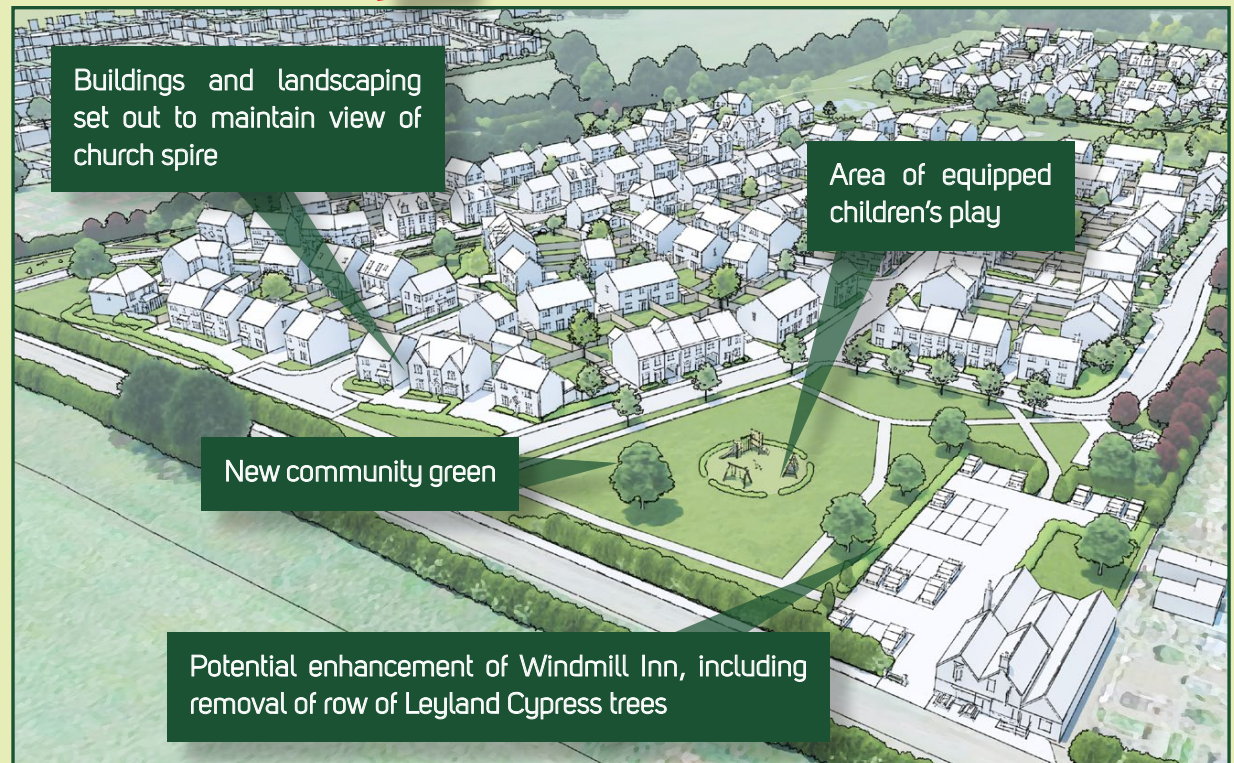
EASTERN EDGE

As has been explained earlier in this document, care has been taken to show a development response that addresses concerns raised by residents of Far Away, a residential dwelling to the east of the site. A green corridor is now shown along this edge that has been increased in width from that presented on the Concept Plan used during the consultation process. This allows for retention and potential enhancement of the existing boundary tree and hedgerow along the boundary. Space is also available through the corridor for continuation of the proposed circular footpath route, with the potential for fruit tree planting near the path to add interest and provide ecological diversity.



