



Charnwood Local Plan Examination. Matters, Issues and Questions.

Statement on Behalf of Davidsons Developments Limited.

Matter 6 – Urban Area Policies, Site Selection, Sustainable
Urban Extensions and Housing Site Allocations

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Matter 6 – Urban Area Policies, Site Selection, Sustainable Urban Extensions and Housing Site Allocations

Issue 2 – The Site Selection Process

- 1.1. The approach to the site selection process is set out in the Sustainability Appraisal (SD/5) and the Development and Site Selection Topic Paper (TP/2). The land to the south of Markfield Lane, Field Head, under the control of Davidsons Developments, was assessed in the Sustainability Appraisal as site reference PSH41.
- 1.2. We consider that the site selection process undertaken through the Sustainability Appraisal, has not robustly considered the options of providing for some growth on sites within Charnwood adjoining the Service Centre of Markfield which falls within Hinckley and Bosworth Borough Council's area.
- 1.3. In our representations on the Regulation 19 Plan we noted that the assessment for site PSH41 identified major constraints relating to access to the Primary School, Secondary School and to local leisure facilities. For the primary school, the Sustainability Assessment states that the school is more than 1.6 km from the site. From our assessment, the distance is 1.2km from the site entrance and 1.5km from the centre of the site. Access to the primary school should properly be identified as a minor constraint in the assessment.
- 1.4. The assessment also refers to the site being close to a limited frequency service. The site is close to bus stops on the A50 where Services 29 and 29a in combination provide a 20 minute frequency service connecting to Leicester and Coalville. Based on the criteria in the Settlement Hierarchy Assessment (EB-DS-3) this qualifies as a very good service.
- 1.5. There is concern therefore that both generally in relation to assessing opportunities at Markfield for growth within Charnwood, and in relation to site specific assessments, the site selection process is flawed.
- 1.6. The land off Markfield Lane, under the control of Davidsons Developments represents a suitable, sustainable and available opportunity to provide for additional housing to meet the identified unmet needs and provide an appropriate degree of flexibility in the plan. A planning application for the site has now been submitted and the package of supporting documentation demonstrates that there are no overriding constraints to the development of the site to provide some 150 dwellings. For information the Design and Access Statement accompanying the application is included at Appendix 1.



Issue 4 – Housing Allocations – Question 6.16

17. In our separate responses to Matters 2 and 4, we have argued the need for the Plan to be modified to provide for the apportionment of Leicester's unmet needs identified in the recently published SoCG, to provide a flexibility allowance of 15%. The scale of housing provision will therefore need to be increased.
18. The land south of Markfield Lane offers a suitable and sustainable opportunity for allocation to help meet these additional requirements.



Appendix 1 – Land at Markfield Lane, Field Head – Design and Access Statement



Proposed Residential Development on Land South of
Markfield Lane, Markfield

DESIGN & ACCESS STATEMENT

(Including Building for a Healthy Life Assessment) May 2022



Davidsons Developments Limited is a family owned company based at Ibstock in Leicestershire. Established in 2007, the family has been building homes under a well-known brand for three generations. Our design approach is based on seeking to reflect the qualities of traditional towns and villages that make England distinctive, memorable and loved. We pride ourselves on well-crafted homes that collectively sit together to create beautiful streets and spaces.






IN THE
MIDLANDS



BUILDING
A BETTER
BRITAIN



A LOCAL
FAMILY
OWNED
BUSINESS



AWARD
WINNING
TEAM



THE DAVIDSONS
Difference





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1

Introduction



Site Location Plan

INTRODUCTION

Davidsons recognise that key to the process of producing high quality developments is the identification of the most appropriate sites, a proper understanding of the context within which new homes will sit and the preparation of a strong vision.

Davidsons have an interest in land south of Markfield Lane at to the eastern edge of Markfield in Leicestershire. This DAS sets out why Davidsons believe the land to the south of Markfield Lane can play a key role in satisfying the housing needs of Charnwood, whilst bringing tangible benefits to the village.

A consultant team has been assembled to undertake a range of surveys and assessments that consider the suitability of the site. Issues around transport, landscape, drainage and ecology have all been considered, and the outputs have not only confirmed that the site is suitable for new housing but have also informed the preparation of an illustrative masterplan that demonstrates how the proposed scale of development can be sensitively accommodated.

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 Green



2

Planning Policy Context

Planning Policy Context

NATIONAL PLANNING POLICY

The National Planning Policy Framework 2021 (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 NPPF specifically addresses the matter of good design. It corroborates the principle that good design and good planning are indivisible and, taken together, are a key component of achieving sustainable development.

Paragraph 126 details 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 130 states that planning policies and decisions should aim to 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.

“ **Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.** ”

Paragraph 131 states 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. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Paragraph 132 states that early discussion between applicants, 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.

National Planning Practice Guidance (NPPG)

Planning Practice Guidance (PPG) was launched on the 6th March 2014 and provides guidance on Design and Access Statements; it states that they must:

- Explain the design principles and concepts that have been applied to the proposed development; and
- Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

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;

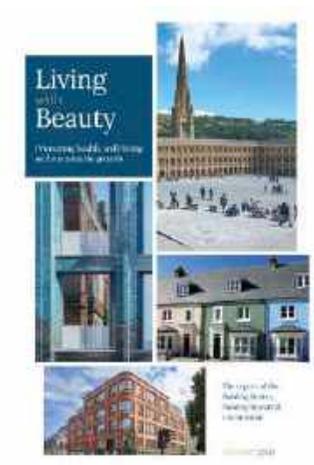
“ a new development and planning framework, which will ask for Beauty; refuse ugliness; and promote Stewardship. ”

Building for a Healthy Life

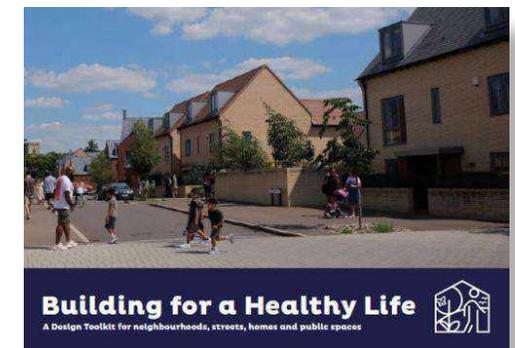
Building for a Healthy Life is the latest edition of - and new name for - Building for Life 12.

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.



Living with Beauty



Building for a Healthy Life

LOCAL PLANNING POLICIES

Charnwood Borough Council

The development plan for the purposes of this application for the part of the site which is located within the Charnwood Borough boundary comprises the Charnwood Local Plan 2011 to 2028 Core Strategy (adopted on 9 November 2015), and the saved policies of the Charnwood Local Plan (2004).

Charnwood Local Plan 2011 to 2028 Core Strategy (2015)

The Charnwood Core Strategy identifies in Policy CS1 (Development Strategy) a requirement for at least 13,940 net additional dwellings in the period 2011 to 2028, equating to 840 dwellings per annum. These figures are based on the Leicestershire Strategic Housing Market Assessment 2014.

Policy CS2 (High Quality Design) provides a number of criteria seeking to ensure the delivery of high-quality design, requiring 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.”

Policy CS3 confirms that an affordable housing target of 40% will be sought in Newtown Linford, with the majority of the site being located within Newton Linford Parish.

Policy CS11 (Landscape and Countryside) provides the following criteria, seeking to support and protect the character of Charnwood’s landscape and countryside:

- requiring new developments to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments;
- requiring new development to take into account and mitigate its impact on tranquillity;

- requiring new development to maintain the separate identities of our towns and villages;
- supporting rural economic development, or residential development which has a strong relationship with the operational requirements of agriculture, horticulture, forestry and other land-based industries and contributes to a low carbon economy, in accordance with Policy CS10;
- supporting the provision of community services and facilities that meet proven local needs as identified by a Neighbourhood Plan or other community-led plan; and
- supporting rural communities by allowing housing development for local needs in accordance with Policy CS3.

Policy CS14 (Heritage) advises that development proposals need to protect heritage assets and their setting, and that proposals which incorporate distinctive local building materials and architectural details will be supported.

Policy CS15 requires new developments to meet the public open space standards set out in CBC’s Open Spaces Strategy.

Borough of Charnwood Local Plan – saved policies (2004)

Policy EV/1 (Design) seeks to ensure a high standard of design in all new developments. It states that planning permission will be granted for new development which satisfies the following criteria:

- “respects and enhances the local environment including the scale, location, character, form and function of existing settlements and the open and undeveloped nature of the countryside;
- is of a design, layout, scale and mass compatible with the locality and any neighbouring buildings and spaces;
- utilises materials appropriate to the locality;
- provides positive and attractive built frontages to existing or proposed public spaces including roads, footpaths, waterways and areas of public open space;
- safeguards important viewpoints, landmarks and skylines;
- uses the landform and existing features in and around the site, such as woodlands, trees, hedges, ponds, important buildings and structures imaginatively as the focus around which the new development is designed;
- safeguards the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residential areas;
- meets the needs of all groups, including the disabled; and
- minimises the opportunity for crime to create a safe and secure environment.”

Charnwood Local Plan 2011 to 2028 Core Strategy (2015)

The Draft Charnwood Local Plan 2019-36 was the subject of public consultation on its Preferred Options in November 2019 and, once adopted, will entirely replace both the Core Strategy and the saved policies of the Local Plan 2004. The Draft Local Plan is still in the relatively early stages of preparation and therefore does not attract significant weight in the determination of planning applications, but provides an indication of future direction of travel, as well as reflecting up to date evidence.

