

BROADNOOK

Garden Suburb

1

Design and Access Statement 1 (DAS 1) | A Framework for Broadnook Garden Suburb



“The formidable achievement of integrated high-quality architecture and Arcadian roads and open spaces has created the most nearly perfect example of the unique English invention and speciality – the Garden Suburb”

(Sir Nikolaus Pevsner 1957)

The Palmer-Tomkinson
Trust and Cooper Family



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JUNE 2016

BROADNOOK

A new Garden Suburb for Charnwood

Design and Access Statement 1 (DAS 1)

A Framework for Broadnook Garden Suburb

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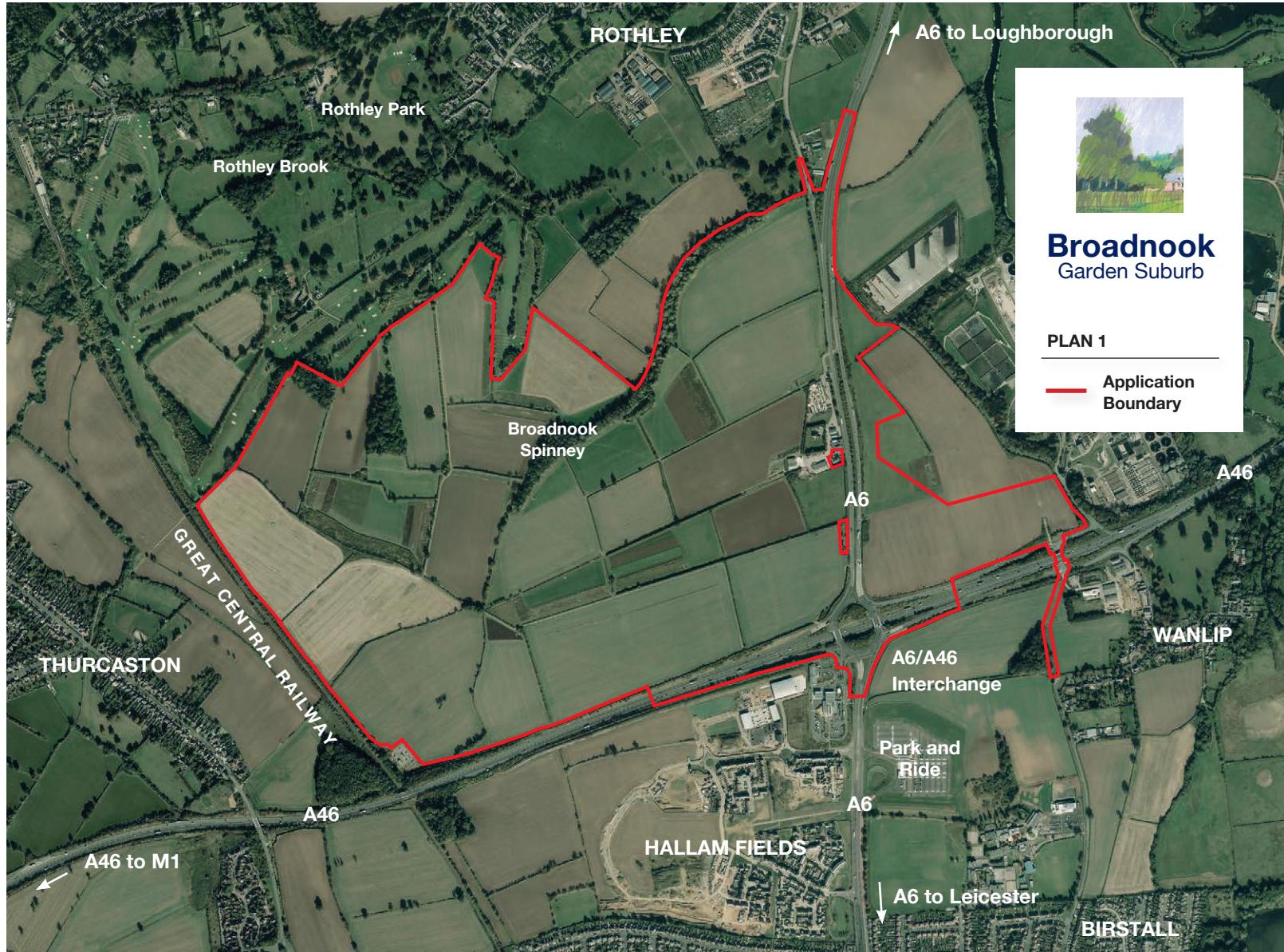


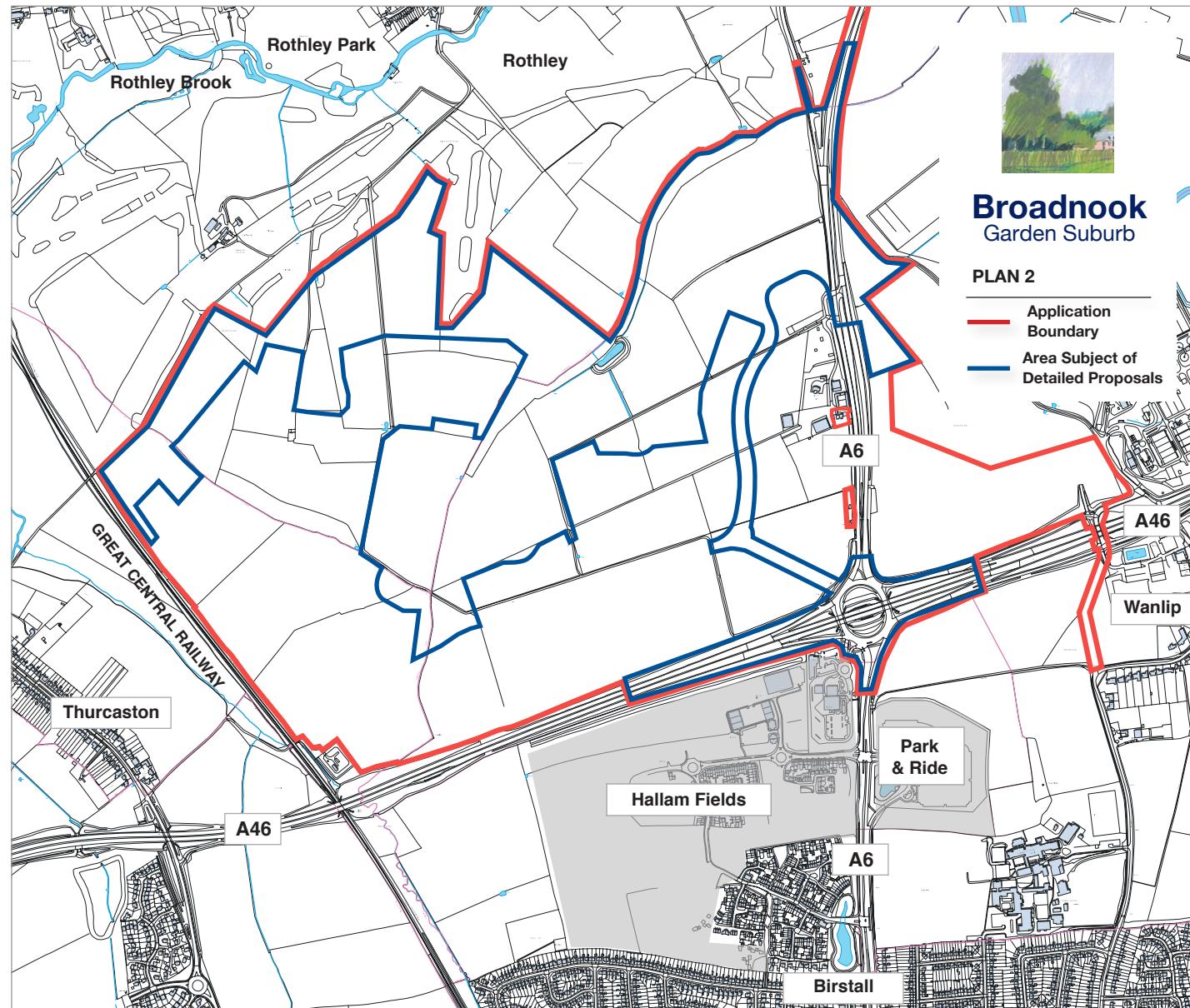
*It is important to rediscover our planning heritage
and re-imagine the Garden Cities/Suburbs for the 21st Century -
and in particular to rediscover the benefits of delivering attractive,
sustainable, comprehensively planned new communities.*

(Town and Country Planning Association 2011)