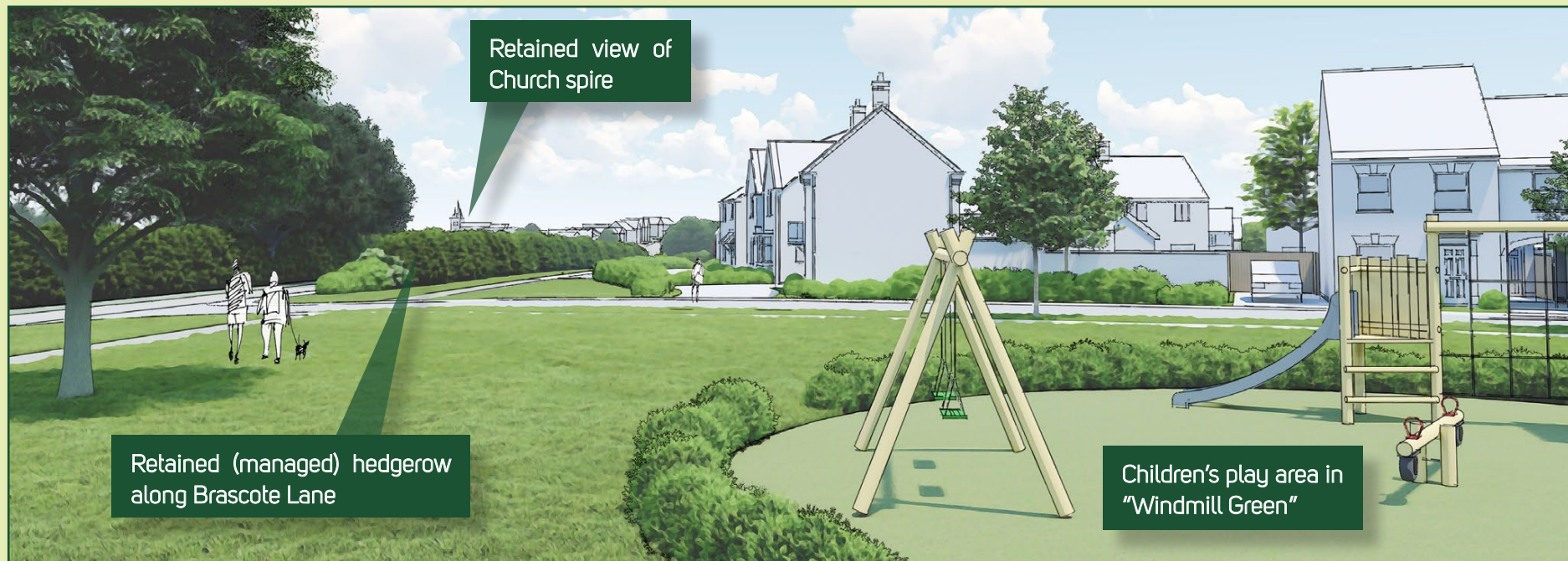
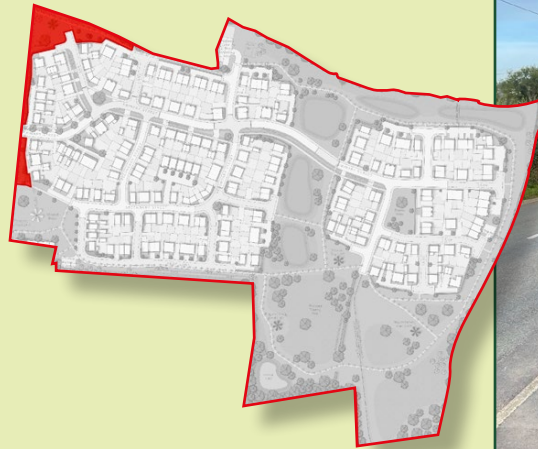
WINDMILL GREEN

Adjacent to the Windmill Inn and with a frontage to Brascote Lane, this space (and the buildings fronting it) has the potential to become a recognisable feature on arrival at this edge to the village. The Illustrative Layout shows that the space is large enough to accommodate an equipped children's play area which would be conveniently accessible from all parts of the site via the proposed circular footpath routes. Discussion with the owners of the Windmill Inn have resulted in an agreement for the mutually beneficial removal of the existing row of Leyland Cypress trees that form thick hedge-like feature along the northern boundary of the pub site. By opening up this boundary to the Windmill Inn, a community-focused green space can be created in the south-western corner of the site, with the potential for the existing pub to become more of an integrated community asset. Views of the spire of The Church of St James in the centre of Newbold Verdon from this new public green space will also provide a visual link with the village.



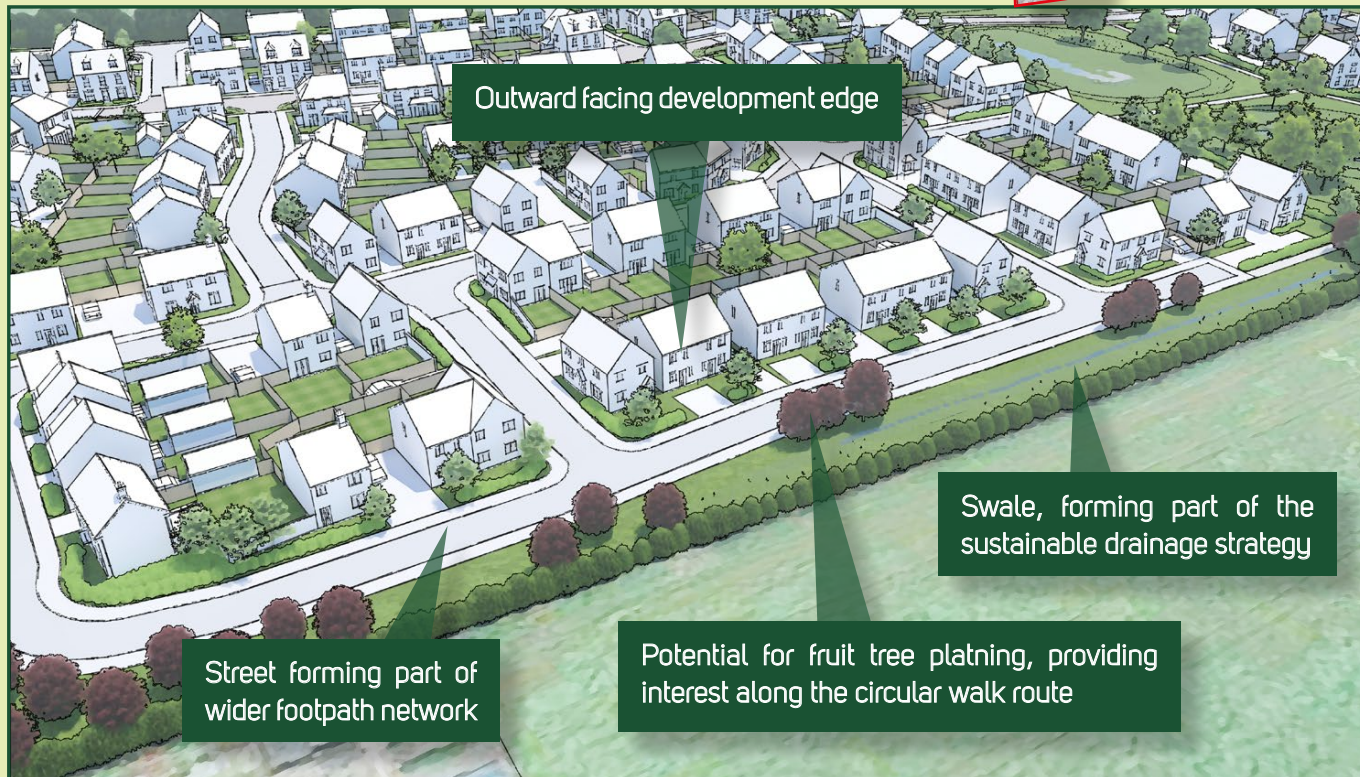
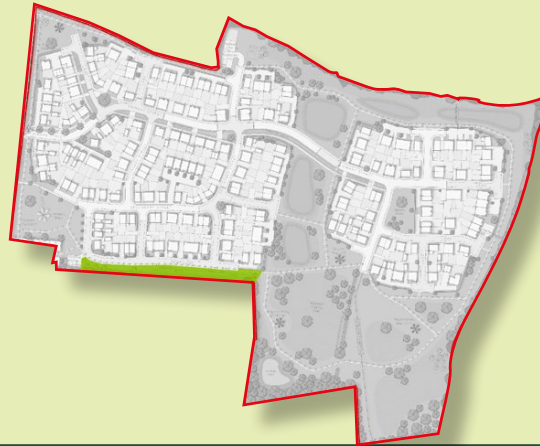
BRASCOTE LANE FRONTAGE