Draft Policy LP2 (High Quality Design) requires new development to make a positive contribution to Charnwood and respond positively to the local distinctiveness of the area, in accordance with a range of criteria which seek to ensure the delivery of high-quality design.

Draft Policy LP4 (Affordable Housing) seeks 30% affordable housing from all new major housing developments, which should generally be delivered on-site and integrated with market housing, unless it can be demonstrated that such provision is not viable.

Draft Policy LP24 (Heritage) sets out the Borough’s approach to conserving and enhancing heritage

Housing & Economic Development Needs Assessment (HEDNA)

The HEDNA provides an integrated assessment of future housing needs, the scale of future economic growth and the quantity of land and floorspace required for B-class employment development across Leicester and Leicestershire, which the report defines as representing the relevant Housing Market Area (HMA) and Functional Economic Market Area (FEMA).

Supplementary Planning Documents

Charnwood Borough Council has adopted two supplementary planning documents (SPDs) relevant to the proposed development, in relation to Housing (2017) and Design (2020).

The Housing SPD provides guidance in relation to affordable housing and housing mix, to support the policies in the Core Strategy. It suggests a preferred affordable tenure mix of 77% social or affordable rent and 23% intermediate (shared ownership) and provides advice on the cascade mechanism which can be incorporated into Section 106 agreements securing the affordable provision.

The Design SPD sets 6 design principles for Charnwood, providing detailed guidance for how each principle can be met through new developments:

1. Respecting and enhancing the local character
2. Providing attractive and well managed public and private spaces
3. Well-connected and legible streets and spaces
4. Creating multi-functional, safe and inclusive places
5. Adapting to climate change
6. Protecting the amenity of existing and future occupiers

Appendix 1 of the SPD provides guidance on the provision of parking within developments.

The National Forest

All development within The National Forest - an area of 200 square miles (520 sqkm) covering parts of north Leicestershire, south Derbyshire and south-east Staffordshire - is expected to contribute towards the creation of the Forest. This expectation is contained within all Local Plans which cover the Forest and is reflected in paragraph 141 of the National Planning Policy Framework. This sets out that the National Forest Strategy is a material consideration in preparing development plans and deciding planning applications.

The "Guide for Developers" expects residential and commercial development over certain sizes to include woodland planting and landscaping. Forest planting requirements are as follows for residential development;

Site Size	Proportion of the site to be Forest Green infrastructure
0.5-10ha	20%
Over 10ha	30%

The guide also states that: "Forest-related green infrastructure will consist of some or all of the following elements depending on the character of the site and its surroundings:-

- New woodland planting (ideally a minimum size of 0.25ha)
- Creation of woodland belts (minimum of 15m wide)
- Planting to form parkland style landscapes
- Ecologically designed sustainable drainage systems
- Creation of new habitats (wetlands, reedbeds, meadows, heathlands)
- Incorporation and management of existing woodland and hedgerows
- Greenways - landscaped footpath and cycle routes
- Roadside trees
- Development landscaping with a strong tree emphasis
- Incorporation of heritage features

Green infrastructure should be an integral part of the development masterplan. An initial assessment of the sites existing tree and hedgerow assets should be used as a basis for developing a network of green infrastructure through the site. The network should be a combination of existing features, new planting and other habitat creation that seeks to connect to both adjoining ecological networks and footpath/cycleway routes.”

Charnwood Forest Landscape Character Assessment (June 2019)

The recently prepared Charnwood Forest Landscape Character Assessment (2019) was prepared by the LPA for the Charnwood Forest Regional Park area, within which the site is situated. This assessment breaks down the larger borough scale landscape character areas in to small landscape types. In this assessment, the LPA find the site to be situated within the south eastern periphery of ‘Thringstone/Markfield Quarries and Settlement’ Landscape Character Area.

The LPA describe the ‘Thringstone/Markfield Quarries and Settlement’ Landscape Character Area as follows;

‘A highly settled landscape with a high proportion of quarries, often fringed with woodland. Farmland consists of a mix of arable and pasture with a varied field pattern while areas of new planting around quarries contrast with areas of ancient woodland.’

The key characteristics of the Landscape Character Area include the following:

- ‘Undulating landform heavily affected by extensive quarrying;
- Highly settled with Whitwick and Thringstone, Agar Nook, Stanton-under-Bardon and Markfield villages.
- Small brook flows through the settlements and multiple field ponds;
- Mix of landuses including arable, pasture and woodland as well as quarrying and associated spoil mounds;
- Fields enclosed by hedgerows with hedgerow trees as well as some walls and fences;
- Mix of woodland with pine plantations and mixed woodland as well as new plantations and grasslands associated with quarry restoration;
- Small scale regular fields on settlement edges and around peripheries of quarries, bound by hedgerows with hedgerow trees. Also some walls along roads;
- Linear villages of Thringstone, Whitwick and Stanton-under-Bardon, with small number of scattered farms. Markfield is a large clustered village located on higher ground. Settlements link along roads with the A511/A50 corridor passing through;
- Several PRoW through area with Ivanhoe Way looping through;

- Listed buildings associated with villages and some located close to quarries such as Bardon Hall;
- A rich heritage of quarrying in the area with Bardon Hill Quarry evident on OS maps dating back to 1884; and
- Large scale expansive views from higher levels often close to quarries. Background noise from industrial areas and settlements.’

The site and its locality demonstrate typical elements which constitute this landscape character area. However, this location has an urban influence, with typical features lacking intactness such as degraded and lost sections of hedgerow.

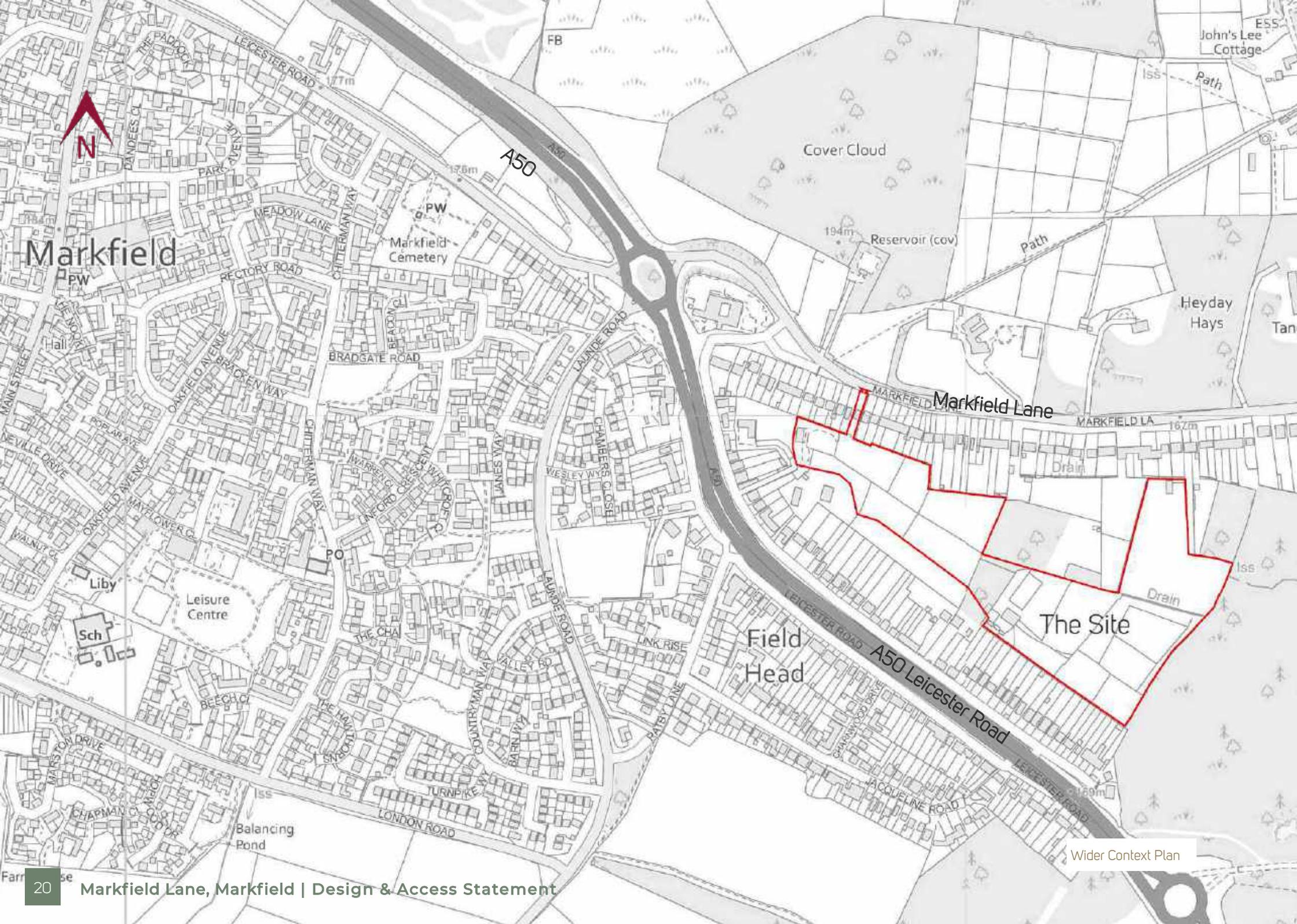
It is therefore considered that the site and its immediate context represent a ‘hinterland’ between the broad character of the ‘Thringstone/Markfield Quarries and Settlement’ Landscape Character Area and the wider urban fringe.





