

LAND OFF WELHAM LANE GREAT BOWDEN

DESIGN & ACCESS STATEMENT



PREPARED BY PEGASUS GROUP | PEGASUS DESIGN
ON BEHALF OF RICHBOROUGH ESTATES LTD
BIR.4732_7A | NOVEMBER 2015



“GOOD DESIGN IS
A KEY ASPECT
OF SUSTAINABLE
DEVELOPMENT, IS
INDIVISIBLE FROM
GOOD PLANNING AND
SHOULD CONTRIBUTE
POSITIVELY TO MAKING
BETTER PLACES FOR
PEOPLE”

PARAGRAPH 56, NPPF
20 12.

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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED



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INTRODUCTION

PURPOSE OF THE DOCUMENT

THIS STATEMENT HAS BEEN PREPARED BY
PEGASUS DESIGN ON BEHALF OF RICHBOROUGH
ESTATES LTD



THE
SITE

LANGTON ROAD

WELHAM ROAD

SUTTON ROAD

MAIN STREET

01 INTRODUCTION

PURPOSE OF THE DOCUMENT

- 1.1 This statement has been prepared by Pegasus Design (part of Pegasus Group) on behalf of Richborough Estates Ltd, G M Pope, CP Egerton-Warburton and G Worthington to accompany an outline planning application for a residential development at land off Welham Lane, Great Bowden, Leicestershire. All matters are reserved, save for access.
- 1.2 This statement should be read in conjunction with the following supporting drawings and documents which accompany the application:

Topographical Survey

BWB Consulting Ltd

Heritage Desk Based Assessment

Cotswold Archaeology

Desk Study Site Report

ASL

Agricultural Land Classification

ADAS UK Ltd

Arboricultural Survey

Midland Forestry Ltd

Landscape and Visual Impact Assessment & Landscape strategy

Tyler Grange LLP

Extended Phase 1 Ecology Survey, Bat Emergence & Hedgerow & Great Crested Newt Surveys

Just Ecology Ltd

Transport Statement

PTB Transport Ltd

Flood Risk Assessment & Foul Water and Utilities Assessment

BWB Consulting Ltd

Sustainability & Economic Statements

Turley

Proposed Indicative Masterplan, Proposed Building Distances Plan and Site Location Plan

Pegasus Design

Planning Statement & Statement of Community Involvement

Fisher German

- 1.3 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended June 2015, which requires certain applications to be accompanied by a Design and Access Statement. The purpose of this statement is to explain:

“How the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users”

Para. 30, Panning Policy Guidance, March 2014.

- 1.4 The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended 2013) also states 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.

- 1.5 This document has been prepared in accordance with:
- BFL12. Building for Life. The Design Council 2012; and
 - Design and Access Statements and how to write, read and use them. Commission for Architecture and the Built Environment (CABE) 2006.

DOCUMENT FORMAT

- 1.6 Following this Introduction, the document sets out a planning policy context, together with an assessment of the site and its context. A summary of consultation and engagement then follows. An overview of the proposal is provided in Section 6, which sets out key principles of the proposal and a high level design code framework in the context of the criteria of Building for Life 12. A summary then concludes the document.
- 1.7 This Design and Access Statement is structured as follows:

- Section 1 Introduction**
- Section 2 Planning Policy context**
- Section 3 Site and contextual assessment**
- Section 4 Involvement**
- Section 5 Design Evolution**
- Section 6 Design proposals and design code framework**
- Section 7 Summary**

RICHBOROUGH ESTATES

- 1.8 Richborough Estates Ltd specialises in identifying brownfield and greenfield development opportunities for residential and commercial use. Richborough Estates operates across the UK with a proven track record for successfully delivering high quality and responsive developments. The company works very closely with the landowner, local communities, local planning officers and Parish Councils to create the most mutually beneficial plans.
- Further information can be found at:
www.richboroughestates.co.uk