The Illustrative Layout shows how dwellings could be arranged here to accord with the Parameter Plan, set back from the existing hedgerow. Houses are also shown set back further in the south, allowing the view toward the spire of The Church of St James to be retained from Windmill Green. Indicative Planting in this area has also been considered such that tall-growing species would not interfere with the church spire view. . The Illustrative Layout also shows how it is possible to define a focal green space in the north-western part of the site along the Brascote lane frontage, acting as an “arrival experience” the entry into the development.



SOUTHERN CORRIDOR

Development is set back from the southern boundary of the site, creating a corridor between The Windmill Inn and the Country Park. This allows for the retention of the existing hedgerow, the formation of a swale as part of the sustainable drainage strategy, and the continuation of the circular footpath route. Fruit tree planting is also shown as a way of adding interest to the route and enhancing biodiversity opportunities.



INDICATIVE SOFT LANDSCAPING APPROACH

This plan sets out the indicative approach to the soft landscaping treatments proposed at Brascote Lane, Newbold Verdon. The landscaping principles shown relate to the intended overarching themes and functions of the proposed soft landscaping. The specific locations, planting species, densities and sizes would all be subject to detailed design and would be detailed as such to ensure no conflicts between existing

or proposed utilities, building foundations or other technical constraints. The purpose of this plan is to indicate broad planting principles, to illustrate the intended approach to landscape mitigation and enhancements across the site, and to enable agreement of the general landscaping approach with the local planning authority.

Indicative Planting Palette

Boundary Hedgerows					
Street Tree and Hedgerow Planting					
Amenity Tree Planting					
Buffer Tree Planting					
Woodland Planting					
Screen Planting					
Pond Planting					

1. Brascote Lane Frontage

This area is inclusive of an area of grassland verge between the road and the development, with new hedgerows, hedgerow trees and tree planting. This will enable a visually appropriate development frontage to be formed for users of Brascote Lane, creating an attractive street-scene on the approach into Newbold Verdon. The existing boundary hedgerow will be retained along the edge of the allotments, protected and enhanced with new hedgerow tree planting to bolster the visual softening role it has between the allotments and the development area.

2. Thurlaston Brook

Development will be set back from the northern edge of the site to protect the Thurlaston Brook. This space will incorporate new attenuation basins, riparian planting, woodland copses, open meadows and a circular recreational footpath route. The anticipated pumping station could be screened through a combination of mixed evergreen and deciduous shrub planting, hedgerow planting and native trees.

3. Eastern Edge

Native tree species could be utilised along the eastern edge of the development, to filter views of the settlement edge from the east and to aid integration of the development into the adjacent agricultural land use. Buffer planting will enhance the green infrastructure connectivity of the site's boundaries and strengthen the ecological corridor created by the eastern boundary. Whips and Light Standard tree planting will provide canopy variance to create a robust well-treed woodland character.

4. Windmill Green

This space will provide a recognisable feature on arrival into Newbold Verdon along Brascote Lane. The area could feature grassland, meadow areas, bulb planting and native tree planting.

5. Southern Corridor

The southern edge of the site could include features such as new drainage swales, hedgerow enhancements and native tree planting, provide visual softening of the development for users of the allotments and private fishing lake adjacent, as well as users of Brascote Lane.

6. SUDS Corridor

A green corridor running centrally through the site between the Country Park and Thurlaston Brook could include naturalistic tree copses, native tree planting, open meadow grassland, riparian planting and new native hedgerows.