Section 1 | Introduction



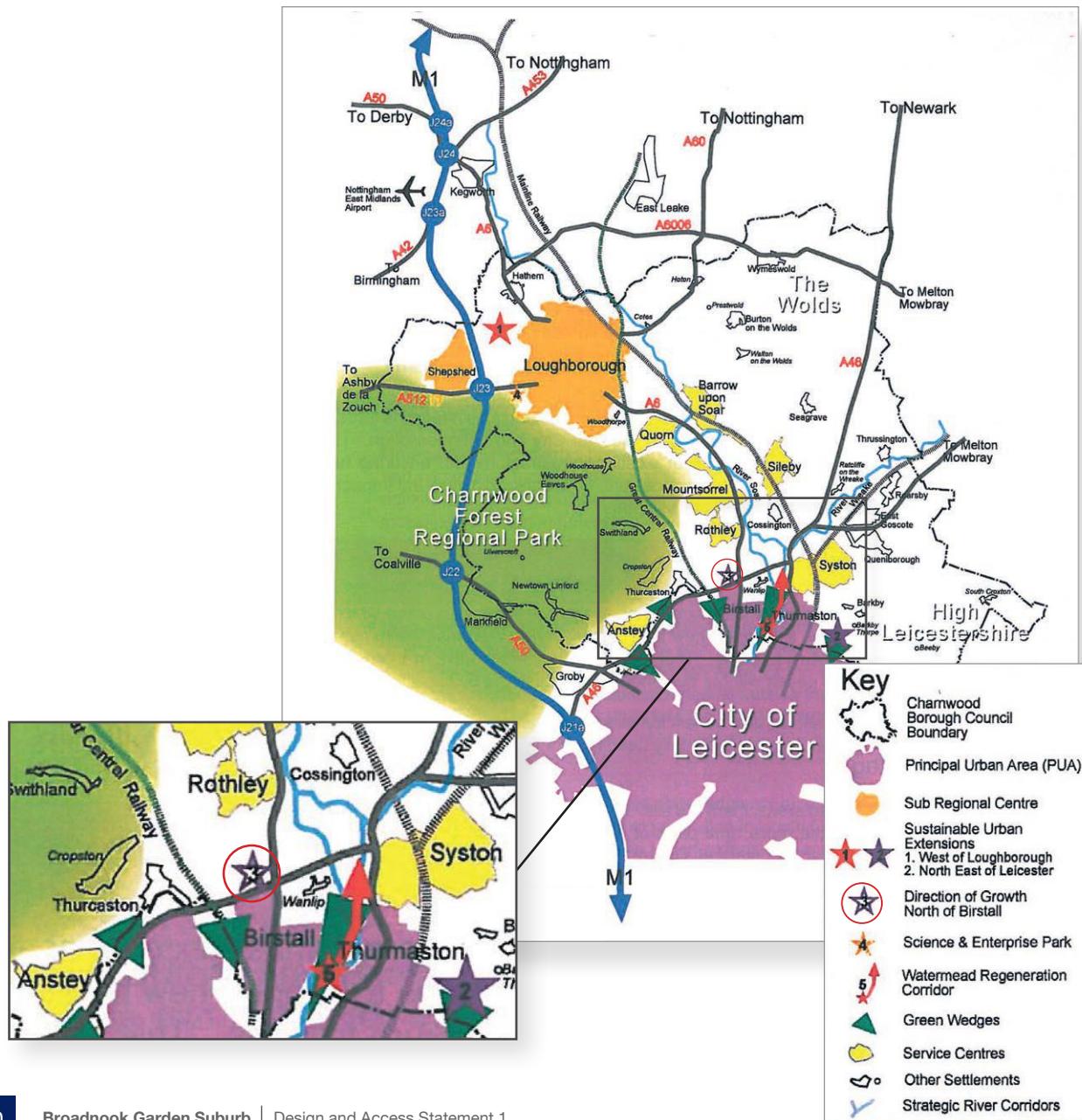


Broadnook Garden Suburb

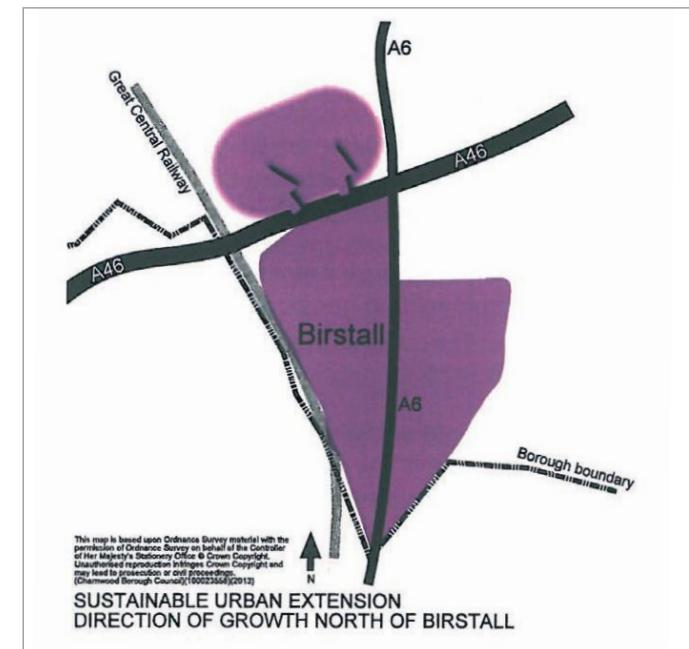
PLAN 2

- Application Boundary
- Area Subject of Detailed Proposals

The new Local Plan - Key Diagram



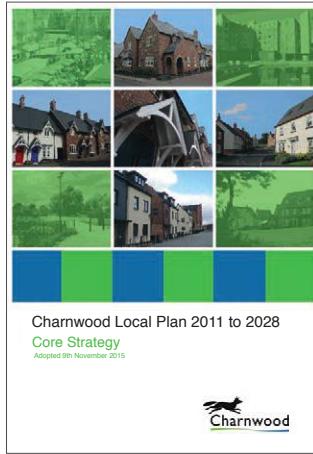
The new Local Plan - North of Birstall



The Council's overall strategy includes three key proposals defined as **sustainable urban extensions** –

- 1 - West of Loughborough
- 2 - East of Thurmaston / North of Hamilton
- 3 - North of Birstall

1.0 Introduction



This Statement has been prepared on behalf of the Broadnook Garden Suburb Partnership (the “Broadnook Partnership”):

The Palmer-Tomkinson Trust
Cooper Family
Barwood Homes
Davidsons Homes

to accompany a hybrid planning application to Charnwood Borough Council.

On 9 November 2015 the Borough Council adopted the **Charnwood Local Plan 2011 to 2028 Core Strategy** – following independent Examination.

The Local Plan’s development strategy (see Key Diagram opposite) includes four strategic development sites including a Direction of Growth on land North of Birstall in the form of a Garden Suburb – the subject of this application. The Local Plan says;

“4.31 The land to the north of Birstall will provide an opportunity on the edge of the Principal Urban Area to deliver a sustainable urban extension. This location has the potential to deliver a development that reflects the garden suburb principles underpinning the original concept behind Rothley Ridgeway, just north of the site along the Great Central Railway. This location is well connected to the City with high frequency bus links, an existing Park and Ride and a national cycle route – it also provides an attractive location for both new homes and businesses which will support housing delivery and bring investment into our Borough. This location is also able to accommodate a sustainable urban extension which meets the day-to-day needs of its community with a good range of jobs, services and facilities”

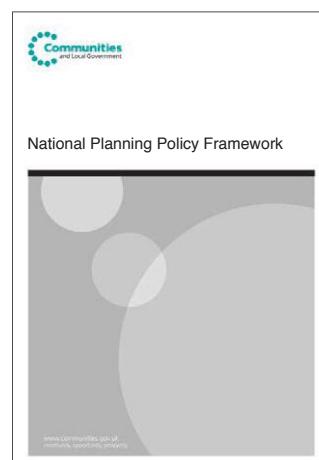
The new Charnwood Local Plan is based squarely on the priorities and principles established by the **National Planning Policy Framework (2012)** which emphasises that;

- (i) *“the supply of new homes can sometimes be best achieved through planning for larger scale developments, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities”* (para 52); and that
- (ii) *it is important to “ensure an integrated approach to considering the location of housing, economic uses, and community facilities and services”* (para 70)

This Statement has been prepared in accordance with Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, amended in June 2013, which requires certain applications to be accompanied by a **Design and Access Statement**.