3

Understanding the Place



Markfield



Cover Cloud

194m Reservoir (cov)

Heyday Hays

Markfield Lane

MARKFIELD LA 162m

The Site

Field Head

A50 Leicester Road

Liby
Sch

Leisure Centre

Markfield Cemetery

Wider Context Plan

Understanding the Place

SITE CONTEXT

The site is located in the small settlement of Field Head which is closely linked to the larger settlement of Markfield. It is located north-west of Leicester, approximately 12km from the city centre. Field Head and Markfield are commuter villages in both the National Forest and Charnwood Forest and the boundary of Charnwood and the borough of Hinckley and Bosworth in Leicestershire.

Sitting at Junction 22 where the A50 merges with the M1, Field Head and Markfield are considered rural villages, and still provide a good range of services, facilities, and connections to the wider context, making it a sustainable location.

Markfield village was recorded in the Domesday book of 1086 and known as Merchenefeld in Anglo Saxon times. The area has had a strong association with the quarrying industry, which is shown with a unique type of granite named after it 'Microdiorite' (Markfieldite).

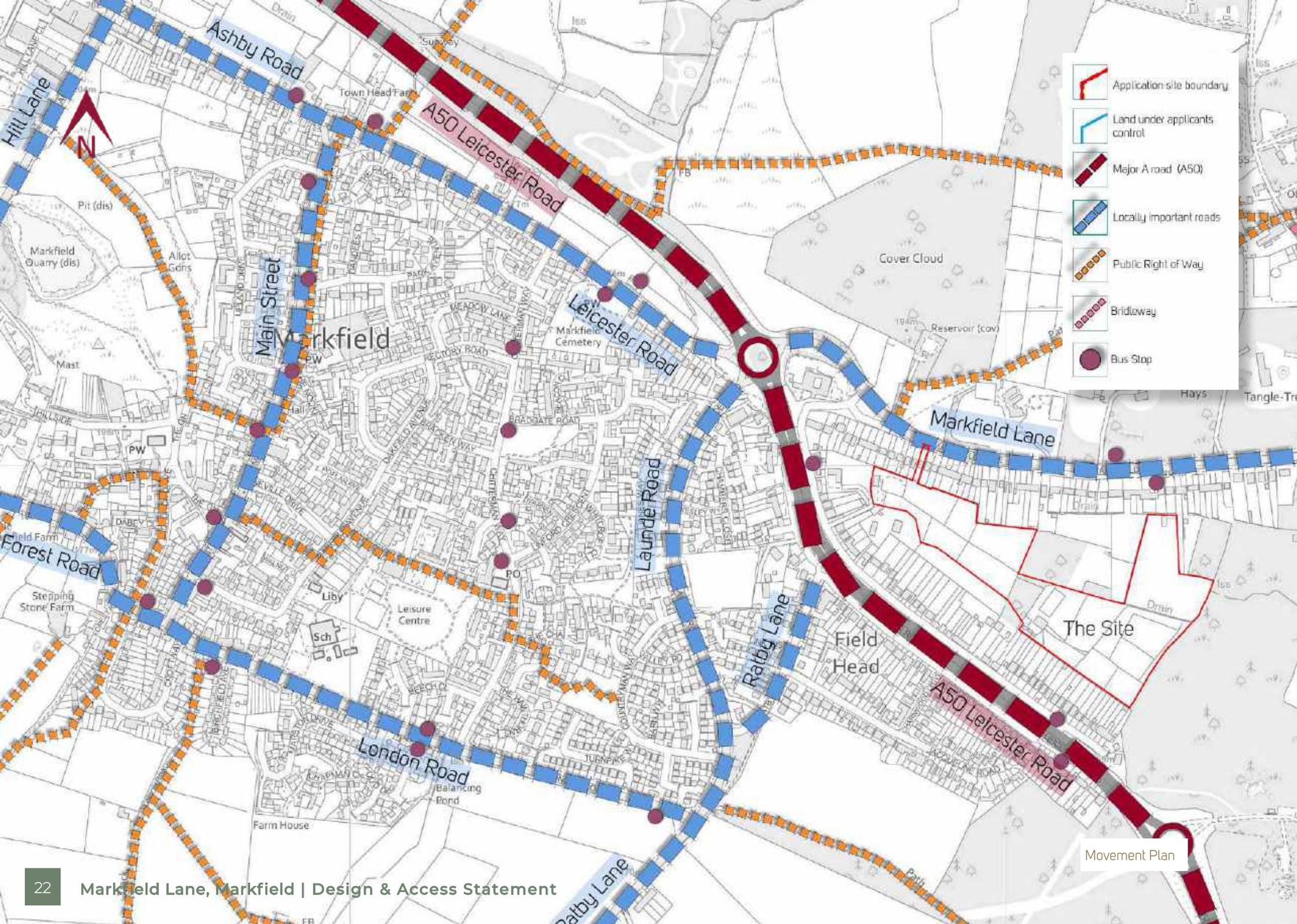


Leicester Road



Dwellings along Markfield Lane





-  Application site boundary
-  Land under applicants control
-  Major A road (A50)
-  Locally important roads
-  Public Right of Way
-  Bridleway
-  Bus Stop

Movement Plan

CONNECTIONS AND PUBLIC TRANSPORT

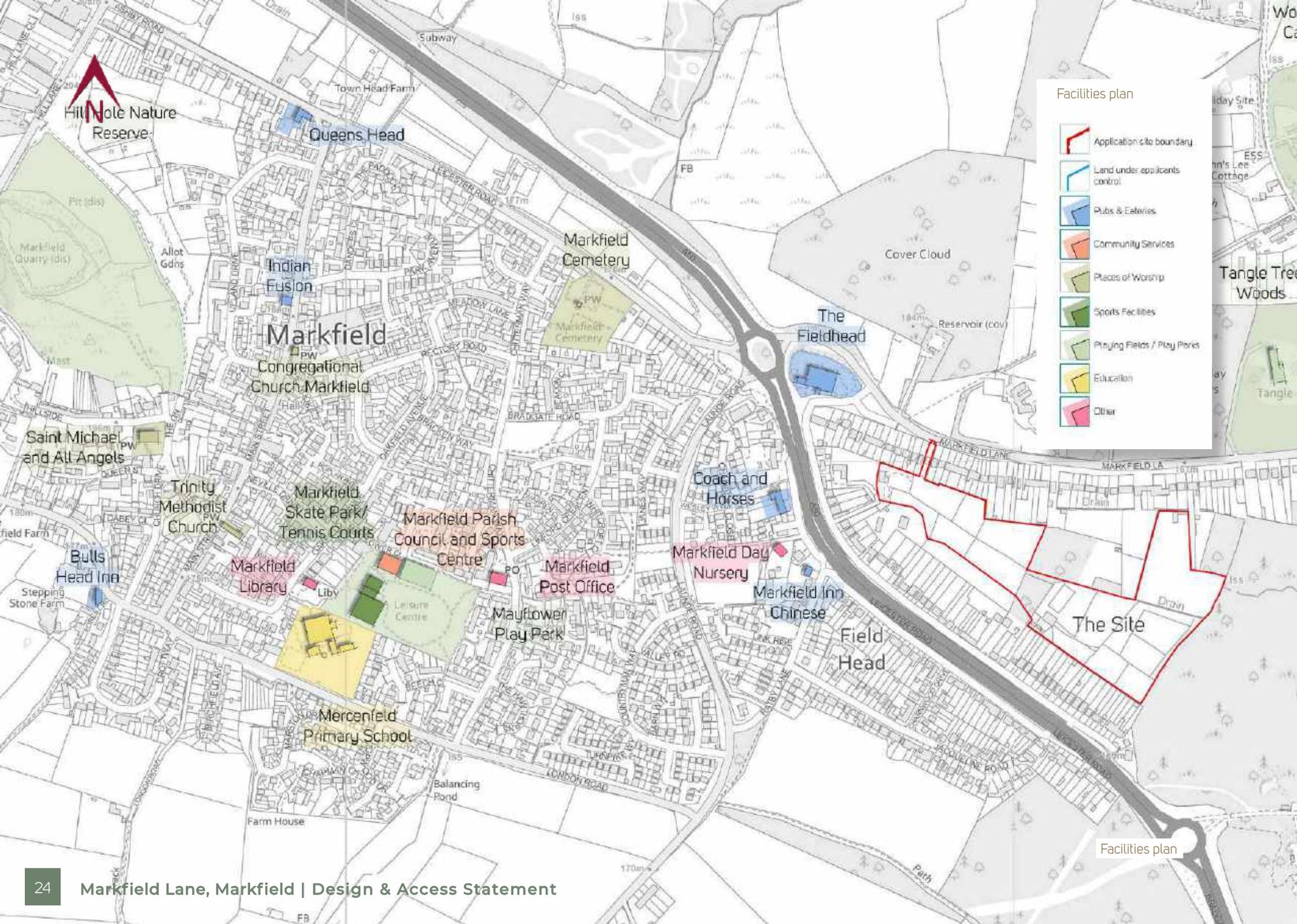
From the site, Markfield Lane provides direct access to the A50. North-bound this leads to Junction 22 of the M1, and south-bound this runs to Leicester city centre. Additionally, Markfield Lane connects eastward to the attractive village of Newtown Linford which is one of the gateways to Bradgate Country Park, a key recreational destination in the local area.

North-west of the site there is a Public Right of Way (PRoW) named 'J93/2', that heads north-east towards 'John's Lee Wood' and the countryside beyond, making recreational routes in the countryside highly accessible from the site, with this route linking through to Bradgate Country Park. A track with rights of access extends from the western corner of the site southward, providing pedestrian access to local services, facilities and the public transport network.