7. Country Park

An area of open space incorporating new woodland planting, meadow areas, an ecological pond and reinstated historic hedgerow boundaries. This area will provide visual amenity benefits for users of Brascote Lane, the allotments and the private fishing facility adjacent to the site and form a characteristic transition between the open countryside to the south of the village and the new settlement edge.



Ecology

Boundary hedgerows are largely retained by the extent of development defined by the Parameter Plan and as shown on the Illustrative Layout, other than where removal is required to form the two new vehicular access points along Brascote Lane. Dwellings are set back from hedgerows and the layout structure shows how they can be retained in areas of open space, which will ensure their continued management.

New native hedgerows and trees are proposed, whilst the enhancement of existing hedgerows by reinforcement planting would also be beneficial. In addition, the creation of wildflower meadow areas within the country park and along the northern boundary will provide a broad variety of food sources for a diverse range of invertebrates.

A new pond is also shown on the Illustrative Layout in the south-western corner of the Country Park, which would provide significant biodiversity enhancements. Marginal planting around the western and southern sides of this feature could remain largely undisturbed, with the footpath route shown on the Illustrative Layout distant from it.



Access and Movement

It is proposed that new vehicular and pedestrian access to the site will be formed from Brascote Lane via a new priority junction. Proposals also include the reduction of the speed limit along this section of Brascote Lane to 30mph and provide a new gateway feature to the south of The Windmill Inn. The development will also provide a more urban feel to the road which will also help reduce speeds. The proposed access street has been designed to be 5.5m wide with 2.0m wide footways on either side of the carriageway. This includes footway connections which link the site access junction to the existing footway provision along the frontage.



Existing view along Brascote Lane towards the centre of the village



Detailed Access Proposal

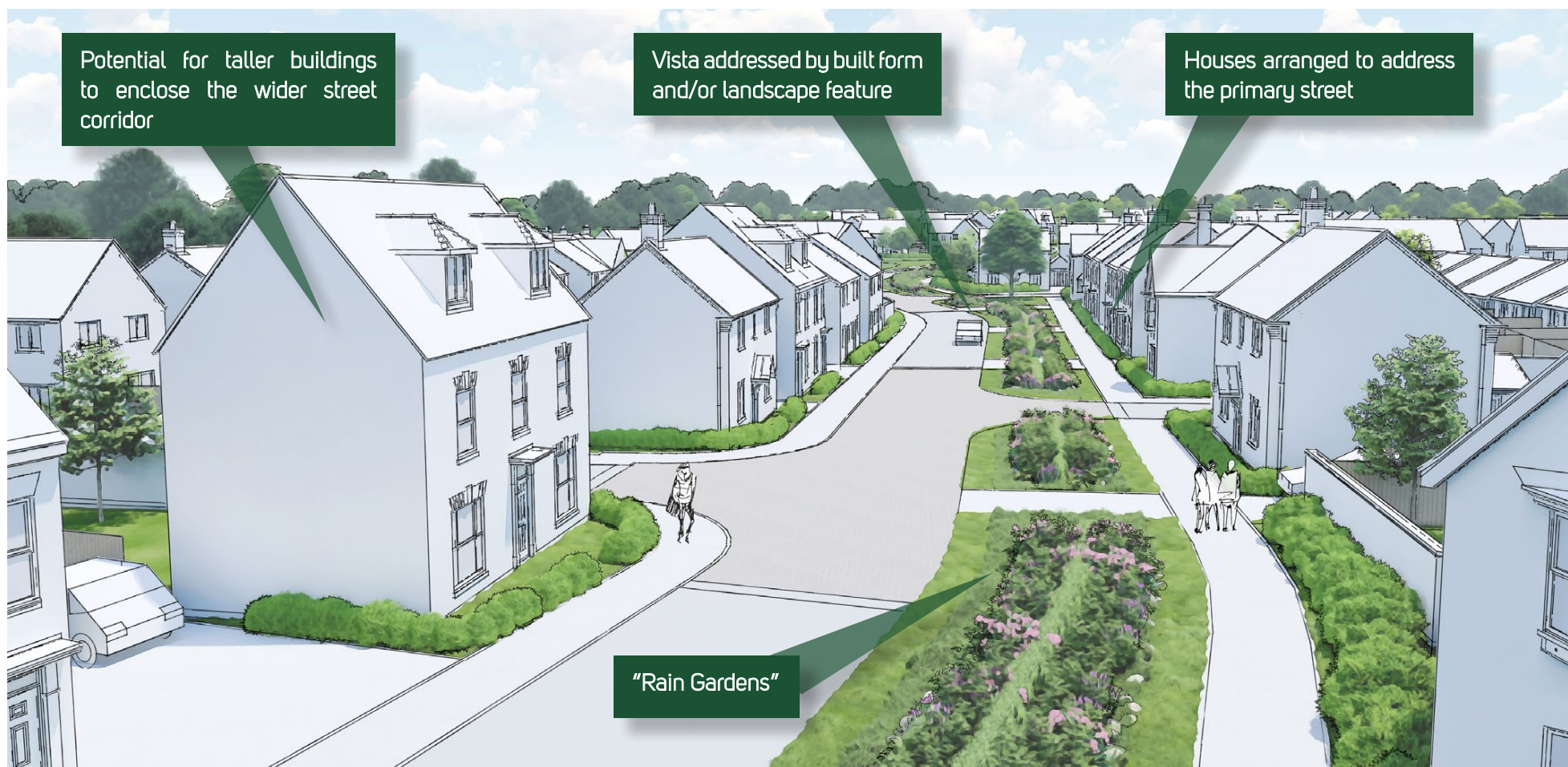
STREET HIERARCHY

The internal detailed street layout will be designed in line with Leicestershire's Highway Design Guide and the principles set out in Manual for Streets. The Illustrative Layout demonstrates how a hierarchy of streets could be used to define a legible movement framework within the site which contributes to the character of this new place.