The Department of Communities and Local Government (DCLG)’s March 2010 “Guidance on Information Requirements and Validation” (which remains the formal guidance pursuant to the 2010 Order, with minor amendments in respect of layout and scale parameters to accord with the 2013 Order) states;

“A design and access statement is a short report accompanying and supporting a planning application to illustrate the process that has led to the development proposal and to explain the proposal in a structured way. The level of detail required in a design and access statement depends on the scale and complexity of the application, and the length of the statement varies accordingly. Statements must be proportionate to the complexity of the application, but need not be long”



The **purpose of this Statement** is to set out and explain;

"the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with"

(DCLG Circular 01/2006 Para 80)

These ambitions are repeated in the 2013 Town and Country Planning (DMP Amendment) Order 2013 (SI 2013 No. 1238) which clarifies that the current role of the Design and Access Statement (DAS) is based on the following requirements:

- (2) An application for planning permission to which this article applies shall be accompanied by a statement ("A design and access statement") about:
 - a) the design principles and concepts that have been applied to the development; and
 - b) how issues relating to access to the development have been dealt with.
- (3) A design and access statement shall:
 - a) explain the design principles and concepts that have been applied to the development;
 - b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;

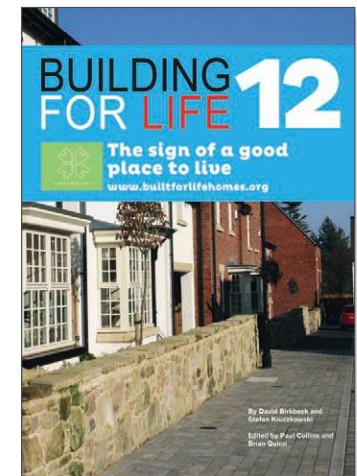
- d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- e) explain how any specific issues which might affect access to the development have been addressed"

A **Building for Life (BfL)** Assessment has also been carried out in accordance with BfL 12. As explained at Section 8 BfL examines 12 questions – with four questions in each of three sections entitled;

- Integrating into the Neighbourhood
- Creating a Place
- Street and Home

The new Charnwood Local Plan includes a clear context for the Broadnook Garden Suburb (as explained further in Section 2 - **Planning Policy Context**). The proposal builds upon the Borough's tradition of Garden Suburbs focused along the Great Central Railway. This provides a secure foundation for bringing forward a 21st Century Garden suburb learning from the experience of the past.

Designing and delivering an exemplary Garden Suburb involves consideration of not only the initial master planning and site preparation work but also the later phases of delivery and on-going management and maintenance – to ensure that the principles agreed under the structural, regulatory design and development framework are safeguarded and applied comprehensively and over time.





Rothley Garden Suburb

This document will;

- articulate the essential qualities of a Garden Suburb, identifying key principles;
- examine and interpret how these principles can be applied specifically in relation to Broadnook to produce an exemplary design, demonstrating how the physical features of the site can be optimised to deliver a truly high quality Garden Suburb;
- identify the approach to and mechanisms that need to be put in place to inform the master plan, townscape, landscape and architectural elements of the new garden suburb; and to secure delivery through effective development management and long-term stewardship.

The proposals are brought forward in the form of a **hybrid planning application** which combines the overall structural approach for the Broadnook Garden Suburb with fully detailed design for an important area of interest to confirm the commitment to high quality and aspirational objectives and the prospect of early delivery. A Design and Access Statement is therefore submitted in relation to the overall Garden Suburb - **DAS 1 “A Framework for Broadnook Garden Suburb”**; and a second Statement **DAS 2 “Delivery of the Broadnook Garden Suburb”** explains and supports the fully detailed element of the application.

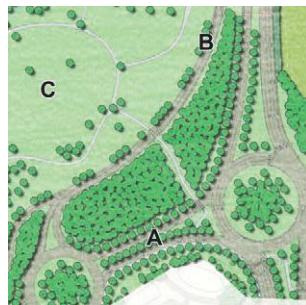
Description of Development

The hybrid planning application seeks



- A. Outline Planning Permission** (with all matters reserved on those areas not subject to the detailed proposals – see **B. Detailed Permission**)
 - for
 - (i) preparatory works
 - (ii) up to 1650 residential units (Use Class C3 including affordable housing)
 - (iii) up to 15 hectares of employment land for Use Classes:
 - B1(a) office – up to 7,500 m²
 - B1(b) and (c) research and development and light industry – up to 17,500 m²
 - B2 general industry – up to 10,000 m²
 - B8 storage and distribution – up to 15,000 m²
 - (iv) a 2 Form Entry Primary School (up to 420 pupil capacity) on a site of 1.9 hectares
- (v) a Local Centre (the ‘Broadnook Centre’) for a combination of Use Classes:
 - A1 “Shops” *including a supermarket of up to 1600 m² net and unit shops*
 - A2 “Financial and Professional Services”
 - A3 “Restaurant(s) and Cafeteria(s)”
 - A4 “Drinking Establishment(s)”
 - A5 “Hot Food Takeaway”
 - B1 “Business”
 - C2 “Residential Institutions” *including a 70 bed care-home*
 - C3 “Dwelling Houses”
 - D1 “Non-Residential Institutions”
 - D2 “Assembly and Leisure”

(A2-D2 Uses comprising up to 2,200 m² of additional floorspace nett of Use Classes C2 and C3)
- (vi) a “Community Resource Centre” incorporating social, community and health care facilities and the offices of the Broadnook Garden Suburb Trust.
- (vii) a site of 4 plots for showpeople



- (viii) green infrastructure including
 - woodland
 - natural and semi-natural greenspace
 - amenity open spaces
 - play facilities
 - outdoor sports provision including playing pitches, tennis courts, bowling green and changing facilities
 - parkland
 - allotments
 - arboretum
 - extended public rights of way
- (ix) associated infrastructure, access, engineering, groundworks, landscaping, drainage works and demolition of selected existing buildings

- B. Detailed Permission** for a first phase of development comprising
- (i) primary access proposals including a signalized roundabout to A6 dual carriageway, site access works and two-way link to Loughborough Road
 - (ii) internal link road between A6 access and A6/A46 junction with connection to that junction restricted to buses and emergency vehicles only
 - (iii) northern boulevard including access points to Broadnook Centre, housing areas and Countryside Park
 - (iv) two areas of housing comprising a total of 193 dwellings.
 - (v) a Countryside Park including ground modelling, parkland, sports pitches, site for pavilion, parking, footpaths/cycleways, hard and soft landscaping
 - (vi) structural woodland planting and ecology parkland
 - (vii) sustainable drainage proposals
 - (viii) comprehensive landscaping proposals
 - (ix) site for a temporary construction depot east of A6

The Application Site Boundary is shown on **Plan 1** and **Plan 2** at pages 8 and 9 of this statement. **Plan 2** also shows the area subject of the detailed proposals.

Structure of the Document

The document has the following main components:

- **Section 2**

An overview of the **Planning Policy Context** for the North of Birstall Direction of Growth and the Broadnook Garden Suburb;

- **Section 3**

An appreciation of the virtues of **Garden Suburbs** – including the locally distinctive **Charnwood heritage**;

- **Section 4**

Assessment – considers the North of Birstall location and the site's characteristics and surroundings;

- **Section 5**

An explanation of the **Design Process**, and the definition of a shared **Vision** and **Development Objectives** for the Broadnook Garden Suburb;

- **Section 6**

Design Evolution from an iterative process involving **evaluation** and **stakeholder participation**. An appreciation of the site's constraints and potential, policy priorities and principles and public consultation has enabled the definition of a **Development Framework** and the **parameters of the planning application**.

- **Section 7**

A **Framework for Broadnook Garden Suburb** explains the **Illustrative Masterplan** and the integrated proposals for the key constituent parts:

- extensive multi-functional **green infrastructure** and the important **landscape framework**;

- **high quality garden suburb housing** in complementary character areas based on a thoughtful hierarchy of leafy streets;

- a **Broadnook Centre** where social, commercial and community services and facilities will be concentrated at the heart of a **walkable neighbourhood**;

- **mixed employment** uses, emphasising the potential for **small and medium enterprises** and **knowledge-driven industry** in a very attractive environment and providing for both local and strategic needs.

- **Section 8**

Building for Life – includes a BfL 12 summary for the design proposals.

- **Section 9**

A summary of the process of Community Engagement and the way in which it has helped to shape the plan-making process, the location-specific policy context and response to presentation of the draft proposals at Public Exhibition.



Welwyn Garden City

- **Section 10**

An explanation of the way in which detailed proposals are to be brought forward in the context of the Development Framework, exemplified by the detailed proposals forming part of the hybrid application and the subject of **DAS 2**.

- **Section 11**

An explanation of the approach to ensure coordination and collaboration implementation: and the way in which long term stewardship with high standards will be achieved.

- **Section 12**

A summary of the document which presents the prospect a locally distinctive and flagship scheme at Broadnook in South Charnwood.

The DAS should be read in conjunction with the suite of documents which form part of or support the hybrid planning application. They include:

- **Planning Statement**

- **Environmental Statement**

(which includes, *inter alia*, landscape, ecology and heritage assessments)

- **Transport Assessment**

- **Flood Risk Assessment**

- **Statement of Community Involvement**



“Central to place-making is the realisation that the quality and management of neighbourhoods, streets and parks are directly related to civic pride, community and civic values or perceptions, and identity.”