Three bus stops surround the site which are served by the 29, 29A and 125, providing links to Leicester, Coalville, Ashby de la Zouch and Burton Upon Trent. The nearest train station to the site is approximately 12km in Leicester city centre. This station provides links to Sheffield, Nottingham, Birmingham, and London.



Markfield Lane



Facilities plan

-  Application site boundary
-  Land under applicants control
-  Pubs & Eateries
-  Community Services
-  Places of Worship
-  Sports Facilities
-  Playing Fields / Play Parks
-  Education
-  Other

Facilities plan

LOCAL SERVICES AND FACILITIES

Within Field Head and Markfield there is a good range of services and facilities, illustrating the sustainable nature of the settlement. Markfield provides a primary school, and within a 10-minute drive there are several secondary schools.

The surrounding towns provide easy access to larger amenities, with Coalville and Glenfield providing additional supermarkets, for example.



Field Head Pub

School	Distance from site (km)
South Charnwood High School	4.7
Brookvale Groby Learning Campus	6.1
King Edward VII Science and Sport College	7.0
Bosworth Academy	8.5

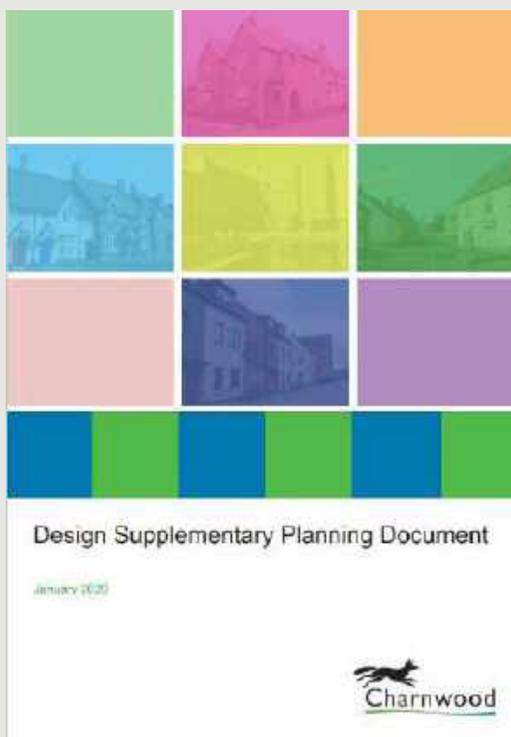
Facility	Distance from site (km)
The Fieldhead	0.16
Coach and Horses	0.32
Markfield Post Office	0.96
Mayflower Play Park	1.12
Markfield Parish Council and Sports Centre	1.12
Markfield Skete Park / Tennis Courts	1.12
Queens Head	1.12
Markfield Cemetery	1.28
Congregational Church Markfield	1.45
Indian Fusion	1.45
The Co-operative	1.60
Trinity Methodist Church	1.77
Saint Michael and All Angels	1.93
Hill Hole Nature Reserve	1.93
Bulls Head Inn	2.09
Mercenfeld Primary School	2.25
Markfield Library	2.25

LOCAL CHARACTER

Charnwood Design SPD

“This chapter of the SPD sets out the principles which relate to the achievement of well-designed places in Charnwood. The principles reflect those identified in Policy CS2 of the Core Strategy”.

The key elements are summarised in the following paragraphs.



Charnwood Materials Palette

Red brick for walls and clay pantiles or grey slate are the most frequent types of traditional building materials in many of the Borough’s settlements, particularly ones within the Wolds.

In Charnwood Forest, stone is a common traditional building material, however, this is harder to replicate, as access to stone for building purposes is limited. Emphasis should be placed on choosing the type of stones that strongly complement the traditional stonework present on many historic buildings in the Forest Area.

Exposing timber on elevations could enhance the relationship between new development and the woodland character of Charnwood Forest. However,

care should be given to the use of timber as a building material – exposed timber upon dwellings is often low quality and weathers poorly. The Council will encourage new outbuildings to display timber in their elevations to enhance the forest character in Charnwood.

In certain locations, the use of contrasting building materials can be a beneficial way of enhancing the character of a street and introducing a level of variety.

Local Character Assessment

An assessment of the wider Charnwood area, and the more immediate locality has been undertaken to guide the detailed design at the reserved matters stage.

Across Charnwood there is commonly use of a local palette of building materials featuring Charnwood Forest stone and red brick. Red brick is often used with stone forming quoins, eaves and door and window surrounds. Timber framed cottages with white or cream rendered infill panels and rendered/rubble stone dwellings are also features. Red brick is the more predominant building material for new dwellings in the area. Less locally-inspired materials more recently introduced include buff coloured brick (often where Stone would previously occurred) and pebble dashing, slate hanging and timber weatherboarding.

Roofs across Charnwood are predominantly pitched, running parallel to the street with slate tile coverings. A number of thatched roofs are present in the area, along with red plain clay tiles and in more recent times, concrete tiles. The common and more historical boundary treatments within Charnwood consist of medium height dry stone walls. An alternative to the walls are substantial hedges, specifically privet or holly. There are instances of simple metal railings and low picket fencing across Charnwood but this is a less common occurrence.

The linear villages of Charnwood often feature main streets consisting of grass verges, vertical boundary definition to deep frontages, often with trees; and spaces between buildings. A legible feature of many settlements is the village green which is often bounded by dry stone walls. A further part of the Charnwood character are the rows of individual buildings which sit together in pleasing groups.



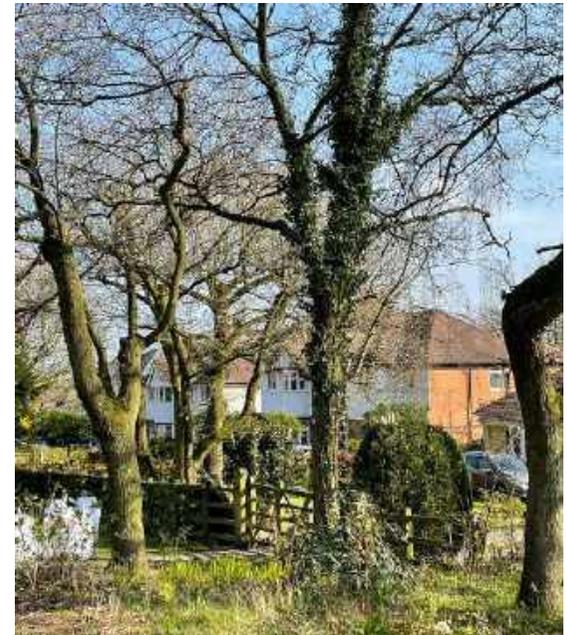
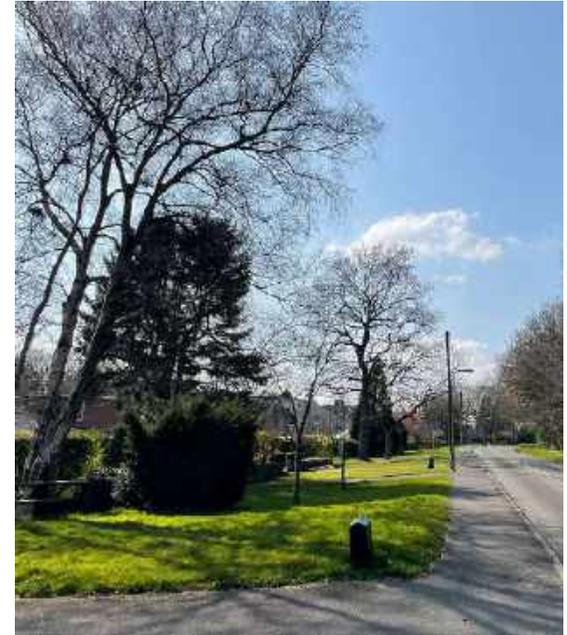
Markfield Lane

The character of Markfield Lane is relevant to the site given it's proximity and some of the key characteristics that the proposed design can respond to.

The adjacent images highlight the character of the street with a mix of semi-detached and detached properties set back from the road behind a generous highway verge which includes trees and flowers.

The opposite side of Markfield Lane comprises of the grounds of large properties, set behind trees and then woodland further down the lane, creating the sylvan character synonymous with Charnwood.

The appearance of the dwellings along Markfield Lane is quite varied, however the use of timber boarding is a frequent feature and one that would fit well with a landscape led design.



Dwellings on Markfield Lane



Informing the Design Proposals

The following principles can be applied to respond to the local character of the area.