PRIMARY STREET

Leading into the site from the new access, this street has been designed to include rain garden features as part of the sustainable drainage strategy. This results in a wider overall corridor width than the other proposed street typologies, giving it a identifiably higher status in the hierarchy. The rain garden features also give

a strong landscape presence to the street and could include various planting solutions including trees. The Illustrative Layout shows how speed reducing features could be formed along the street at regular intervals to maintain low traffic speeds.



Illustrative view of along primary street

SECONDARY STREET

Forming an internal highway loop connecting back to the primary street, this street is noticeably more “residential” in its scale. Enclosed on both sides by the frontages of dwellings which are located close to the back of the footpath.

LANES

Usually leading to the edges of the development zones from the Primary or Secondary Streets, Lanes are shown across the Illustrative Layout inclusive of a narrower carriageway width, given they serve fewer dwellings. At detailed design stage, these streets could be designed as shared surface spaces, could use changes in surface materials and at development zone edges, could be softened by replacing footpaths with grass verges.

“Streets have a fundamental role to play in contributing to the creation of variety within a development, allowing a wealth of difference between a formal, primary route secondary, tertiary and informal street typologies...”



Hinckley and Bosworth “The Good Design Guide” SPD



Access and Movement Plan

CAR PARKING

The Illustrative Layout shows how a variety of car parking solutions could be used in different locations in response to the different street typologies and structure of the proposals. The Illustrative Layout accords with the car parking policies set out in Leicestershire County Council’s Highway Design Guide, such that the following provision is achieved: -

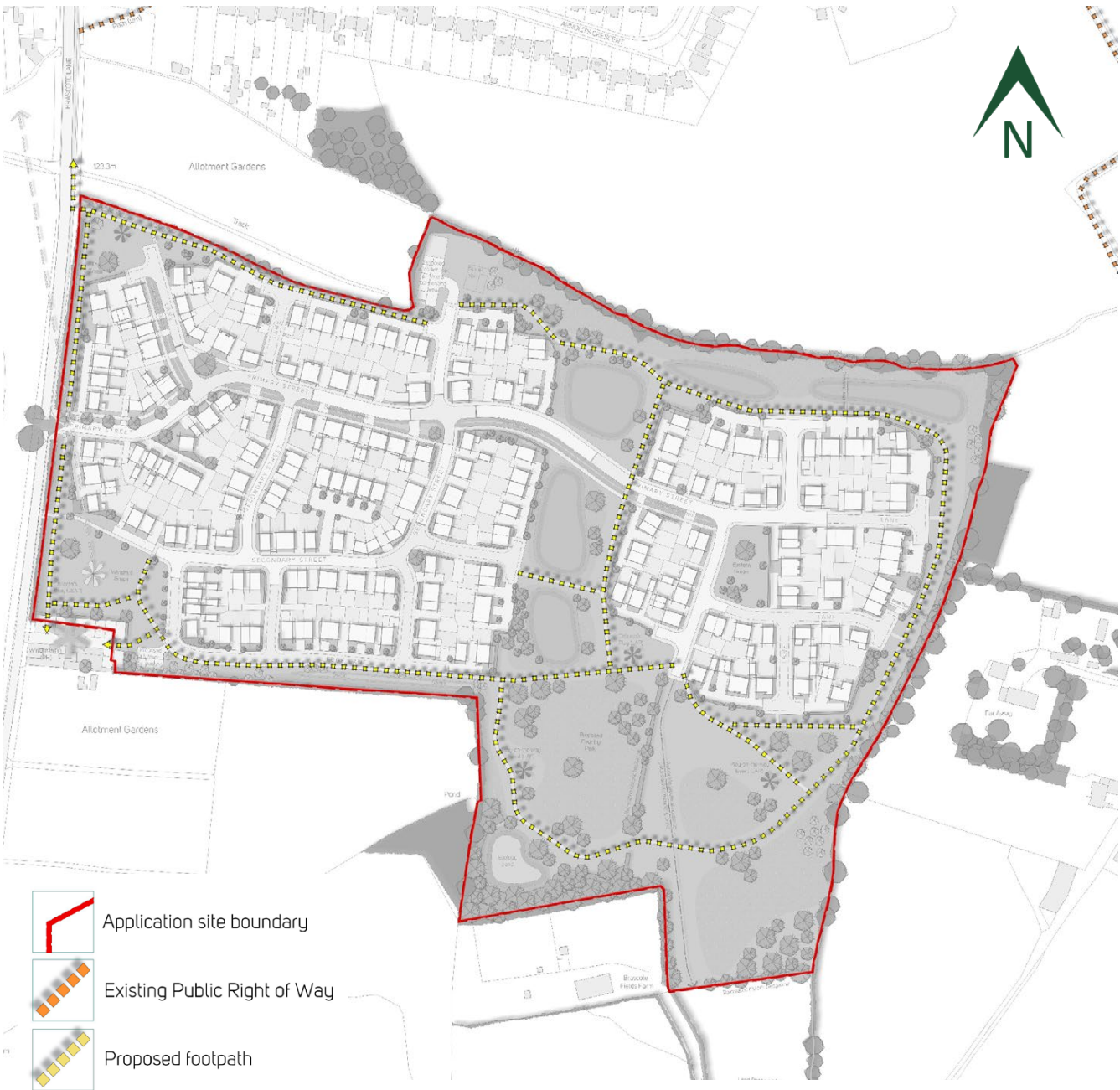
1 bedroom dwelling	2-3 bedroom dwelling	4+ bedroom
1 car parking space	2 car parking spaces	3 car parking spaces