SITE AND CONTEXT OVERVIEW

- 1.9 The application site (hereafter referred to as 'the site') is located on the northern edge of Great Bowden, a predominantly residential village situated approximately 6 kilometres to the south of Market Harborough. The site falls within the jurisdiction of Harborough District Council and Leicestershire County Council.
- 1.10 Great Bowden has a distinctive and characterful two part settlement pattern which straddles a railway line. The village comprises a diverse range of buildings of varying ages, types and architectural styles set amongst a network of landscaped greens and open spaces. The majority of the village is designated a Conservation Area and has retained a distinct non-urban character and physical separation from Market Harborough.
- 1.11 Local amenities and services are located within the central part of the village which is situated approximately 350 metres to the south of the site, on Dingley Road and Main Street. Great Bowden Academy is located off Gunnsbrook Close in the southern area of the village and is situated approximately 780 metres from the site. The Robert Smyth Academy is the closest secondary school and is situated in Market Harborough, 2 kilometres to the south of the village.
- 1.12 The site is sustainably located on the northern urban edge of Great Bowden with countryside extending beyond to the north and west of the site. Centered upon National Grid reference SP 745892, the site is 22.05 acres/ 8.93 hectares in size and comprises two fields of improved grassland with small woodland copses and a number of species-poor hedgerows and trees. The site is presently used for sheep and cattle grazing.
- 1.13 The site has a shallow gradient which rises from a low of 72.7 metres AOD (above ordnance datum) to the north to a high of 78.2 metres AOD to the south. In an east-west direction, the site falls very slightly from 76.7 metres to 75.0 metres AOD.
- 1.14 Access to the eastern area of the site can be gained from Welham Lane which leads southwards into Great Bowden via the A6 to the north. Access can also be gained via Langton Road which borders the western site boundary. Both streets conjoin with Welham Road before heading further southwards into the village centre.
- 1.15 No Public Rights of Way exist within the site. The site leads to an adjacent public footpath to the west which can be accessed via Langton Road. As part of a wider network, this route provides links to Market Harborough to the south and Foxton to the west.
- 1.16 Welham Road meets with Welham Lane to the north, Nether Green to the east and Langton Road to the west and is an established residential street comprising a Grade II listed building, detached 2 storey houses and bungalows.
- 1.17 Great Bowden Conservation Area borders the northern edge of the village and clips the south eastern edge of the site in front of the juncture of Welham Road and Welham Lane.

DESCRIPTION OF DEVELOPMENT

1.18 This Design and Access Statement is submitted to accompany the following description of development:

‘Outline planning permission for residential development (Class C3) with associated access, landscaping, open space, country park and drainage infrastructure at land off Welham Lane, Great Bowden, Leicestershire.

All matters are reserved, save for access’.

DESIGN VISION:

1.19 The over-arching vision for land off Welham Lane, Great Bowden, is to create an attractive, high quality and sustainable neighbourhood that responds positively to its urban and landscape surroundings.

1.20 The indicative masterplan seeks to enhance access and movement to and within the site through the provision of a comprehensive network of pedestrian routes which will strengthen linkages to the village centre and Langton Road, opening up the recreational benefits of the site to new and existing residents.

1.21 The indicative masterplan is structured around an extensive and meaningful green infrastructure network which will provide safe, attractive and convenient pedestrian access to new public open space, a Country Park and children’s play provided as part of the development.

1.22 The vision includes the provision of development Character Areas, which draw upon the vernacular of the village and its townscape. The green infrastructure network will seek to draw together and complement proposed Character Areas, which have been influenced by a detailed understanding of the urban and landscape characteristics of the village.

1.23 The overall vision is based upon the following design principles:

- To provide the right ingredients for a balanced new community based on a sustainable movement framework which extends beyond the site boundaries into the village;
- To produce a new living environment of the highest standard, with a clear and recognisable identity which reflects the vernacular and character of the village, contextual views and residential amenity, creating a strong ‘sense of place’;
- To create a movement network which opens up public access to the site, strengthens links to the village centre and nearby bus stops and wherever possible, promotes sustainable modes of travel;
- Design inspiration which draws upon Great Bowden’s mosaic of urban and landscape spaces, building types and the diverse range of architectural styles;
- To engender a character of development which respects the setting of the Conservation Area and is strongly influenced by the presence of new and existing landscape;
- To create a character of development which is landscape led, providing a range of public open spaces which enhance the edge of village site location; and
- To create a development that will enhance the attraction of Great Bowden as a place to live, incorporating valued aspects of local character, ecology, landscape, visual amenity and biodiversity.