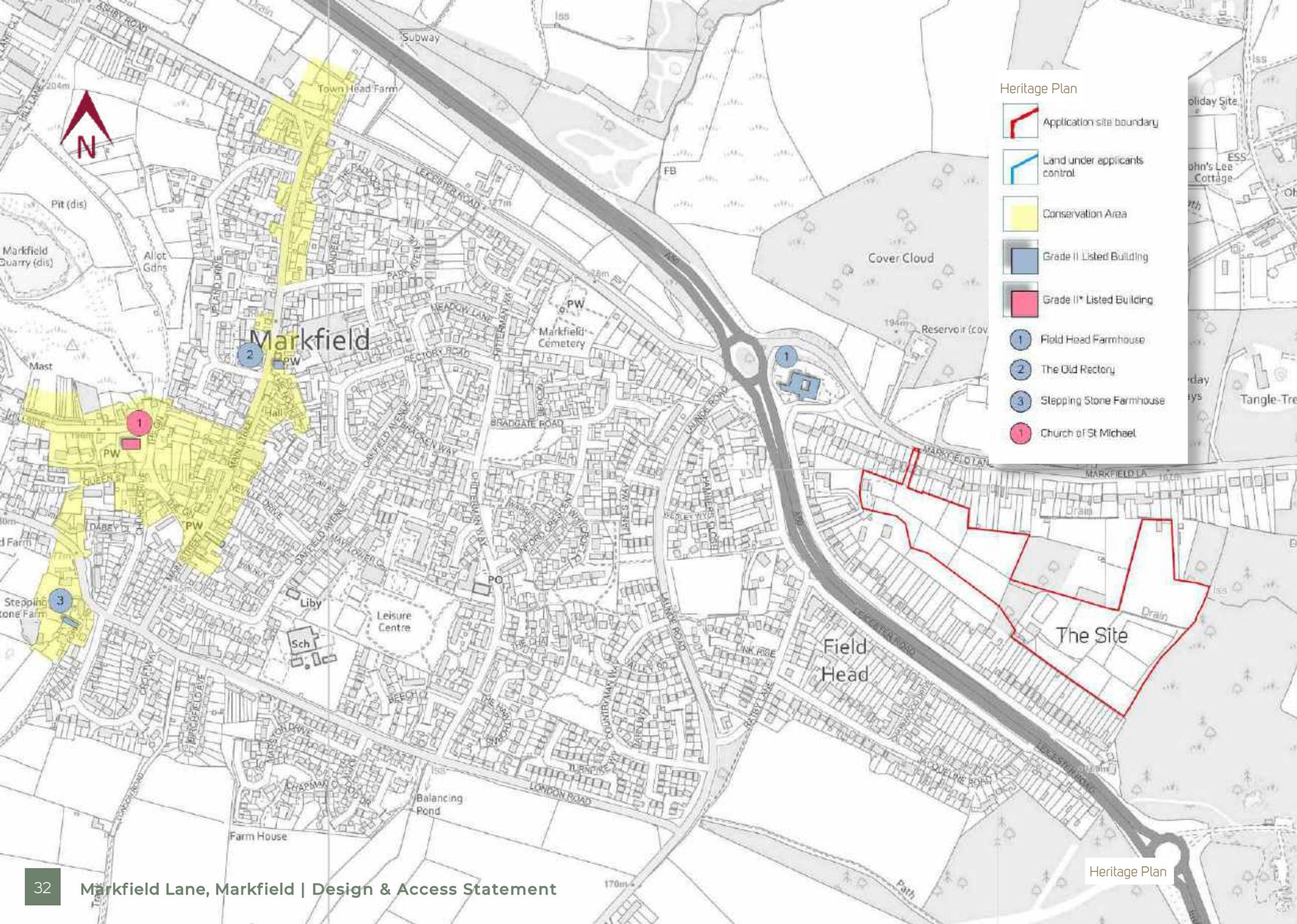
1. Consider the use of village greens
2. Introduce highway verges to respond to the character of Markfield Lane
3. Create opportunities for tree planting throughout the scheme
4. Consider the use of timber boarding
5. Introduce local materials such as local stone and render with grey slate effect to prominent buildings within the layout
6. In key areas use low drystone walls or privet hedges as boundary treatments





4

The Site



Heritage Plan

-  Application site boundary
-  Land under applicants control
-  Conservation Area
-  Grade II Listed Building
-  Grade II* Listed Building
-  1 Field Head Farmhouse
-  2 The Old Rectory
-  3 Stepping Stone Farmhouse
-  1 Church of St Michael

The Site

Having undertaken an analysis of the context, the next step in the design process was to assess the characteristics of the site and how these could inform the design proposals.

SITE DESCRIPTION

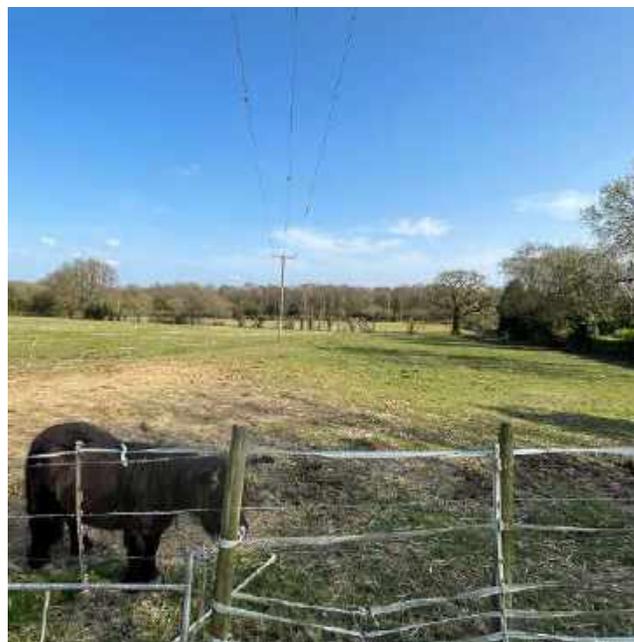
The site is located in Field Head, east of Markfield, sandwiched in between existing ribbon development along Markfield Lane to the north, which is a quieter road leading to Newtown Linford and Leicester Road to the south, which is the A50, a major route running through Markfield.

The access into the site is created through an existing property from Markfield Lane, allowing the site to be accessed from the quieter Markfield Lane side of the site. This street includes deeper verges, tree planting and a more open feel which ensure an attractive setting for the gateway into the site.

Measuring 6.48ha (16.00acres), the site comprises multiple paddocks divided by both mature, degraded hedgerows and fencing with a handful of mature trees in the eastern half of the site, set within the hedgerow. The site gradually slopes from the west to the woodland to the east, and a ditch runs east-west, cutting across the north east corner of the site towards the woodland.



View of existing track with rights of access leading to the site



View across the paddock to the ancient woodland



View of the southern boundary, generous gardens backing onto the site.

HIGHWAYS

The site is bound on three sides by a singular row of existing houses which back onto the site served by Leicester Road to the south and Markfield Lane to the north. These houses generally benefit from very generous garden depths of 20-30m. Part of the northern boundary borders an overgrown area of green space and trees. The eastern edge of the site adjoins an area of ancient woodland creating an attractive sylvan setting to the site.

The application is supported by detailed reports and technical surveys which consider the impact of the proposed development on the site and its surroundings. These reports are summarised, in brief, below. For further information please refer to the individual reports.

The development would be accessed via a simple priority-controlled T-junction on Markfield Lane, designed in accordance with LCC's design standards, and provide appropriate visibility based on recorded vehicle speeds. The design has been the subject of a Stage 1 Road Safety Audit. It would provide a safe and suitable access for the development.

Good quality pedestrian infrastructure exists along the key desire lines between the site and the centre of the village, including a signalised Toucan crossing on the A50. Beyond the A50, the road network within the village is generally residential in nature and lightly trafficked, with lower vehicle speeds to assist on carriageway cycling.

There are also good opportunities for bus travel, with stops on the A50 approximately 400m from the centre of the site, with three services an hour linking the site to Leicester, Coalville and Burton Upon Trent on weekdays, twice hourly services on a Saturday, and hourly services on a Sunday.

The majority of vehicle trips would route to and from the west of the site, via Markfield Lane towards the Field Head Roundabout. Thereafter it would disperse on the surrounding highway network. The operation and safety of key surrounding junctions has been studied in detail, using 2027 traffic forecasts, to determine how they would be impacted by the development proposal. None of the junctions have a significant accident record, and the development would not have an unacceptable impact on highway safety.

- At the A50/A46 interchange, and M1 Junction 22, the development would not have an adverse impact and mitigation measures are not necessary.
- The Field Head roundabout would operate above capacity without and with the development.
- The roundabout forms part of the A511 Growth Corridor Scheme, paid for in part by contributions gathered in accordance with the Coalville Transport Strategy. A contribution to the proposed improvements would be an appropriate mitigation to the impacts of the development.



Markfield Lane

DRAINAGE

The proposed development is not considered to be at a significant risk of flooding and is considered to be a sequentially preferable development when assessed in line with the National Planning Policy Framework Technical Guidance.

The following flood mitigation measure and drainage strategy features should be proposed within the scheme:

- Plot levels to be set generally 150mm above local ground levels to direct any notional overland flows around and away from the buildings
- Site discharge rates are to be limited to the Greenfield runoff rate and will discharge to the unnamed watercourse as it exits the site across the eastern boundary subject to approval by the LLFA and EA.
- The full attenuation volume is to be provided within an open pond feature in the east of the development.
- Water quality improvement is proposed to be achieved via water being conveyed through an open attenuation pond.
- Intrusive ground investigation works are to be undertaken to confirm the unsuitability of infiltration.
- Foul water is to drain to a new pump station and then discharge through a rising main to the existing adopted sewer network in Markfield Lane, subject to the approval of Severn Trent Water Ltd through a S106 application.



Examples of sustainable urban drainage systems

ECOLOGY

The site falls within the Impact Risk Zone for three Sites of Special Scientific Interest.

At the time of writing a series of surveys for protected species were due to be undertaken with these findings having the potential to further inform the masterplan at a later date.

The follow general principles are recommended: -

- A 15m buffer from the off-site ancient woodland to the east of the site should be incorporated into the design of the scheme to mitigate the woodland from any adverse effects of the development.
- The design proposals should seek to retain the existing hedgerows, ditches, and mature trees.
- Defunct hedgerows should be gap-filled with native, fruit bearing species for the benefit of local protected species.
- The hedgerows and ditches should be managed under a long-term sensitive management plan.
- Design proposals should seek to maximise biodiversity gains by the retention of hedgerows, ditches, and notable trees.
- Landscape planting proposed as part of the development should include the use of native trees and shrubs to provide opportunities for local bird and invertebrate populations.
- The design scheme should seek to replace the pond due to be removed where possible under the proposals. It should support aquatic vegetation of benefit to local invertebrate and amphibian species.