Garages can be counted toward the allocated car parking provision where they meet the dimensions set out in the guide.

The Illustrative Layout shows an intent to provide two new areas of car parking for the allotments to the north and south, indicatively circa 10 spaces in the north and circa 6 spaces in the south. Specific details of this provision will be agreed at detailed design stage, potentially involving further consultation with representatives from the allotments.

PEDESTRIAN MOVEMENT

In addition to the footpath provision of the proposed streets, pedestrian movement and connectivity has been considered through the footpath provision shown across the Illustrative Layout. Forming a circular loop within the site the network of paths shown also provide direct and convenient local connections to areas of open space and play. The also provide links to Brascote Lane, which leads to local bus stops and the centre of the village.



Pedestrian Links Plan

Layout & Scale

The Illustrative Layout is an evolution of the Concept Plan that was presented during the consultation process and conforms to the extents of development set out on the Parameter Plan. It shows how a new residential area could be set out appropriately and with reference to the constraints and opportunities explained in Sections 2, 3, 4 and 5 of this document.

-  Application site boundary
-  Key green spaces
-  Perimeter housing block
-  Protect amenity of existing houses
-  Potential location of landmark building
-  Potential location for corner turning building
-  Potential location for feature junction to focal space



Layout and Scale Plan

FEATURES OF THE LAYOUT

The Illustrative Layout demonstrates how dwellings can be arranged in perimeter blocks to form an outward-facing development. The layout structure set out defines a series of green spaces as people journey through the development zones, forming recognisable features that would help people to orientate themselves.

Dwellings are orientated to respond to the hierarchy of streets, such that wherever possible the front door of a dwelling addresses the higher-order street. Strong building groupings and landmark buildings are shown across the Illustrative Layout which aid legibility and help inform character.

Adjacent to the dwelling known as “Far Away”, dwellings are arranged such that those closest to the boundary of the site are orientated north and south, significantly reducing the perception that Far Away would be overlooked.

As an important part of the place-making strategy and in order to provide a visual connection with the centre of the Village, care has been taken in the formation of the Illustrative Layout to maintain a long-range view of the spire of The Church of St James. The existing view from higher ground adjacent to the Windmill Inn could be enhanced by management of the height of the existing hedgerow along the Brascote Lane frontage.

The Illustrative Layout shows how development can be set out with reference to the minimum separation distances and private amenity space standards set out on page 34 of The Good Design Guide Supplementary Planning Document.



Illustrative view of an incidental area of green space within the development

SCALE

It is anticipated that buildings (other than garages) will generally be two storeys in height, with the potential use of some taller 2.5 storey dwellings appropriately located to add variety to the street scene and massing to landmark buildings. A limited number of bungalows could also be provided by detailed design proposals and may be most appropriately located at the eastern edge of the site in as part of a response to the nearby dwelling known as “Far Away”.

Dwellings are likely to be proposed in detached, semi-detached, and short terraced formats.

DENSITY

Based on the provision of 239 dwellings and a maximum net site area of 7.39ha defined by the parameter plan, the development density will be a minimum of 30 dwellings per hectare.

This minimum density is considered appropriate for the site, makes efficient use of the land available and conforms with the requirement of Draft Local Plan Policy H004 for density of at least 30dph.

The Illustrative Layout shows that at this density, car parking can be successfully accommodated, and attractive and appropriate street scenes can be defined within and at the edges of the site.

TURNING CORNERS, FRAMING VIEWS & CREATING MEMORABLE PLACES

Houses are located across the Illustrative Layout such that views along streets are terminated at the main elevation of a house rather than at a blank side gable, garage, or parking area; or are intentionally left open to allow views out into areas of open space.

The Illustrative Layout shows buildings with corner-turning plan forms that could be dual aspect at external corners of the perimeter blocks. There is the potential that a “hierarchy of corners” could be defined such that truly dual-aspect buildings are used on exposed corners, whilst buildings with some form of articulation of the secondary elevation are used in other locations where corners are less prominent.



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.

Potential feature junction within the development area

Appearance

“Appearance” is the aspect of a place or building that determines the visual impression it makes, including external built form or the development, its architecture, materials, decoration, lighting, colour, and texture.

As Appearance is reserved at this stage, no specific information on the issue is required to be provided. A DAS is however, required to explain the principles behind the intended appearance and how these will inform the final design of the development.



“Character can be informed by the context, with materials being an effective way to connect a development to a place.”