PLANNING POLICY CONTEXT

2

PROVIDES BACKGROUND INFORMATION
IN RESPECT OF PLANNING POLICY



LEGEND

- | | | | |
|---|---------------------|---|----------------------|
|  | Site boundary |  | Allotments |
|  | Woodland |  | Education |
|  | Important open land |  | Leisure & recreation |



02 PLANNING POLICY CONTEXT

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

“Where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”.

2.2 In this instance, the current Local Development Plan consists the Local Development Framework Core Strategy 2006-2028 (adopted November 2011) and Saved Policies of the Harborough District Local Plan (adopted 2001). No Saved Policies are of relevance to the application.

2.3 Relating to design, the following are of relevance:

LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY 2006-2028

POLICY CS1: SPATIAL STRATEGY FOR HARBOROUGH

2.4 This Policy aims to maintain the District’s unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services. Targets for new development include;

- Provide for the varied housing needs of the community;
- Develop the Green Infrastructure asset of the District as a resource for biodiversity conservation and enhancement; and
- Support development which protects conserves and enhances the District’s built heritage whilst ensuring that new development is safe, well designed, adapts to climate change and helps to reduce the District’s carbon emissions.

POLICY CS2: DELIVERING NEW HOUSING

2.5 This Policy sets out that all housing developments should be of the highest design standard and has a layout which makes efficient use of land, is compatible with the built form and character of the area in which it is situated. This Policy also states that developments comprising 10 or more dwellings should comprise a mix of housing types which should be informed by the most up to date Strategic Housing Market Assessment (SHMA) or other local evidence. Proposals for sites of 0.3 hectares or above shall be required to achieve a minimum density of 30 dwellings per hectare however in circumstances where individual characteristics dictate and are justified, a lower density may be appropriate.

POLICY CS3: DELIVERING HOUSING CHOICE AND AFFORDABILITY

2.6 Great Bowden is located within the Harborough Rural North & Central Sub-Market Area. This Policy sets out new residential development should deliver a minimum of 40% affordable housing. The Policy also states that affordable housing should be delivered on-site in most cases, however an alternative site or a commuted sum towards affordable housing may be allowed in exceptional circumstances.

POLICY CS5: PROVIDING SUSTAINABLE TRANSPORT

2.7 This Policy states that future development in Harborough District should seek to maximise the use and efficiency of existing transport facilities to achieve the best overall effect for transport for the District as it looks to a lower carbon future. Future development will be located in areas which are well served by local services to reduce the need to travel and settlements in the District should have safe pedestrian and cycling facilities.

POLICY CS8: PROTECTING AND ENHANCING GREEN INFRASTRUCTURE

2.8 This Policy states seeks to secure a high quality, accessible and multi-functional green infrastructure network across both urban and rural areas of Harborough District which contributes to healthy lifestyles and a rich, diverse natural environment. Opportunities to maximise the potential value of existing and new green space will be encouraged through the promotion of recreation, public access, biodiversity, geo-diversity and water management; the protection and enhancement of heritage assets and local landscape (including protection of and proposals which increase tree and woodland cover); and the mitigation of climate change.

POLICY CS9: ADDRESSING CLIMATE CHANGE

2.9 This Policy states that the Council will support development which adapts to climate change and helps reduce the District’s carbon emissions. Measures to achieve this include:

- New development directed to sustainable locations;
- Use of sustainable materials and construction methods are used and encouraged; and
- New development incorporate site layout and design principles which reduce energy demands and increase energy efficiency.