View of mature trees within the site



View of the southern boundary of the site (existing properties backing on)

LANDSCAPE

Landscape Character

In the short-term the immediate character of the site is changed, but due to the established and immediate setting of housing will not have introduced a new or discordant element into this landscape setting.

Over time (year 15) new structural landscaping measures will mature to soften the appearance of the new housing and assimilate it within the established residential setting. The development will not affect any key setting issues relative to the settlement, its gateways, and separate character and identity to its surrounding settlements.

In terms of the wider setting, given the contained nature of the site the development will not be seen as an extension or encroachment into the wider landscape. Any perceived loss of landscape features will be extremely limited and contained to a very small geographic area almost entirely set within a framework of modern settlement and highway infrastructure. Over time (year 15) the new structural landscaping measures will have matured to soften the appearance of the new housing and assimilate it within the established residential setting limiting any adverse landscape effect to minimal significance.

Visual Setting

In terms of likely visual effects, receptors groups most likely to be affected by the proposal are the existing residents at the northern, southern and western boundaries of the site. There are likely to combinations of open and filtered views of the new housing from these properties, but from most locations this change will be seen in the wider context of an established residential setting.

Given the depths of the existing rear gardens, the level of retained landscaping, and ability to accommodate new landscaping and green space within the proposal this can be mitigated.

In terms of users of the A50 Leicester Road, there may in the short-term be filtered and glimpsed views of the new roofscape within the site seen in the immediate context of the established residential frontage to the highway.

In terms of users of Markfield Lane, the likely visibility will not be dissimilar to that experienced by receptor local to the A50 Leicester Road.

In terms of receptors at the Field Head public house, and users of public footpath J93 it is unlikely that the proposal will be visible.

HERITAGE

Archaeology

A geophysical survey undertaken across the majority of the site did not identify any anomalies interpreted as being indicative of archaeological remains.

The potential for significant remains in the prehistoric and medieval periods is considered to be low. No significant post-medieval or modern heritage is recorded, or is anticipated to lie within the proposed development. A review of historic maps and satellite imagery of the site indicate that it has changed little from at least the late-19th century.

Setting

The proposed development within the site is not anticipated to impact upon the significance of any identified designated or non-designated heritage assets in the wider vicinity, through changes in setting.

Heritage assets
route which visually connects
Swinden House
point/heart to the scheme around
and design a layout that pushes
through the space
walled garden with a 'red brick'
reflecting historic patterns.
active, tree lined walking &
through the scheme using the existing

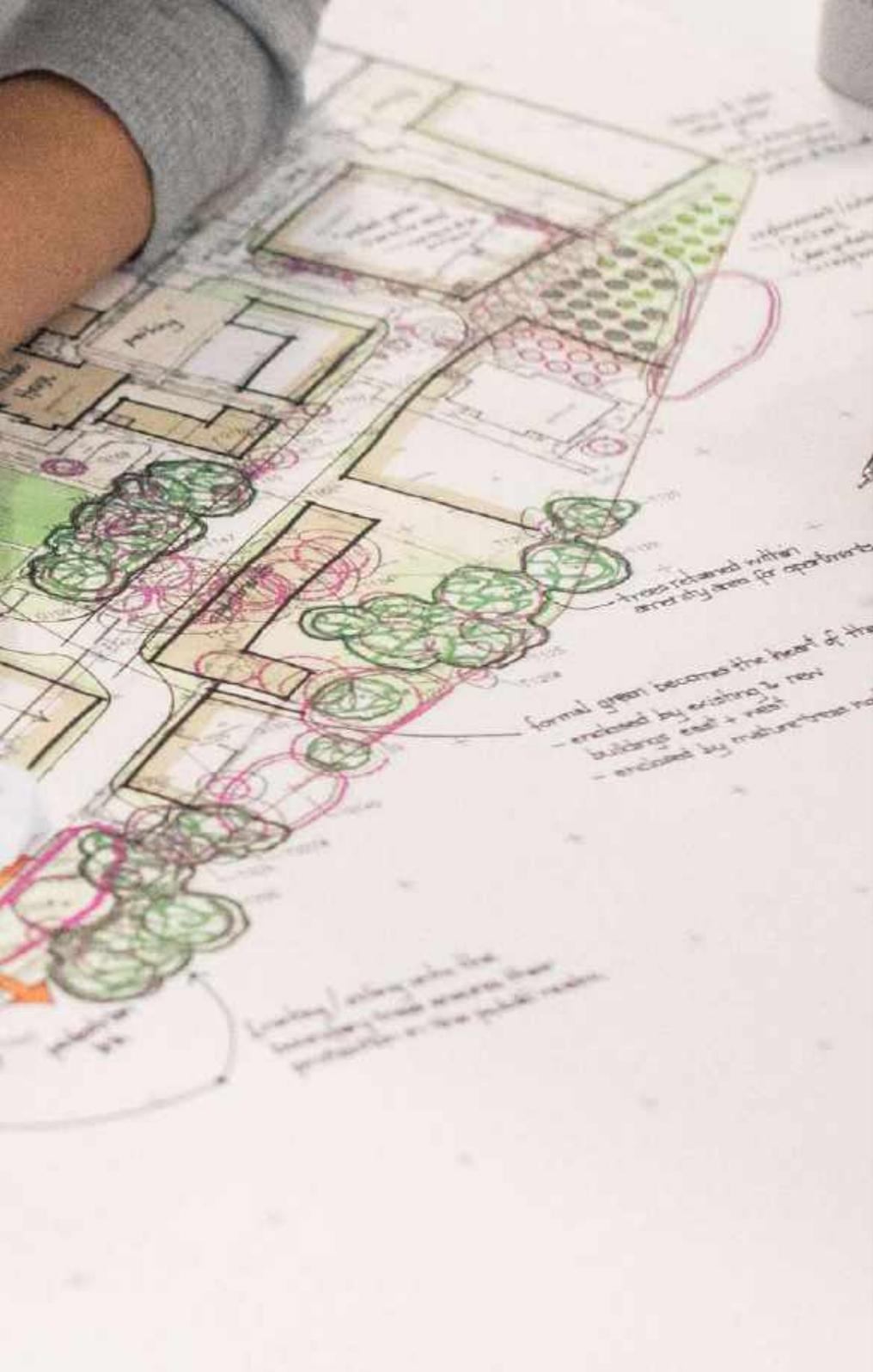
remove trees across the site with very
removal (low value), and
and extend the

dual aspect apartments
to face Basscroft Rd
access and front the
tree lined pedestrian
route.

Assembled structure
to make the most of
the scheme.

main body of site
contemporary
residential
development





5

The Design Process



-  Application site boundary
-  Land under applicants control
-  Vehicular access
-  Public Right of Way
-  Proposed pedestrian link
-  Bus Stop
-  Protect amenity of existing houses
-  General direction of land slope
-  Suitable location for surface water attenuation
-  Suitable location for proposed play area
-  Existing (retained) trees & hedgerow

The Design Process

CONSTRAINTS & 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 below.

Drawing together all that is known about the site at this point in time, the constraints presented in sections 3 and 4 are summarised on the plan opposite.

Constraints:

- Boundary hedgerows and existing trees around the edges and within the site should be maintained where possible.
- The lowest point of the site is at the eastern edge close to the existing ditch.
- A short ditch running along a hedgerow to the east will require dwellings be set back.
- Requirement for a 15m minimum buffer zone alongside the Ancient Woodland to the east of the site.
- The residential amenity of existing dwellings will need to be respected – the generous depths of existing gardens will easily allow this.

Opportunities:

- Provision of market and affordable housing in a sustainable location to meet local housing need.
- Provide a variety house types including smaller terraced and semi-detached properties and larger detached family housing.
- Deliver a high quality, traditional styled, development of new, contemporary homes.
- Create a strong character through the attractive woodland setting and a visually connected and rich network of green infrastructure.
- Design a series of green spaces to promote tree planting, wildflower meadows and other measures to enhance biodiversity
- Create of surface water attenuation areas with permanently wet features to encourage biodiversity.
- Increase the permeability of the site from the west through pedestrian links to the north and south.

LOCAL ENGAGEMENT

An information leaflet was circulated to residents prior to the submission of the application seeking their views. In addition, Davidsons are currently engaging with the Parish Council to shape the proposals.



Western Green

The Avenue

Central Green

LEICESTER ROAD



6

The Design Proposals



Illustrative Layout

The Design Proposals

THE VISION

The vision for the site is inspired by the National Forest setting including the ancient woodland along the eastern boundary of the site and the woodland setting of Markfield Lane, where the access into the site is formed.

A landscape led development of traditionally styled homes is proposed with a series of green spaces weaved through the site, creating space for tree planting across the site, reflecting the leafy, green character of the local area.





Use and Amount plan

USE AND AMOUNT

The proposed site is a logical location for new development which infills the gap between existing ribbon development along Leicester Road and Markfield Lane rather than extending the pattern of development further east.

Residential

Traditional house types will ensure the site remains sympathetic to existing character and create a positive relationship with the existing settlements.

The masterplan sets a framework for the delivery of up to 150 dwellings which would include a mix of market and affordable housing, and a range of dwelling types including short terraced, semi-detached, and detached properties.

A variety of house sizes will be provided including smaller 1, 2 and 3 bedroom properties for first time buyers, first time buyers, small families and the elderly. Larger 3, 4 and 5 bedroom family dwellings will also be delivered.

The density of the development will be dependant on the housing mix, however an average density between 30-38dph is considered to be appropriate.