Building for a Healthy Life

CHARACTER

Given the generous amounts of open space proposed across the scheme, together with the mature landscaped context within which it is located, there is an opportunity to form an overarching landscape-led character.

Should a traditionally inspired built-form character be proposed at detailed design stage, it should be concerned with the historic core of the village more so than the post-war housing development.

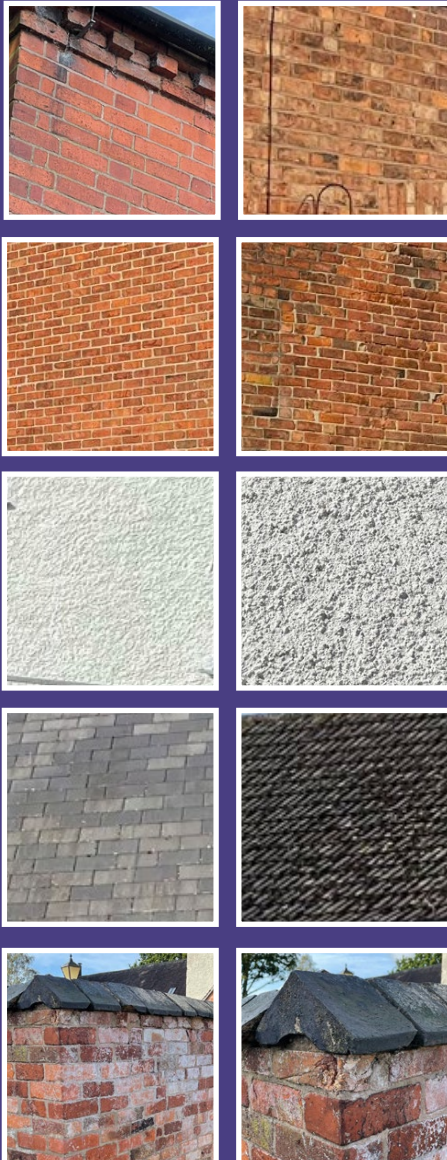
“the architectural approach to a design can result in markedly different results using the same masterplan, from a very traditional through to a contemporary aesthetic. Each approach has merits in the appropriate context and should be informed by its environment and the unique vision for the proposed scheme.”



The Good Design Guide” SPD



Traditional Materials Palette



BUILDING MATERIALS

The study of local built character presented in Section 3 established that, whilst there is no dominant building style within the historic core of the village, it does have positive elements of character, particularly with regard to regularly occurring brick and tile colour. As is presented in Section 3, this would include the following elements;

- Red brick;
- Render, potentially with a brick plinth;
- Grey plain-profiled roof tiles.

As is the case with the more recent housing delivered in the village, there is also the potential for use of other complimentary materials, colours and textures to create interest and variety.

“Reference should be made to the local context in material selection.”

The Good Design Guide” SPD



BOUNDARY TREATMENTS

As was identified in Section 3, there is not a strong tradition of boundary treatments in the historic core of the village as many properties are built close to the back edge of the pavement. However, it is noticed that there are a number of stone or red brick walls with various copings, that enclose gardens.

Given the potential to define a landscape-led character, boundary treatments could be used to which compliment this. Hedges located at the back of the footpath or planting against building frontages could be an appropriate treatment, especially at the edges of development areas and in focal green spaces. Railings and/or timber fences may offer the opportunity to provide variety within the development zones.





7

Summary

Building for a Healthy Life

- Assessment

Building for a Healthy Life is the latest edition of - and new name for - Building for Life 12.

Building for a Healthy Life (BHL) updates England's most widely known and most widely used design tool for creating places that are better for people and nature. The original 12-point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which have been made to the 12 considerations in response to good practice and user feedback.

The following assessment of the proposals set out the comprehensive design process which has been undertaken in formulating the proposed development, which could deliver housing development where people want to live.

On design grounds we believe the application accords with policy requirements. The BHL questions are an accepted measure of good quality design and have been used below to summarise the qualities of the development.



1. Connections

Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.

The Illustrative Layout shows how a community green could be defined, with the existing Windmill Inn becoming a focal point. A strong and direct street and footpath network is shown within the site that provides convenient access to proposed areas of open space. This includes the potential use of an "edge lane" where pedestrian connectivity along a site boundary is particularly important. The indicative Sustainable Drainage System has been designed in response to the existing topography and development extents are set out to respond to the modelled flood extent of brook running along the northern site boundary.

2. Facilities and services

Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

Streets and paths are shown across the Illustrative Layout that follow direct routes, providing attractive and convenient connection opportunities to existing bus stops and local services and facilities. The public realm of the Illustrative Layout is well overlooked by adjacent dwellings, with walking routes passing the fronts of dwellings. The street network has been designed to achieve 20mph design speeds and options are set out to explore the delivery of shared surface lanes.

3. Public transport

Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

Creation of a community green which integrates the existing Windmill Inn into the development provides the potential for real social opportunities. Children's play spaces and the potential for a trim-trail route are shown across the Illustrative Layout, located to provide "play on the way" for children walking toward the village. The proposed country park offers recreational opportunities for new and existing residents and is easily accessible. A circular path is also shown within the site that offers residents the opportunity to exercise or walk the dog.

4. Meeting local housing requirements

A range of homes that meet local community needs.

The precise mix of house sizes and tenure is not known at this stage, but the Illustrative Layout does show how a range of dwelling tenure and sizes could be provided on the site.