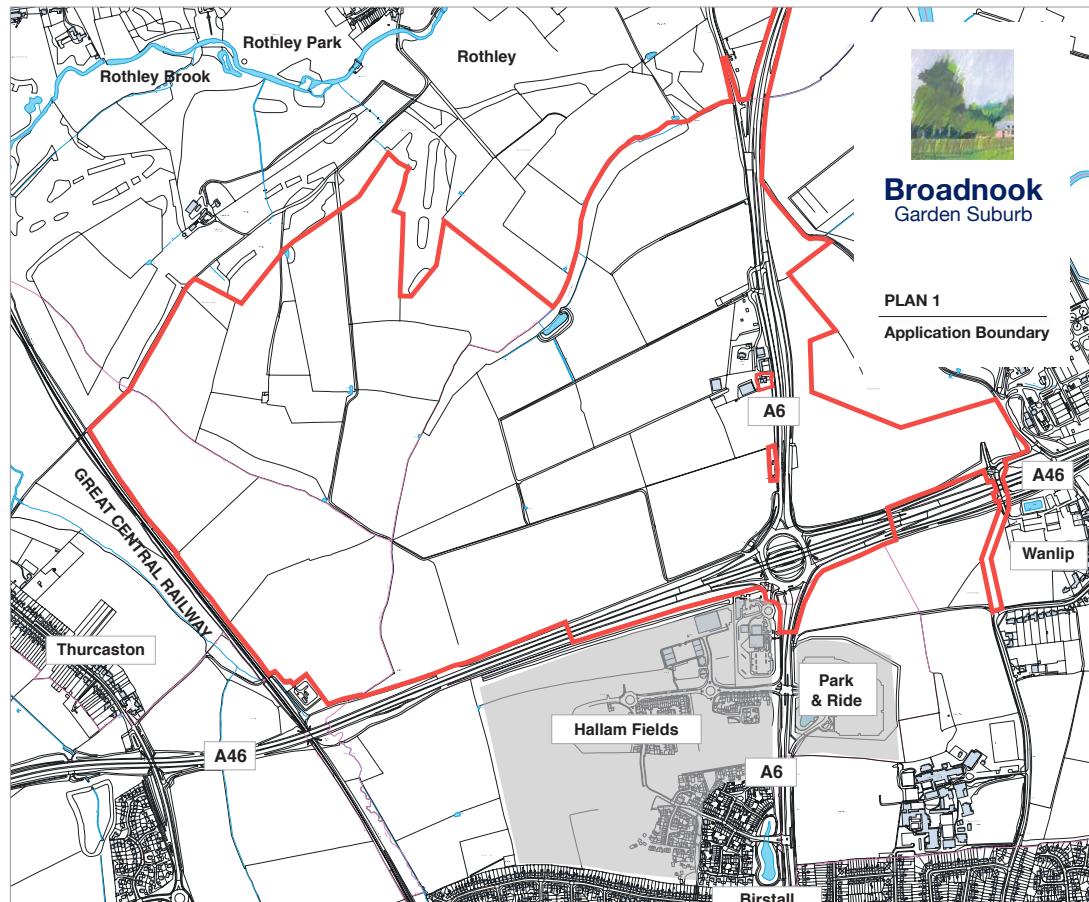
“Many of the components of green infrastructure such as parks, play and public art also relate directly to place-making and enhancing local character.

At a wider scale, green infrastructure can contribute to local identity and landscape character.”

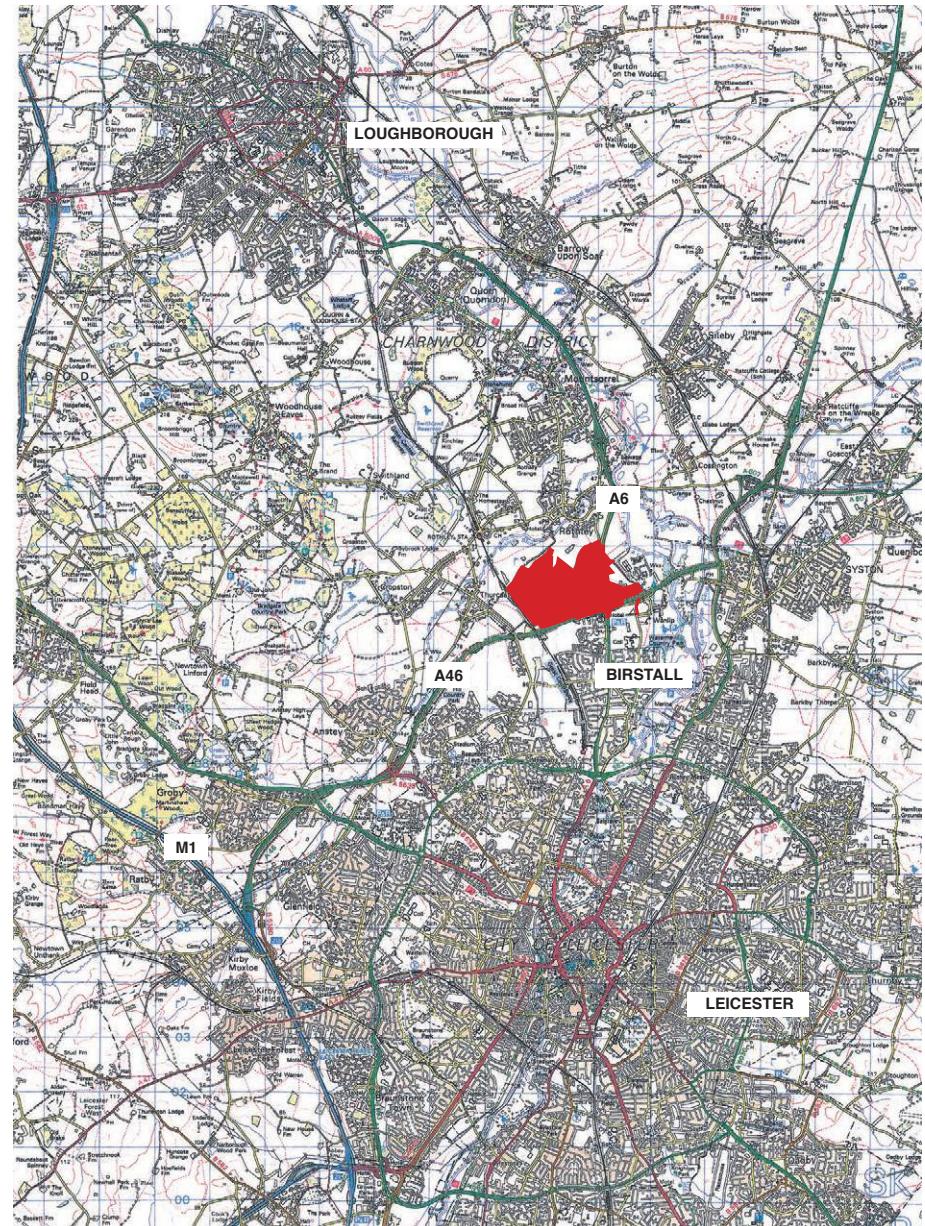
(Natural England 2009)



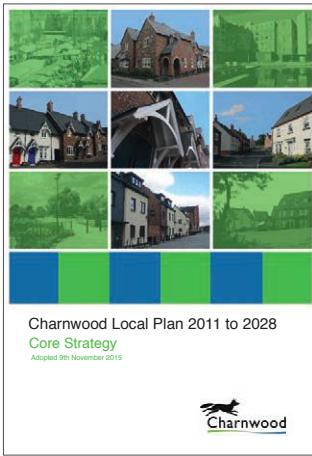
Section 2 | Planning Policy Context



Land North of Birstall - A strategic location



2.0 Planning Policy Context



The **Charnwood Local Plan 2011 to 2028 Core Strategy** was adopted by the Borough Council on 9 November 2015.

The **Development Strategy** expressed by **Policy CS1** provides for at least 13,940 new homes to be provided between 2011 and 2028. **Policy CS6** proposes in turn the delivery of up to 75 hectares of employment land to meet the economic needs of Charnwood's communities and to support the economy of Leicester. The strategy is based on "urban concentration" and recognises the importance of Leicester and Loughborough in influencing the updated planning framework. The strategic policies and priorities therefore relate to **South Charnwood** and **North Charnwood**.

The priority location for growth is the **Leicester Principal Urban Area** (PUA) where provision is made for at least 5,500 new homes and up to 46 hectares of employment land by 2028, thereby providing new development with easy access to services, facilities and employment. South Charnwood has a strong physical social, economic and environmental relationship with Leicester.

In particular the Core Strategy proposes a sustainable urban extension to the east of Thurmaston and north of Hamilton (4,500 dwellings and 13 hectares of employment land) known as the North of Leicester SUE; and smaller scale development to the **north of Birstall** (about 1,500 homes and up to 15 hectares of employment land). These proposals are complemented by the Watermead Regeneration Corridor which will provide up to a further 8,750m² of offices, 16 hectares of general employment and a focus for leisure and recreation based on the Watermead Country Park.

The Core Strategy Key Diagram which describes the location of these strategic priorities is shown on page 10.