Open Space

Green spaces are spread throughout the site, with the largest open space provided to the east of the site, buffering the ancient woodland and, being the lowest part of the site, wetland surface water attenuation areas (SuDS). This brings opportunity for increased biodiversity, improves flood resilience, and provides an attractive leisure and recreational area set against the backdrop of the woodland.

Additional open space will be provided by the series of greens dotted along the primary street, creating a visual journey of feature trees reflecting the National Forest setting, leading to the woodland and breaking up the built form.

A larger green is proposed centrally within the site, with this having a more formal use, featuring a children's equipped play area which is accessible to all new residents.

Overall 1.93 hectares of open space is proposed, constituting 31% of the overall site, highlighting the landscape led approach to the site. This demonstrates compliance with the requirement to provide a minimum of 20% National Forest planting which as outlined can include various forms of green infrastructure.





Layout and Scale plan

LAYOUT

Creating a Sylvan Character

The overarching principle of the masterplan is to create a series of well-defined residential blocks set in an environment rich with mature trees around the perimeter. A series of greens are formed that create opportunities for new tree planting throughout the scheme and provide legibility as you journey through the site. This approach connects the site to the wider National Forest setting in the locality.

A Sense of Arrival

The access is taken from Markfield Lane in between a pair of bungalows. Markfield Lane has an open feel with dwellings on the south side generally set back behind generous verges, including trees. To the north is a combination of existing woodland and the grounds of larger properties creating an attractive approach into the site.

Upon arriving into the site a small green is proposed at the head of the access route, with room for a feature tree with a frontage of dwellings set behind, terminating the vista into the site and ensuring a good sense of arrival is created.

A Pedestrian Link to the South West

At the entrance into the site the street splits east and west, with the main route extending east and a small residential street extending west and connecting to an existing track.

The existing track benefits from rights of access and links down towards Leicester Road and across to the facilities in Field Head and Markfield beyond.

The Primary Street

The primary route extends eastwards through the site, with the alignment defined by the built form which creates bends in the road, naturally reducing vehicle speeds and opening up vistas to the various 'greens' dotted through the scheme. This street will include a verge, creating a deeper frontage and opportunities for tree planting, like Markfield Lane.

The Little Greens

The various small 'greens' are sufficiently sized to allow for the planting of new 'champion' trees which will mature to become iconic features of the layout. The greens have other shared characteristics, benefiting from a strong backdrop of built form which will enclose the spaces, and create attractive vistas through the scheme.



Central Green

At the centre of the site is the Central Green which is one of the larger of green spaces designed to accommodate an locally equipped area of play (LEAP). This is well located, with all new residents within a short walk of the facility.

This green continues to share the characteristics of the other spaces, including the planting of distinctive new trees and the enclosure of these spaces with built form which creates active frontages.

The Woodland Edge Ecological Area

The size of green spaces continues to expand from west to east as the development moves from the urban area towards the ancient woodland.

At the eastern edge of the scheme a 25m buffer is provided to the woodland to protect this area. In addition the surface water attenuation area is proposed in this space, with this intended to half an ecological function, with permanently wet areas. To compliment this natural character the surrounding areas will be planted with wildflowers/species rich grassland.

The extent of the area is defined by the existing hedgerow and mature trees which run north to south through the site and is used as a boundary, with the road hugging this hedgerow and housing set behind it.

A mown path is proposed to loop through this area to create an attractive recreational route for residents. This will be appropriately enclosed to prevent wider access into the green spaces.



Sustainable urban Drainage System (SuDS)

The design responds to the sloping topography with a sustainable drainage basin at the lowest point in the Woodland Edge Ecological Area. The basin will improve flood resilience and feed into existing drainage, making use of the ditch running alongside the drainage basin.



The Northern Eastern Quarter

To the north of the surface water attenuation area and beyond the existing ditch is an additional residential area, connected by the primary street, extending the tree planting and verges into this area.

Creating Vistas & Turning Corners Well

At various points along 'The Primary Street' that runs through the scheme, proposed buildings are carefully positioned to terminate vistas along streets. This principle is demonstrated on the Features of the Layout plan on page 48.

In addition it is anticipated that at key corners throughout the scheme dual aspects houses will be proposed to animate corners. Davidson's have a good variety of house types which will achieve this objective.



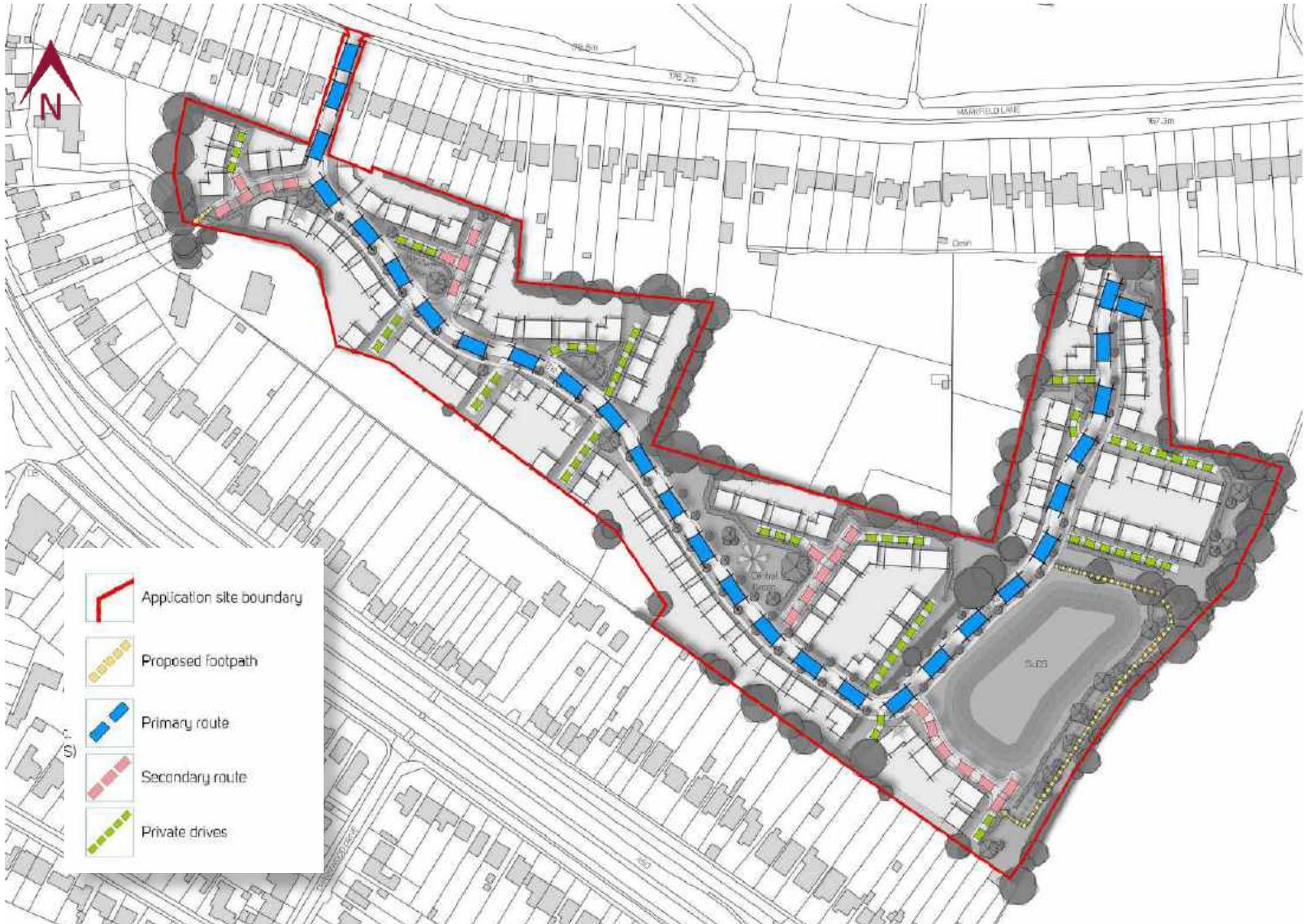
SCALE

Building Heights and Massing

Building heights will be predominantly 2 storey, to remain sympathetic to local context and the edge of town location. A small number of 2.5 and 3 storey buildings could be placed at key locations within the main body of the site to create legible and memorable features. These taller buildings will add a greater feeling of enclosure to the street whilst adding variance to the streetscape.

Building Types

There will be a range of house types, sizes and tenures within the proposed development ranging from one to five bedrooms and including detached, semi-detached, and terraced/connected frontages. This will help create a variety of properties available and will assist in creating a diverse and mixed community.



Movement plan

ACCESS AND MOVEMENT

Vehicular Access

A single point of vehicular access is proposed at the north of the site from Markfield Lane with appropriate visibility splays achieved. The access will consist of a 5.5m wide carriageway and 2m footways.

Pedestrian Links

The site is permeable to pedestrians and cyclists from the site access providing links to Field Lane to the north and the existing track down to Leicester Road to the south.

Both these links are well related to the urban area, being at the western end of the site providing easy access to Markfield village centre, bus stops adjacent to the site, and the PRow to the north.

Street Hierarchy

A variety of street typologies create a legible street hierarchy that provides strong vehicular access whilst prioritizing pedestrian and cyclist safety. Shared surfaces and private driveways branch from the primary route, to serve driveways and properties. The variance in street surfacing and design will enhance the overall character of the development.



Primary Street



Shared Street



Private Drives



Pedestrian Link



Landscape plan

LANDSCAPING

The Illustrative Masterplan demonstrates how new housing could be delivered on the site whilst also retaining the existing trees and hedgerows where possible within and around the site.