2.10 Additional innovations which have a positive impact upon climate change adaptation will be supported and encouraged on where feasible, these could include;

- Appropriate shading and planting
- Green roofs
- Sustainable Urban Drainage Systems
- Rain harvesting and storage
- Grey water recycling

POLICY CS10: ADDRESSING FLOOD RISK

2.11 This Policy states that new development will be directed towards areas at the lowest risk of flooding within the District and priority will be given to land within Flood Zone 1. All new development will be expected to ensure that it does not increase the level of flooding experienced in other areas of the District.

2.12 Surface water run-off in all developments should be managed to minimise the net increase in the amount of surface water discharged into the local public sewer system. The use of Sustainable Drainage Systems (SuDS) will be expected and the design and layout of schemes which enhance natural forms of on-site drainage will be encouraged.

POLICY CS11: PROMOTING DESIGN AND BUILT HERITAGE

2.13 This Policy sets out that in recognition of the importance of good design and the built heritage of the District, the highest standards of design in new development will be sought to create attractive places for people to live, work and visit.

2.14 Development should be inspired by, respect and enhance local character, building materials and distinctiveness of the area in which it would be situated. Proposals which are rich in architectural detail, individual, yet sympathetic to the local

vernacular will be particularly supported. In areas with particularly high heritage value (such as Conservation Areas), new development should be sympathetic to those characteristics that make these places special.

2.15 All development should respect the context in which it is taking place and respond to the unique characteristics of the individual site and the wider local environment beyond the site’s boundaries to ensure that it is integrated as far as possible into the existing built form of the District. New development should be directed away from undeveloped areas of land which are important to the form and character of a settlement or locality.

2.16 Development should be well planned to:

- Incorporate safe and inclusive design, suitable for all to access;
- Make the most of local built and natural assets;
- Be of a scale, density and design that would not cause damage to the qualities, character and amenity of the areas in which they are situated;
- Ensure that the amenities of existing and future neighbouring occupiers are safeguarded;
- Reflect the landscape or streetscape in which it is situated and include an appropriate landscaping scheme where needed;
- Enable adaptation, allowing for mixed uses with the potential to change use where appropriate;
- Enable adaptation, ensuring suitability for today’s users and capability for alteration to suit users in a future changing climate;

- Where appropriate, encourage travel by a variety of modes of transport; and
- Minimise waste and encourage re-use and recycling wherever possible.

2.17 Heritage assets within the District, and their setting, will be protected, conserved and enhanced, ensuring that residents and visitors can appreciate and enjoy them through:

- Ensuring development in existing Conservation Areas is consistent with the special character as described in the Statement or Appraisal for that Area;
- Safeguarding Scheduled Monuments and non-scheduled nationally important archaeological remains, and other areas of archaeological potential or importance and areas of historic landscape; and
- Identifying heritage assets of local importance.

POLICY CS17: COUNTRYSIDE, RURAL CENTRES AND RURAL VILLAGES

2.18 This Policy identifies Great Bowden as a Selected Rural Village (SRV) and therefore an appropriate and sustainable location for a modest amount of new housing development. All cases of development will be of a lesser scale which reflects the size and character of the village.

2.19 The Policy further states that rural development will be located and designed in a way that is sensitive to its landscape setting, retaining, conserving and, where possible, enhancing the distinctive qualities of the landscape character in which it is situated. Developments in SRV's should contribute to the safeguarding of views and landmarks, avoiding the loss of features and habitats of landscape, historic, wildlife or geological importance, whether of National or local significance.

2.20 The weight to be attributed to these policies is set out in the supporting Planning Statement by Fisher German.

SUPPLEMENTARY PLANNING GUIDANCE

2.21 Relevant to design, the evolution of the indicative masterplan has consulted the following:

NATIONAL GUIDANCE

- BFL12. Design Council/CABE. (2012);
- Manual for Streets (DoT/DCLG,2007);
- Manual for Streets 2. (DoT/DCLG,2010);
- Urban Design Compendium 1&2. (English Partnerships and the Housing Corporation, 2000); and
- New Homes 2014. ACPD Secured By Design. (2014)

LOCAL GUIDANCE

- Leicester and Leicestershire Strategic Housing Market Assessment (SHMA). Leicester and Leicestershire Local Planning Authorities Report. (2014);
- The 6C's (Highways) Design Guide;
- Provision for Open Space, Sport & Recreation. (2009);
- Great Bowden Village Design Statement (2000);
- Harborough District Council Conservation Area Statement – Great Bowden (2001);
- Adopted Supplementary Planning Guidance Notes 3, 9-11, 13 & 16) (2003);
- Harborough District Landscape Character Assessment (2007); and
- Market Harborough Landscape Character Assessment and Capacity Study (2009).