North of Birstall Direction of Growth - a strategic priority

The Borough Council's aspirations for the North of Birstall location are clearly set out in the Local Plan, grouped around the themes of homes, jobs, shops and facilities, access and travel, environment and infrastructure delivery. These aspirations are formalised in **Policy CS20** which seeks to secure;

- *"a balanced new community" and*
- *"a safe, high quality and accessible environment"*

The preface to the policy in the Local Plan explains the special nature of this proposal based on Garden Suburb Principles and Charnwood's heritage;

"9.40 This location provides an opportunity to create a new garden suburb to reflect the pioneering work started during the early part of the twentieth century along the Great Central Railway. This development, will deliver approximately 1,500 homes, new jobs and community facilities and provides an opportunity to respond to this unique and high quality context. Approximately 1,345 homes will be delivered by 2028. The area benefits from excellent connections with the City and is adjacent to the Great Central Railway."

"9.41 During the early part of the twentieth century a number of homes were built to Garden Suburb principles along the route of the Great Central Railway. This is particularly evident at the Ridgeway in Rothley, part of the unfinished Rothley Garden Suburb, which was strongly influenced by Hampstead Garden Suburb. The plan included individually designed houses with good sized gardens."

9.42 Garden Suburbs are a development of the Garden City movement which sought to combine all the advantages of the town by way of accessibility and all the advantages of the country by way of environment without any of the disadvantages of either.

9.43 Garden Suburb principles include;

- strong vision, leadership and community engagement
- land value capture for the benefit of the community;
- community ownership of land and long-term stewardship of assets;
- high quality, imaginative design including homes with gardens;
- mixed tenure homes which are affordable for ordinary people;
- a strong local jobs offer with a variety of employment opportunities well related to homes;
- generous green space linked to the wider countryside, well managed and high quality gardens, tree lined streets and open spaces with opportunities for residents to grow their own food;
- access to strong local, cultural, recreational and shopping facilities in walkable neighbourhoods; and
- integrated and accessible transport systems.

9.44 We expect the development to continue the tradition of Garden Suburb housing associated with the Great Central Railway”

In this context location-specific **Policy CS20** states;

“We will identify a direction of growth to the north of Birstall for a sustainable urban extension to deliver a garden suburb of approximately 1,500 homes. The development will make a significant contribution to meeting our housing needs by delivering approximately 1,345 homes by 2028 and the remaining homes beyond the plan period.

The sustainable urban extension will be to the north of the A46, west of the A6, east of the Great Central Railway line and to the south and west of the Broadnook Spinney. It will create a balanced community and a safe, high quality and accessible environment. We will do this by;

Housing

- seeking 30% affordable homes to meet local needs in accordance with Policy CS3;
- seeking a range of tenures, types and sizes of homes in accordance with Policy CS3;
- supporting extra care housing where it meets the needs of our ageing population in accordance with Policy CS3; and
- requiring a site of at least 4 plots for showpeople in accordance with Policy CS5.

Employment

- providing up to 15 hectares of employment land to help meet our strategic and local employment needs in accordance with Policy CS6.





Community Facilities

- providing a primary school as appropriate to meet the need for school places, as a focal point for the new community;
- contributing to the provision of secondary school places as appropriate to meet the need for school places;
- providing one accessible Local Centre delivered as part of an early phase of development, including as a minimum, local shops and a small supermarket, small scale employment and a range of non-retail and community facilities and services including a community centre in accordance with Policy CS9;
- supporting the provision of excellent electronic communications networks for all homes and businesses in accordance with Policy CS10; and
- supporting development that maximises the opportunities to create strong social links with Birstall

Transport

- requiring well connected street patterns and walkable neighbourhoods that provide high quality, safe and direct walking, cycling and public transport routes in accordance with Policy CS17;
- requiring a comprehensive package of transport improvements in accordance with Policies CS17 and CS18 and including:
 - new and improved cycling and walking routes, well related to the green infrastructure network, connecting to existing and new employment areas and centres, the Birstall Park and Ride, Watermead Country Park and Charnwood Forest;
 - bus service enhancements connecting the new community with local employment opportunities and Birstall, Leicester City Centre and Loughborough, as identified through a Transport Assessment;
 - a new roundabout on the A6, north of the A46 interchange;
 - appropriate access arrangements including a connection to the A6 and Rothley;
 - appropriate capacity improvements at the A46 interchange; and
 - other network improvements as identified by an appropriate Transport Assessment.



Environment

- *protecting the separate identity of Wanlip, Rothley and Rothley Conservation Area;*
- *responding to the landscape and surrounding areas to create a locally distinctive development in accordance with Policies CS2 and CS11;*
- *protecting historic and archaeological features including the setting of Rothley Park and Rothley Conservation Area in accordance with Policy CS14;*
- *protecting and enhancing existing wildlife corridors and, where appropriate, provide new corridors to create a coherent biodiversity network in accordance with Policy CS13;*
- *encouraging the development to, where viable, exceed Building Regulations for carbon emissions in accordance with Policy CS16;*
- *delivering buildings and spaces that have been designed to be adaptable to future climatic conditions including extremes of temperature, drought and flooding in accordance with Policy CS16;*
- *requiring development that provides appropriate Sustainable Drainage Systems and flood alleviation measures and where possible reduces flood risk associated with the Rothley Brook in accordance with Policy CS16;*
- *providing an accessible, comprehensive and high quality network of multi-functional green spaces in accordance with our open space standards in accordance with Policies CS15 and CS12 and garden suburb principles;*
- *requiring the development to respond to the minerals safeguarding policies in the Leicestershire Minerals Development Framework.*

The Local Plan sets a clear, well-considered and up-to-date position for the Broadnook proposal. The Borough Council also makes plain that;

“Our Vision for the sustainable urban extension can only be achieved by the highest standards of design and through a comprehensively planned development...

Our Vision cannot be achieved through a fragmented or ad hoc approach to design” (9.69)

Indeed, the Borough Council is emphatic in the new Core Strategy about the importance of high quality design in delivering sustainable developments. The Local Plan pronounces:

4.57 Making sure homes, jobs and shops are in the right place is only part of our plans to deliver sustainable development. We also want new development to be attractive, safe, long lasting and capable of being adapted over time to changing circumstances, including our climate. High quality design is not just about how something looks. It is a skilful response to the unique circumstances of a particular site and is at the heart of delivering sustainable development and high quality places where people want to live.

4.58 The design quality of new housing developments in the East Midlands has been assessed and the majority have been judged to be either poor or average. People expect new buildings to be designed to a higher standard than they have been in recent years. The success of our Vision can only be realised if there is marked improvement in the quality of new development. We want to significantly improve the standard of new developments when compared to what has gone before.

- 4.59 Our towns and villages have distinct identities, shaped to respond to the landscape they are set in. We are fortunate to have a rich mix of buildings from different periods, built of local materials which are a product of our diverse geology.
- 4.60 We do not want to impose architectural styles or tastes and recognise the role that appropriate innovative and original design can play in reinforcing our local distinctiveness. We do, however, want to see architectural excellence where opportunities are available, such as on strategic sites and at prominent and high profile locations. We will make sure new development is of a high quality design.
- 4.61 Our approach to design is based upon Building for Life 12 (BfL 12), the national standard for well-designed homes and neighbourhoods, published by the Design Council and its partners including the Home Builders Federation. BfL12 poses a series of questions to stimulate the design process for, or appraisal of, new developments”



In turn **Policy CS2 “High Quality Design”** formalises the Borough Council’s commitment;

“We will require new developments to make a positive contribution to Charnwood resulting in places where people would wish to live through high quality, inclusive design and, where appropriate, architectural excellence. Proposals should respond positively to their context and reinforce a sense of place.

We will require new developments to;

- *respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials and access arrangements;*
- *protect the amenity of people who live or work nearby and those who will live in the new development;*
- *function well and add to the quality of an area, not just in the short term, but over the lifetime of the development;*
- *provide attractive, well managed and safe public and private spaces;*
- *provide well defined and legible streets and spaces that are easy to get around for all, including those with disabilities; and*
- *reduce their impacts upon and be resilient to the effects of climate change in accordance with Policy CS16.*

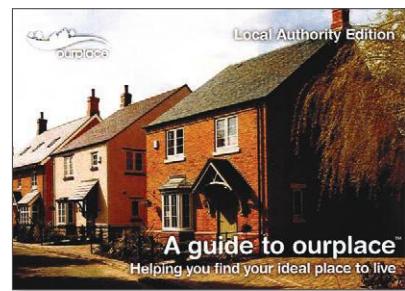
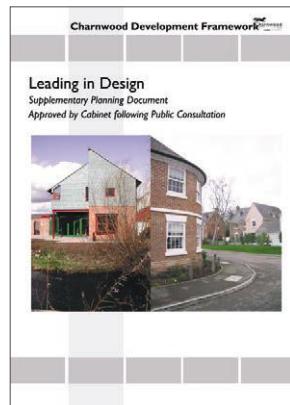
We will do this by requiring independent design reviews for major or sensitive developments and using national design assessments to determine quality of new developments”

Supplementary Planning Document and Design Guidance

As part of its quest for higher design and development standards the Borough Council has approved a Supplementary Planning Document “**Leading in Design**” (2006) and has established an “**Our Place**” initiative.