The landscape strategy for the site has already been described in the layout section of this section, creating a landscape led scheme inspired by the National Forest. To summarise this includes:

- creating a series of 'little greens' for new tree planting,
- a central green with equipped play
- the woodland edge ecological area, including a 25m buffer to the ancient woodland, ecological enhancement measures and sustainable urban drainage

The landscaping scheme will be designed to include native species common to this area and complementary to the character of the local area.

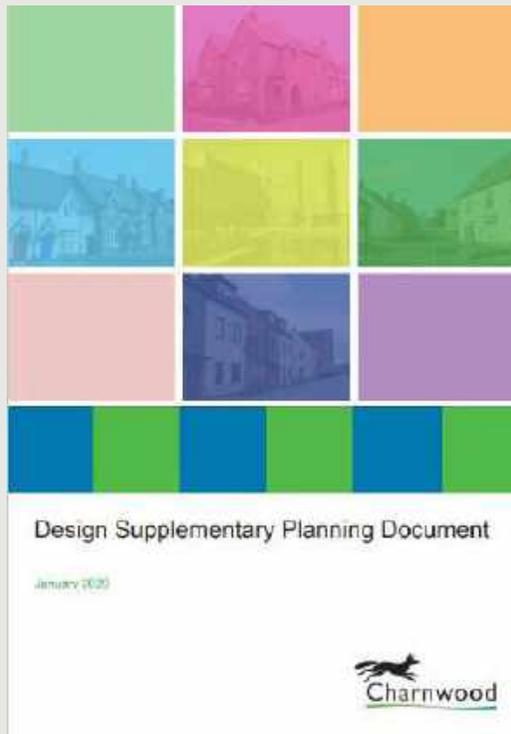
The open spaces and structural landscaping measures will be the subject of a long-term management plan to secure the successful establishment of the new planting and enhance the biodiversity value of the site.



APPEARANCE

Charnwood Design SPD

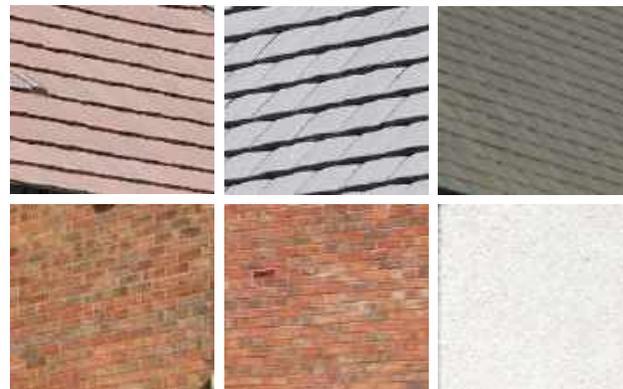
“New development should take inspiration from existing features that are identified in the local architecture or within the natural environment. This does not necessarily mean replicating traditional or historic building styles. Successful designs are often able to incorporate existing architectural characteristics into more contemporary design and form a strong link between the past and present.”



Materials and Architectural Style

The proposed development will reflect the traditional qualities of a 21st century Davidsons Home. This will include more architectural detailing than other housebuilders with an emphasis on high quality materials. For example, Davidsons houses include feature brickwork courses, distinctive windows (including oriel and bay windows), exposed rafters and bespoke timber entrance canopies.

A high-quality palette of materials including red brick with slate-effect roofing and some light render is anticipated to be the basis of a materials palette, inspired by the local area.



Hard Landscaping

Varied surfaces will be used to define different use/ownership areas and to assist with traffic calming. Surface materials are required to complement the architectural approach and be visually attractive and durable. It is envisaged that some areas of block paving will be incorporated into streets at key locations and along shared surfaces.



Soft Landscaping and Boundary Treatment

Development plots will be defined by a range of boundary treatments including hedges, screen walls with low level planting, timber bollards, estate railings with hedges all integrating timber and planting contributing to the landscape led character. These strong boundary treatments will assist in clearly defining the public and private realm within the development.



Street Furniture

Street furniture including seating, lighting and signage is to be located in clearly visible and logical positions at important junctions and points of connection, in particular positions on the main routes/desire lines. Street furniture should use a visually coordinated design.







7

Summary

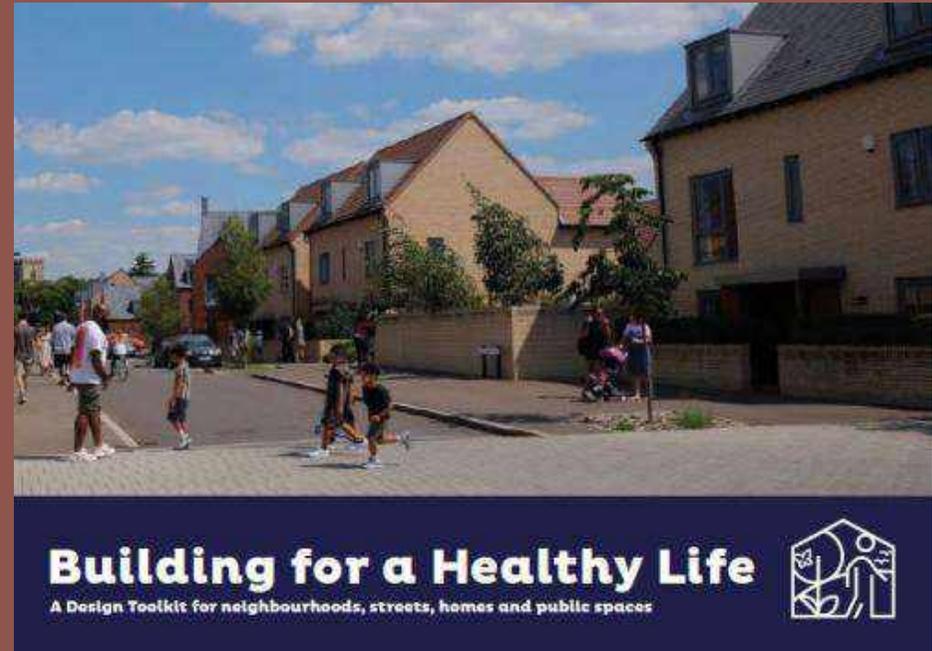
BUILDING FOR A HEALTHY LIFE - ASSESSMENT

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 a National Forest inspired housing development where people want to live.

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



1. Natural 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 layout provides access to the track that allows direct movement towards the village centre. Further to that, the site access directly links to the PRow to the north of the site, which links to Bradgate Park and the wider countryside.

Located in between the existing residential area on Leicester Road to the south, and Markfield Lane to the north, the site is a logical extension to the settlement.



2. Walking, cycling and public transport

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

The internal layout creates attractive spaces and routes which promote walking and cycling through the site. Direct links to local bus stops and amenities are created.



3. 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.”

With the access and pedestrian links both located on the western side of the site, this creates directional links towards the village centre. All village amenities are within a 2.5km radius, this makes accessibility easy by foot, encouraging healthier behaviors, and in turn, help improve public health and reduce carbon emissions.



4. Homes for Everyone

“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 Masterplan provides a framework which will allow a range of dwelling types to be provided on the site including market and affordable housing.



5. Making the most of whats there

"Understand and respond."

An understanding of the characteristics of local area has been described in the Design and Access Statement and steps taken across the Illustrative Masterplan to create a new landscape led scheme reflective of these features.

The main features being the incidental green spaces, tree planting, helping to bring connectivity to the woodland linking to the National Forest.



6. A memorable character

"Create places that are memorable."

The masterplan creates a framework for a Natural Forest inspired development with tree lined street and 'greens' filled with new trees creating a setting for Davidson's well detailed and high quality layouts.



7. 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 façades of buildings face streets and public spaces."

The Illustrative Masterplan is designed with the intention to show a strong framework of connected and well overlooked streets and spaces using perimeter blocks with clearly defined public fronts and private backs and indicative building footprints that turn corners.



8. Easy to find your way around

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

A number of landmark building locations and legible areas of green space are identified across the Illustrative Masterplan that would form recognisable features and help people to form a mental map of the place. A hierarchy of streets contributes to character and legibility and active housing frontages or landscape features are used to terminate vistas along streets.



9. Healthy Streets

“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 Masterplan will be designed to achieve 20mph design speeds through the use of bends, staggered junctions, strategic pedestrian crossing points and restricted lengths. Landscaping features such as hedges as boundary treatments will provide additional sensory and visual interest and houses are positioned to provide activity to and surveillance of the street.



10. Cycle and 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.”

Cycle and car parking provision is proposed that within the Illustrative Masterplan several different solutions are used and the scheme will not overly rely on any one specific type. Car parking is proposed to be integrated into the street scene, with frontage parking used to create space for tree landscaping and parking located between dwellings to form more enclosed streets. In all instances, parked cars are proposed to be located across the layout so that they can be seen from people’s home.



11. Green and blue infrastructure

“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.”

As previously outlined the green infrastructure is based on a series of well connected green spaces lining through to a larger area to the south east. This south eastern area shows how surface water could be attenuated in the basin indicated to the east. These features offer numerous landscape and biodiversity opportunities, including the creation of permanently wet areas. In addition, existing hedgerows and trees are retained where possible and other measures to ensure biodiversity are proposed, such as wildflower meadows.



12. Back of pavement, front of home

“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.”

Precise details of external storage is a reserved matter, however this Design and Access Statement suggests that development plots could be defined by a range of boundary treatments including hedges, screen walls with low level planting, timber bollards, estate railings with hedges all integrating timber and planting to respond to the landscape led character. These strong boundary treatments will assist in clearly defining the public and private realm within the development.





DAVIDSONS
HOMES



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