5. Character

Understand and respond.

The consultation process that has been undertaken during the preparation of the application has shaped the design proposals in a number of ways. Development extents and proposed building heights are set out to respond to concerns raised, additional car parking is proposed for adjacent allotments and play areas have been relocated in response to feedback received. The scheme responds to the ecological constraints of the site and retains the majority of the existing trees and hedgerows. The Design and Access Statement sets out how a detailed scheme could be brought forward that has a landscape-led character that includes reference to local built form through the use of building materials and boundary treatments.

6. Working with the site and its context

Create places that are memorable.

The proposals were conceived as a high-level concept plan, which has evolved as constraints and opportunities became known and understood. The Illustrative Layout shows how a series of memorable and landscape-led spaces could be defined which complement the street hierarchy.

7. Creating well defined streets and spaces

Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces.

The Illustrative Layout sets out a strong framework of connected and well overlooked streets and spaces. Perimeter blocks are used with clearly defined public fronts and private backs, creating active frontages. The Primary Street is conceived to be inclusive of rain-gardens, which integrate both sustainable drainage and landscaping into the public realm. This also defines variety in the street scene and degree of enclosure of different streets, further enhancing the legibility of the place



8. Easy to find your way around

Use legible features to help people find their way around a place.

The street hierarchy is inclusive of street typologies that are recognisably different, as direct as is possible and contribute to the character of the place. Locations of landmark buildings are identified across the Illustrative Layout which could also act as legible features.

9. Streets for all

Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm.

The street network shown within the Illustrative Layout has been designed to achieve 20mph design speed. Buildings are shown that present active frontages (and front doors) to the street, with the potential highlighted through the Design and Access Statement for the positive use of boundary treatments to create interest and define public and private space.

10. Car Parking

Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.

The landscape-led character defined in the Design and Access Statement provides space for landscaping to help settle parked cars into the street. Where frontage parking is shown across the Illustrative Layout, space is provided equivalent to a parking space is given over to green relief every four bays or so. Car parking provision is shown across the Illustrative Layout through several different solutions, demonstrating that a scheme does not need to overly rely on any one specific car parking typology.

11. Public and private spaces

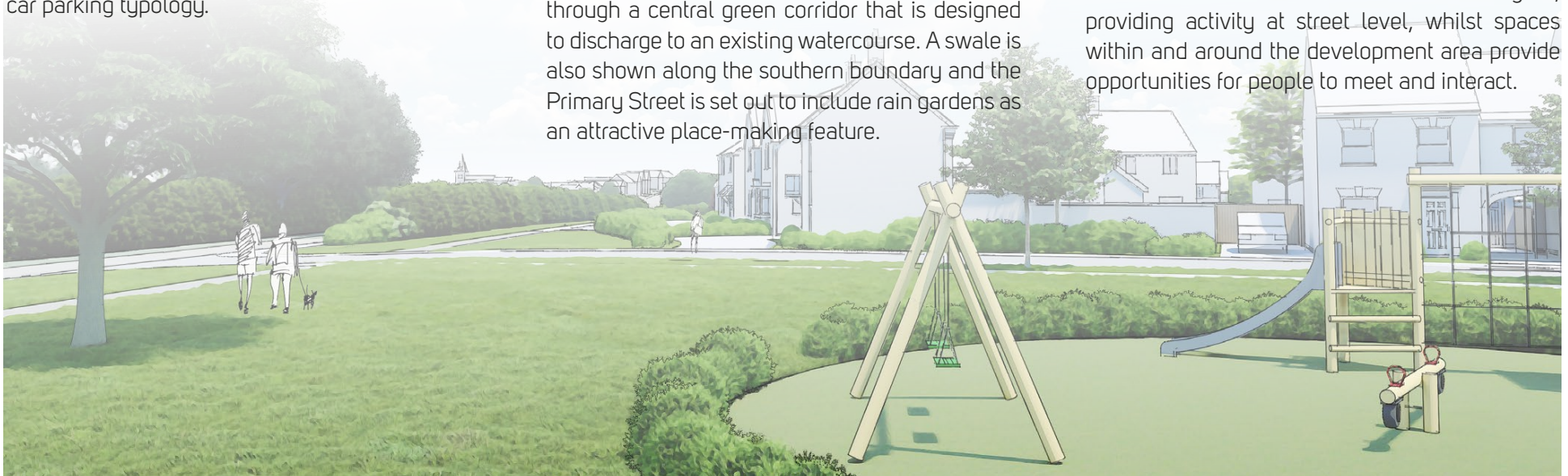
Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill.

The green infrastructure strategy has been considered as a key element of the concept from initial sketch stage, with a network of different types of space shown. Areas of open space are well overlooked and could include opportunities for food growing through the planting of fruit trees along the footpath routes within the site. The indicative surface water drainage strategy consists of a cascade of attenuation basins through a central green corridor that is designed to discharge to an existing watercourse. A swale is also shown along the southern boundary and the Primary Street is set out to include rain gardens as an attractive place-making feature.

12. External storage and amenity space

Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage.

The Design and Access Statement proposes potentially suitable boundary treatments that could enhance the landscape-led character and clearly define private frontages. Front doors address streets across the Illustrative Layout, providing activity at street level, whilst spaces within and around the development area provide opportunities for people to meet and interact.





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& URBAN DESIGNERS