The main principles of the “Leading in Design” document are;

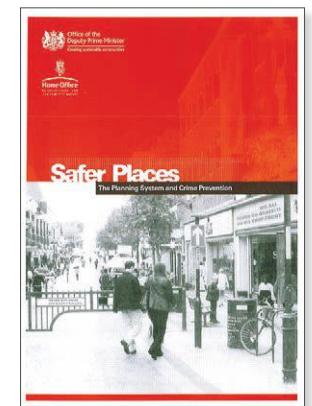
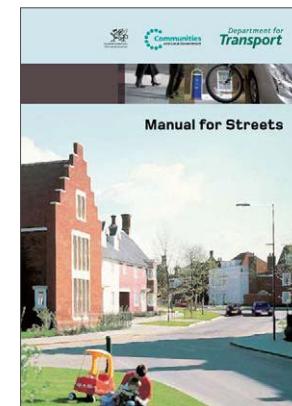
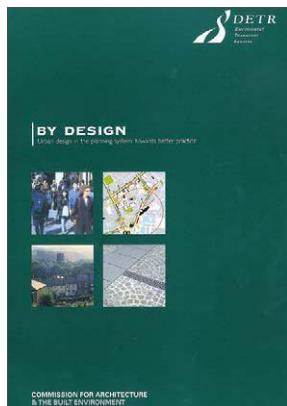
- **Places for People** the creation of distinctive places that provide a choice of housing and complementary facilities and activities nearby;
- **Accessible Places** which are easy to get to and move through with short, direct, safe, pleasant public routes overlooked by frontages;
- **Safe Places** based on a clear division between public and private spaces, the continuity of street frontages and attractive enclosure of space;
- **Sustainable Places** mindful of long term viability, resource efficiency and renewable energy;
- **Distinctive Places** which respond to their context and build on the features that make an area distinctive and special.



The Borough Council's position is underpinned by best practice **Design Guidance**. Nationally relevant design documents encourage higher standards;

- **By Design** Urban Design in the Planning System: Towards Better Practice (DETR/CABE 2000)
 - **By Design** Better Places to Live: A Companion Guide to PPG3 (DETR/CABE 2001)
 - **Design Compendium 1 and 2** Delivering Quality Places (English Partnerships/HCA 2002 and 2007)
 - **Manual for Streets 1 and 2** (DCLG / DoT 2007 and 2010)
 - **Safer Places** The Planning System and Crime Prevention (ODPM 2004)
 - **Building for Life 12 (BfL 12)** (Design for Homes, CABE, Home Builders Federation 2012)

As recorded, the Borough Council is very supportive of **Building for Life 12** – which utilises 12 questions aimed at stimulating attractive, functional and sustainable places – and this is discussed further at **Section 8**.





*Good design is a key aspect of sustainable development,
is indivisible from good planning, and should contribute positively
to making places better for people*

*It is important to plan positively for the achievement of high quality and
inclusive design for all development including individual buildings, public
and private spaces and wider area development schemes.*

(National Planning Policy Framework 2012)



Section 3 | The Garden Suburb Concept



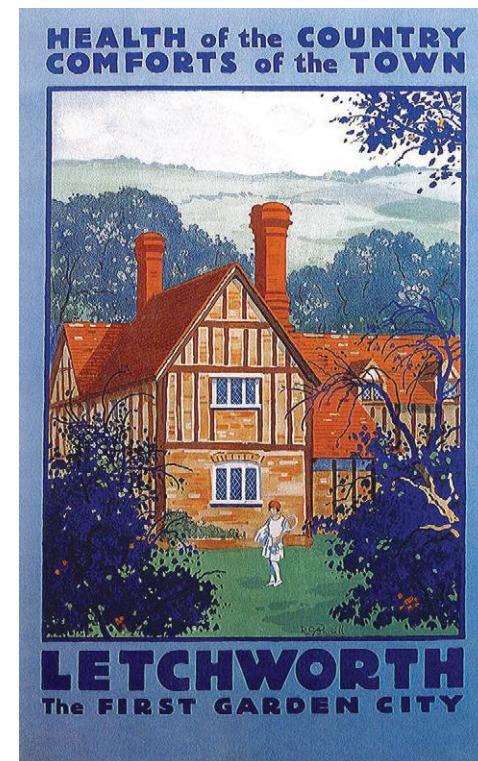
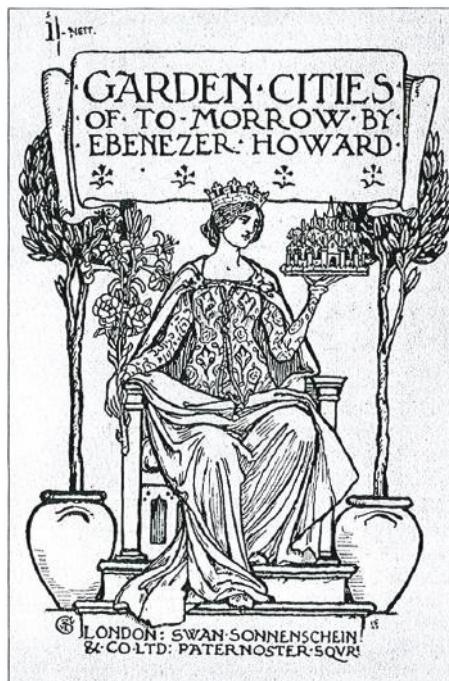
Hampstead Garden Suburb

3.0 The Garden Suburb Concept

The “Joyous Union of Town and Country”



Ebenezer Howard

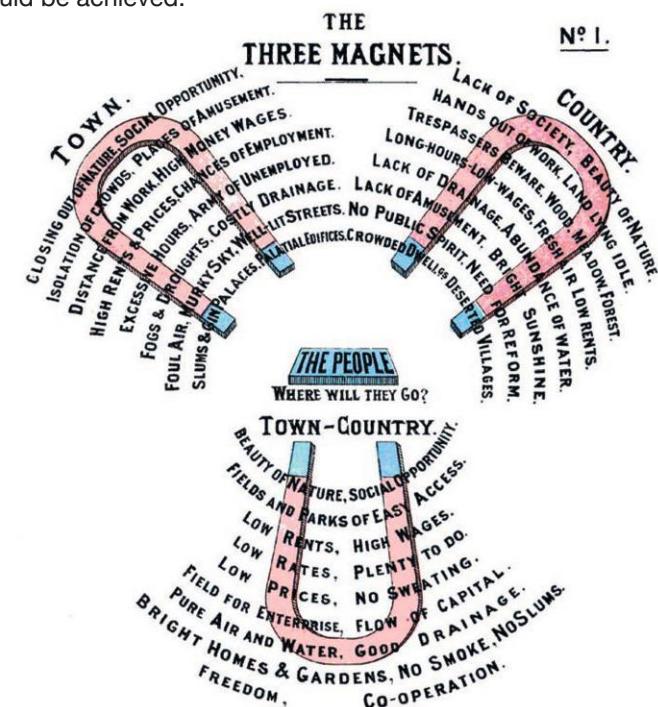


The Borough Council's aspiration to create an exemplar Garden Suburb on land to the north of Birstall has its origins in the pioneering work by Sir Ebenezer Howard following the publication in 1898 of his book ***“Tomorrow: A Peaceful Path to Real Reform”***. His work led directly to the early Garden Cities at Letchworth and Welwyn at the turn of the 20th Century and the approach has been adapted to create successful Garden Suburbs at, for example, Hampstead and Bedford Park in London and a wide range of locations in the UK and worldwide.

Essentially Howard advocated a stronger relationship between town and country. In his book he identified “town-life” and “country-life” as two separate attractions, or “magnets” but he did not accept that these were the only alternatives available for civilised living. Instead his proposition was that there should be a third magnet “town-country”;

“in which all the advantages of the most energetic and active town-life, with all the beauty of the country, may be secured in perfect combination”

His theory was expressed in his famous “three magnets” diagram and his book set out to demonstrate how the town-country magnet could be achieved.





Chaveney Road Quorn

Ebenezer Howard and his contemporaries identified the following priorities for a successful garden suburb. They continue to be relevant today and are expressed in a contemporary way by the new Charnwood Local Plan Core Strategy.

- a **socially diverse population housed in a range of housing types and tenure** (including some affordable cottages—competitions were held at the time to enable this);
- a **range of local jobs** for “***community self-sufficiency***” and self-containment;
- **excellent education, health and community facilities** and convenient local shopping;
- **high quality public transport** with high priority for walkers and cyclists;
- a **green setting** to enable a “***Joyous Union of Town and Country***”;
- **high quality design and architecture** with the **public realm** creating a **sense of pride** and a **sense of place**;
- **open land, recreation facilities, access to the countryside, excellent landscape and priorities for nature conservation** (what we now call “**green infrastructure**”)
- in-built **ongoing responsibility and management** to ensure **enduring high standards** (what we would now call “**community governance**”).