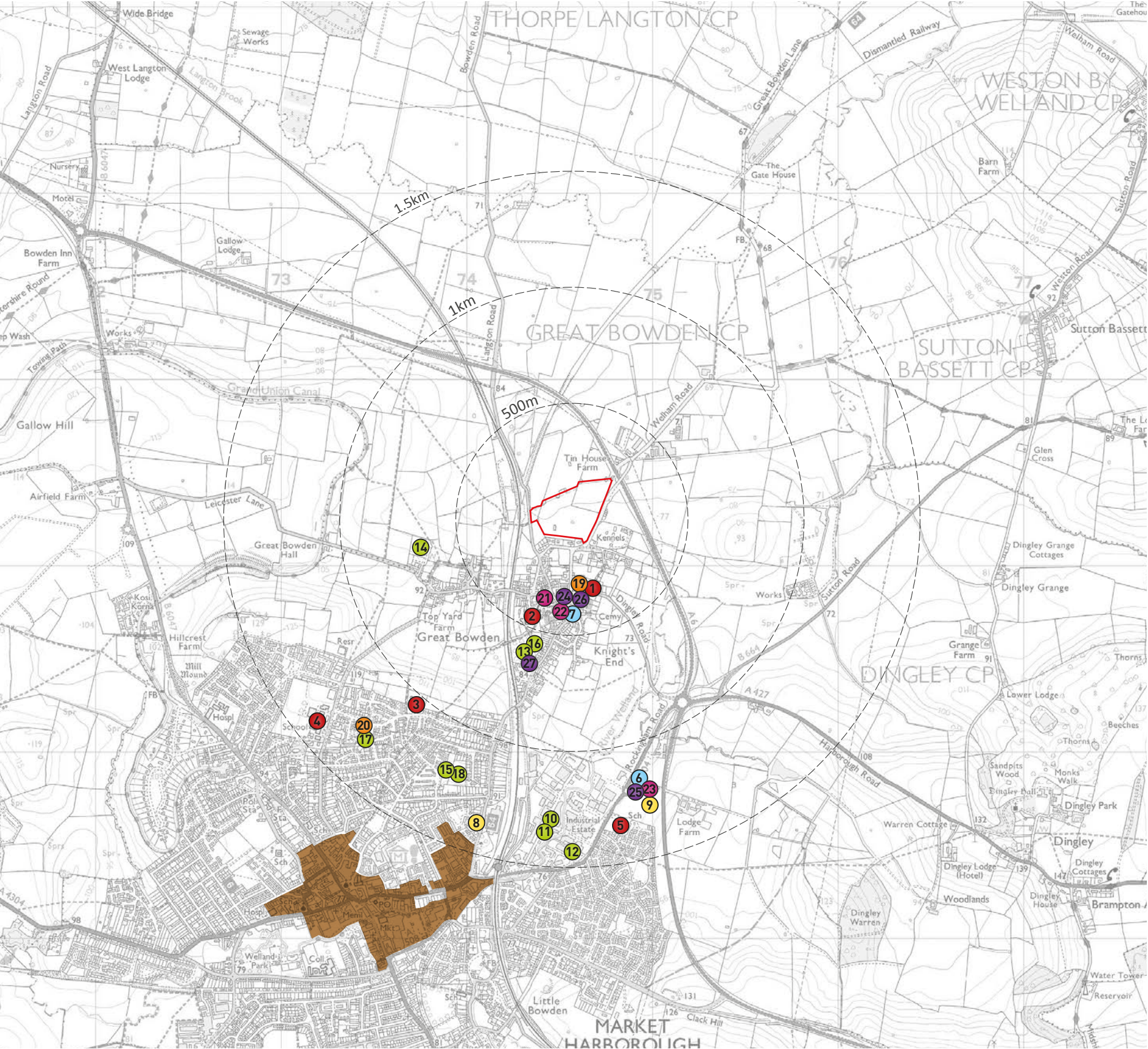


The background of the slide is a photograph of a park. In the foreground, there is a large, dark tree trunk on the left and a paved path curving through the middle ground. The path is bordered by a low concrete curb. In the background, there are more trees, including some evergreens, and a grassy area. The sky is blue with some light clouds. The overall scene is bright and sunny, with shadows cast on the grass and path.

SITE ASSESSMENT



3

THIS SECTION PROVIDES AN ASSESSMENT OF THE SITE AND ITS SURROUNDINGS. IT SUMMARISES KEY CONSIDERATIONS AND OPPORTUNITIES



03 SITE & CONTEXTUAL ASSESSMENT

LEGEND

-  Site boundary
-  Market Harborough centre

Educational Facilities ●

- ① Great Bowden Pre-School
- ② Great Bowden Academy
- ③ Ridgeway Primary Academy
- ④ Robert Smith Academy
- ⑤ Meadowdale Primary School

Supermarkets/Convenience Stores ●

- ⑥ Tesco Express
- ⑦ Bowden Stores

Healthcare ●

- ⑧ Beech House Rest Home
- ⑨ Peaker Park Care Village

Leisure and Recreation ●

- ⑩ Fit Zone Gymnasium
- ⑪ Swimgym
- ⑫ Snap Fitness
- ⑬ Cricket Ground
- ⑭ Allotments off Leicester Lane
- ⑮ Allotments off Douglass Drive
- ⑯ Children's Play Area
- ⑰ Children's Play Area
- ⑱ Children's Play Area

Place of Worship ●

- ⑲ Great Bowden: St. Peter & St. Paul & Church Hall
- ⑳ Christian Life Church

Public Houses ●

- ㉑ The Red Lion
- ㉒ Shoulder of Mutton
- ㉓ Roebuck

Community Services ●

- ㉔ Welton's Post Office & Tea Room
- ㉕ Tesco Petrol Station
- ㉖ Great Bowden Village Hall
- ㉗ Community Pavillion