Garden Villages



Government has recently acknowledged these virtues and has enthusiastically advocated consideration of Garden City and Suburb Principles in providing for the nation's housing, employment and community needs. In a Prospectus published in 2014 which invited expressions of interest Government noted the potential of;

“... making use of “garden city” design to bring together homes, jobs and open spaces to create great places to live and raise children...”

and is particularly keen to endorse this approach since;

“... attributes that most people value – such as quality design, gardens, accessible green space near homes, access to employment and local amenities can be designed in from the outset”

Since then the message and commitment has been reinforced through both independent policy review and updated support from Government following the May 2015 election, introducing along the way support for the “Garden Village” as part of a family of settlement sizes.

In March 2015 the Policy Exchange published its report

“Garden Villages: Empowering Localism to Solve the Housing Crisis”

which, whilst using the description “Village” rather than “suburb”, very much supports the Borough Council’s perspective on Broadnook.



It promotes, amongst other things, an example of a new community of around 1,500 homes supported by a primary school and day-to-day facilities and services for a self-sustaining new community. The report enthuses:

“The model is designed... to empower local communities to create attractive, well-planned and integrated new communities that deliver the housing and economic development they need in ways that are far more attractive and sustainable... It also empowers the community to put a stop to endlessly permitting new housing estates doughnutting every historic market town and village.

New communities would be well planned and provided for in terms of infrastructure, making them much more attractive and better places to live for the new inhabitants. Rather than squeezing people into ever smaller homes and apartments and leaving many deprived of the space and garden they say they want, and benefit of the community infrastructure they need, we can deliver the quality homes and places people say they want. By putting together the value unlocked by thousands of new homes and planning the development as a garden village with a sense of place and all the necessary facilities, we create the holistic benefits of historic communities. It is more possible to deliver the infrastructure, the shops, the pubs, cafés, schools, health centres, leisure facilities, greenspaces, business premises, workspaces and mixed housing, that make a community thrive...”



In March 2016 Government reinforced the position in an updated prospectus presented by the Department for Communities and Local Government (DCLG);

"Locally-led Garden Villages, Towns and Cities"

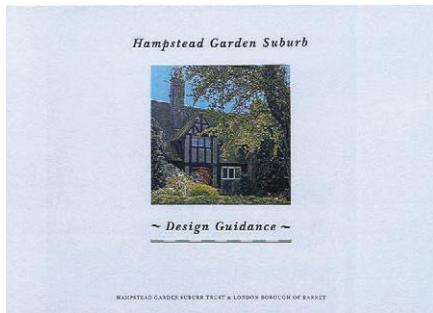
which emphasises;

"Each place is unique, but they all offer big opportunities for transformational long-term housing growth. This will ensure that the real and important benefits that people rightly expect are secured from the outset – quality design with cutting-edge technology, local employment opportunities, accessible green space near homes, high quality public realm. Great places for great communities...."

We are committed to delivering a lasting legacy of new, beautiful places, with the homes that people rightly want, and expect...

We know that there is interest at the local level in how developing new garden villages, towns and cities can be a suitable way of meeting local housing need rather than building on to existing settlements..."





Letchworth, Welwyn and Hampstead - a National Legacy

In essence these newly expressed positions support the longstanding commitment from the **Town and Country Planning Association (TCPA)** which has endorsed the concept of comprehensively planned new communities at a range of different scales. TCPA is certain, supported by Garden City/Suburb experience over more than 100 years, that "**beautiful, healthy and sociable communities**" can and have been created. In a recent publication the TCPA makes the following proposition;

"It is important to rediscover our planning heritage and re-imagine the Garden Cities and Suburbs for the 21st Century – and in particular to re-discover the benefits of delivering attractive, sustainable, comprehensively planned new communities"

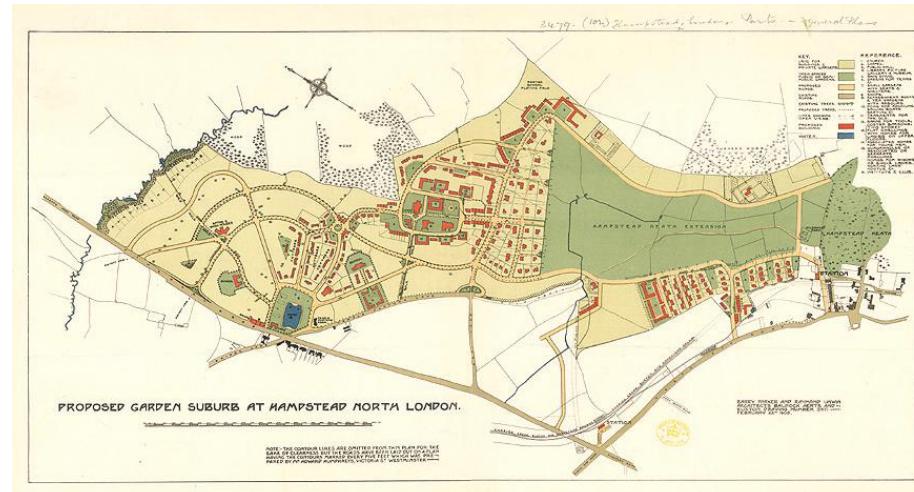
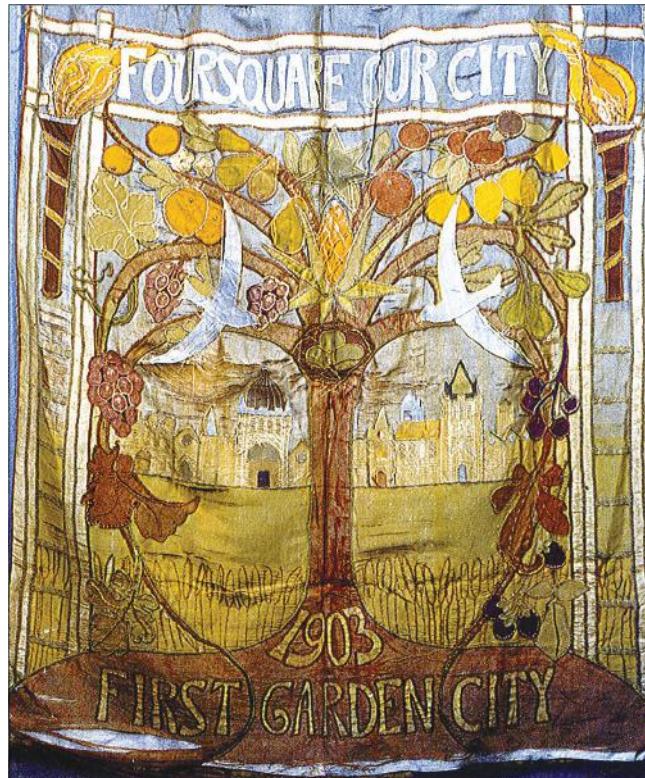
"Ebenezer Howard and the Garden City pioneers have left Britain with an impressive legacy. Over the last century Garden City ideals have proved to be outstandingly durable. Places like Letchworth and Welwyn Garden City and countless places inspired by them – both in the UK (from Garden Suburbs through to the post-war New Towns) and abroad – have stood the test of time and remain highly desirable living and working environments today. Designed in relation to the sites they occupy, not only are they beautiful places, but they offer high-quality lifestyles that promote wellbeing; a wide range of employment opportunities and cultural services; a complete mix of housing, including social and affordable housing; walkable neighbourhoods, tree-lined streets and high quality design; vibrant parks; and opportunities for residents to grow their own food – while also promoting access to nature and opportunities for biodiversity."

Garden City principles are applicable to different models of large-scale development, including towns, suburbs/urban extensions, and villages – and the right solution will vary from place to place.

The UK needs more, better-quality and greener housing. People want to live within positive, healthy vibrant communities with easy access to the natural environment. Alongside providing homes, we also need to create jobs and support growth in sustainable locations and bring about a transition to a green economy.

The Garden City pioneers understood the powerful opportunity that new communities provide to introduce governance structures that put local people at the heart of their community and facilitate the ownership of community assets and high standards of long-term management. The Garden Cities were masterplanned to a holistic set of principles, with economic, social and environmental objectives. Today, Garden City principles of planning for healthy living and a flourishing community are still fundamental to the development of sustainable communities which are adaptable to climate change. Experience shows that a strong vision of high quality and sustainability is essential in delivering places that will stand the test of time and positively influence behaviour and promote healthy lifestyles"

There are many very fine examples of the successful application of the garden suburb concept and principles. Garden Cities and Suburbs of distinction have been created nationwide (and beyond) and they continue to flourish as healthy communities in very attractive surroundings. The images here are from the demonstrably successful **Letchworth – the first Garden City, Welwyn Garden City and Hampstead Garden Suburb**.



Early Hampstead Garden Suburb



Hampstead Garden Suburb



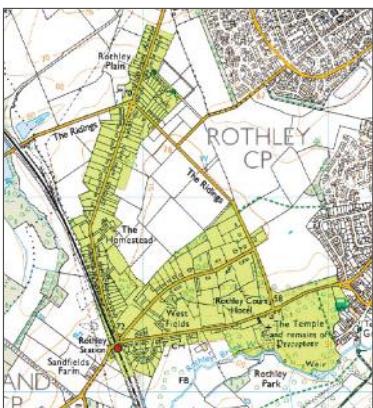
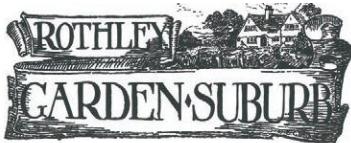
Letchworth



Welwyn Garden City



Great Central Railway



Rothley Ridgeway Conservation Area

Charnwood's Distinctive Heritage

The Great Central Railway and a String of Garden Suburb Pearls

The Broadnook location sits alongside the Great Central Railway (GCR) which was built at the end of the 19th Century. The GCR is now a jewel in Charnwood's leisure and tourism crown. The position will strengthen because proposals to "bridge the gap" at Loughborough are well advanced and, once implemented, will complete a Leicester-Nottingham route with potential for increased passenger usage for both leisure and commuter trips.

When first built the GCR included local stations at **Quorn**, **Rothley** and **Birstall** which facilitated ease of commuting to the nearby urban centres as well as longer distance travel. This was at the time when the garden suburb lifestyle and design influences were being highlighted and advanced. As a result there is a strong heritage of locally distinctive, highly regarded and very attractive Garden Suburb housing and landscape in all three villages. Broadnook has the potential, using the special characteristics of the existing areas, to add to this "string of pearls".

The **Rothley Garden Suburb** is the most extensive and striking of the existing examples. Its attributes are well known in the locality and have now been recognised formally by the Borough Council through the recent designation in 2010 of the **Rothley Ridgeway Conservation Area**. As the Borough Council's Conservation Area Appraisal explains;

"The Ridgeway area derives its spacious and dignified character in a mature landscape setting from the concepts of the Garden City Movement of the early 20th Century."



The Great Central Railway in Charnwood

● Station ○ Broadnook Halt



Garden suburb style housing at Quorn, Rothley and Birstall



Rothley



The Swithland Lane and The Ridgeway area at **Rothley** now the Rothley Ridgeway Conservation Area

This area of high quality housing to the west of Rothley village is the result of a vision for a garden suburb which followed from the opening on 15th March 1899 of Rothley Station on the Great Central Railway.

It was an ambitious scheme with a collection of impressive houses with a unifying theme in excellent landscape. A comprehensive Garden Suburb Plan was prepared in 1910 incorporating a network of streets, a full range of dwellings with support services and facilities intended at the time to utilise a significantly greater area.

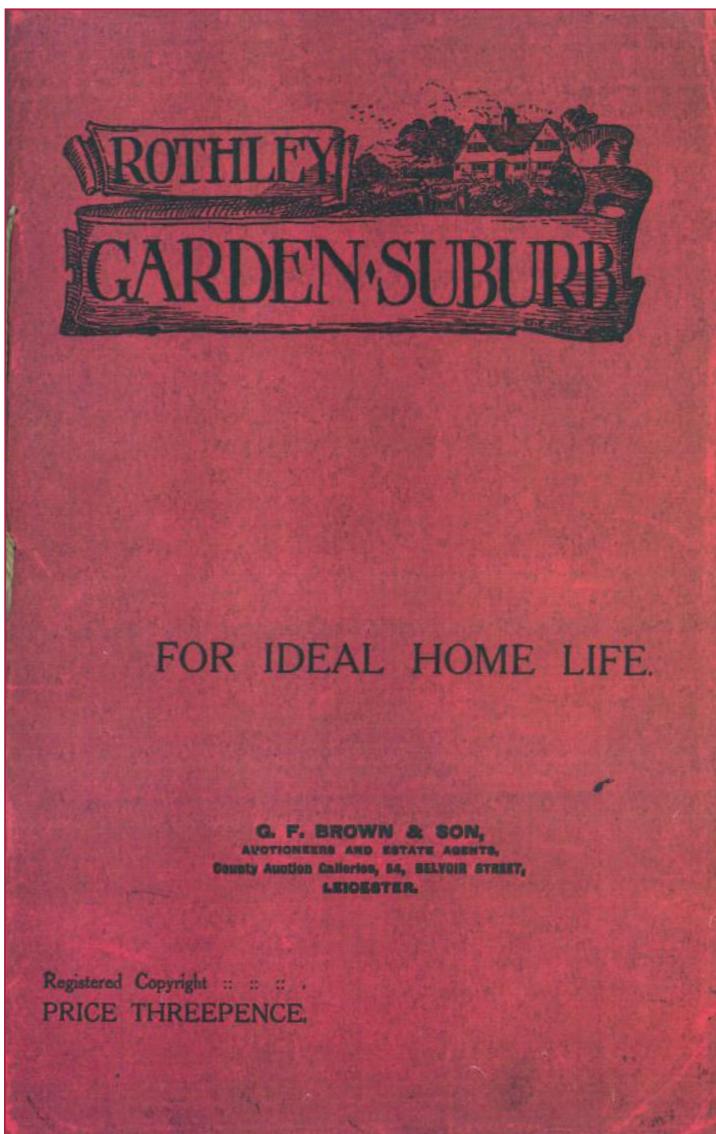
The most important aspect of the townscape of the whole area is the setting of each house in its plot so that a feeling of spaciousness is created both for the house itself in relation to its garden and for the house in relation to the street.

As a result of the Vision the area was planted with a wealth of trees, shrubs and hedges. Much of the planting followed the popular romantic Victorian ideal of specimen trees.

The planting is now fully matured. In general the planting was designed to enhance the feeling of spaciousness, providing views of each house but partly shielded. Essential to the character of the Area are the grass verges, street trees and low-key or lack of pavements".

The legacy at Rothley Ridgeway is most impressive – very high quality housing with a unifying and harmonious design in a delightful setting. The Appraisal confirms the special interest;

- a collection of impressive houses;
- “Domestic Revival” architecture as a unifying theme;
- superb landscape and an overall feeling of spaciousness



ROTHLEY GARDEN
SUBURB, : : :
NEAR LEICESTER.

◊◊

A brief description of a charming
Country Estate at Rothley in the
County of Leicestershire : : : :

◊◊

Important to those requiring sites or
Houses amid picturesque rural scenery
: : : of unique character. : : : :

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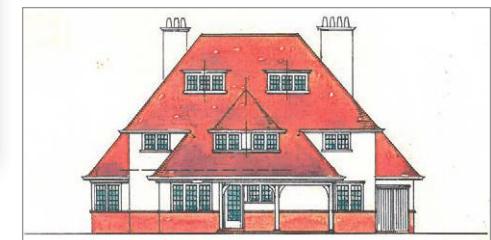
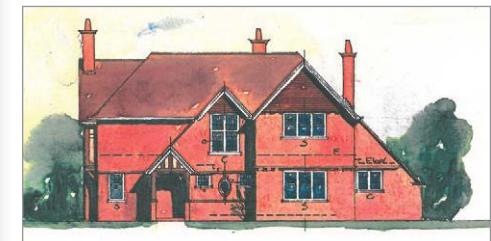
The Garden Suburb Estate Office,
Rothley, Leicestershire. : : : : February, 1909.

G. F. BROWN & SON,
AUCTIONEERS AND ESTATE AGENTS,
County Auction Galleries, 54, BELVOIR STREET,
LEICESTER.

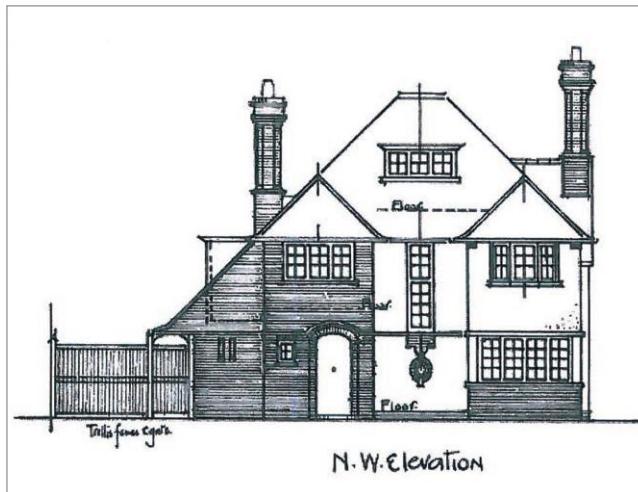
Land will also be sold on the same system, and advances made up to two-thirds the cost of house to those preferring to build their own house and employ their own architect.



Small House with brick mullioned windows, steel casements, and leaded lights.
Approximate price about £695 0 0, with $\frac{1}{2}$ acre of land.



Edwardian original designs for the Rothley Garden Suburb



Edwardian original designs for the Rothley Garden Suburb



The Swithland Lane area of Rothley



The Park Road area at Birstall



The Chaveney Road area of Quorn



The Garden Suburb continues to represent the antithesis of those many soulless housing estates which were developed in the mid twentieth Century and which so tragically compromised and betrayed the principles of genuine community building which places like Letchworth represented.

(HRH Prince Charles 2007)



Section 4 | Assessment - the Broadnook Site and Its Setting