LOCAL AMENITIES AND SURROUNDING CONTEXT

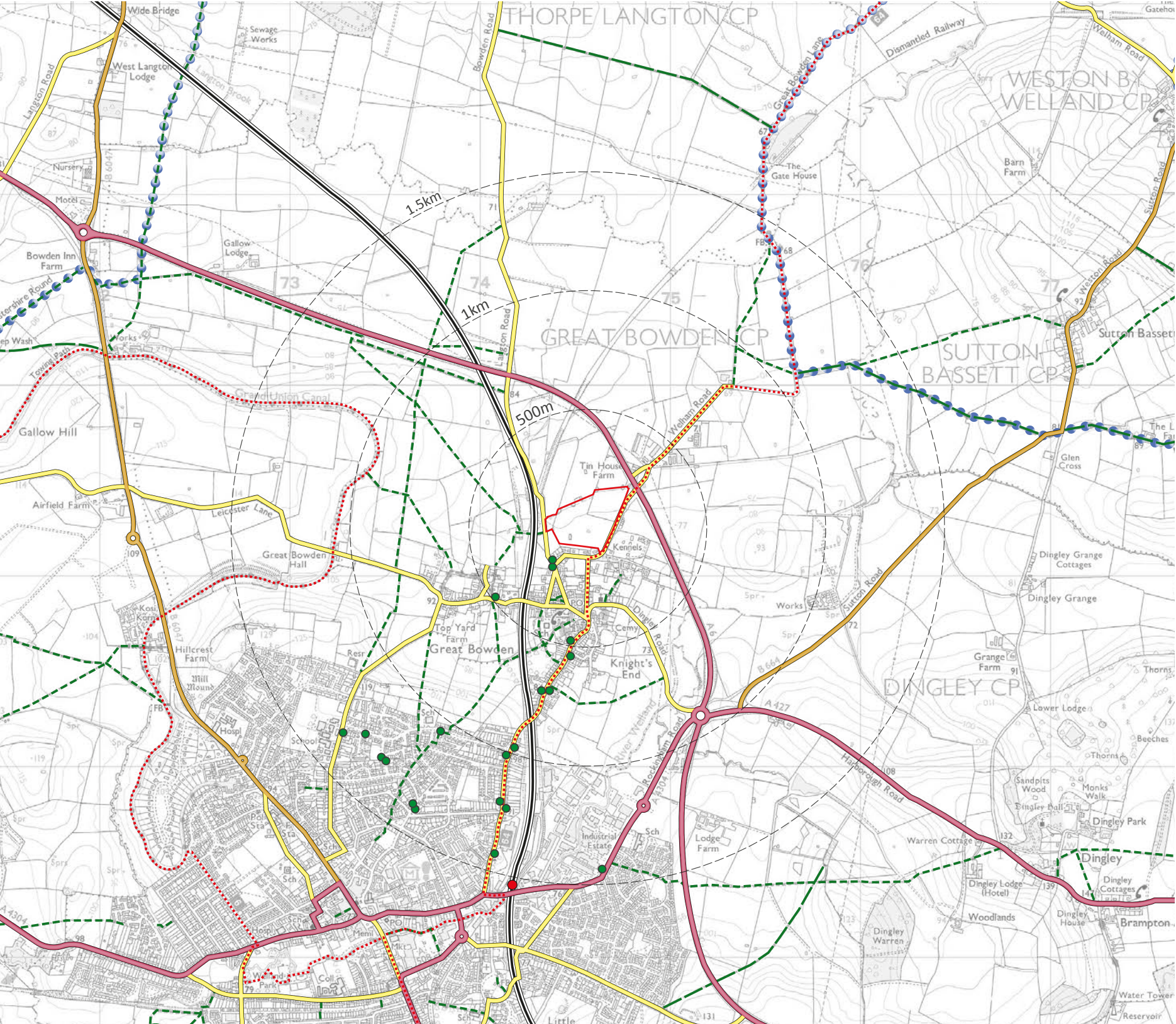
- 3.1 Situated in the Harborough District, Great Bowden lies in the Welland Valley immediately north of Market Harborough and south of the A6. The village is predominantly residential with a population of 1,017 (Census 2011).
- 3.2 Two shops, two public houses, a post office and a village hall are located in the centre of the village. Situated along Main Road and Dingley Road, these facilities cater for everyday needs and are within a short walk south of the site. The village centre comprises the historic core of Great Bowden where The Parish Church of St. Peter and St. Paul is also located.















- 3.3 Great Bowden Academy is located off Gunnsbrook Close in the southern area of the village and is situated approximately 780 metres from the site. The Robert Smyth Academy is the closest secondary school and is situated in Market Harborough, approximately 2 kilometres to the south.
- 3.4 Wider afield, the town centre of Market Harborough offers a greater range of retail and employment opportunities and is within easy access via the local bus service which runs through the village.
- 3.5 Further details can be found in the supporting Transport Statement by PTB Transport Planning and the Sustainability Statement by Turley.





LEGEND

- | | | | | | | | |
|---|---------------------|---|--------------------|--|--------------|---|----------|
|  | Site boundary |  | Recreational route |  | Minor road |  | Bus stop |
|  | Public Right of Way |  | A road |  | Railway | | |
|  | Bridleway |  | B road |  | Cycle route* | | |

* Note: Cycle route shown is National Routes 6 and 64 - information obtained from www.sustrans.org.uk



MOVEMENT AND ACCESS

- 3.6 Welham Lane is one of two routes which leads into the village from the north, via the A6 and is subject to a national speed limit. At its entry into the village, Welham Lane joins Welham Road which is a residential street and subject to a 30mph speed limit. It forms a priority junction with Nether Green to the south east, Sutton Road to the south and Langton Road to the west.
- 3.7 Sutton Road is also an established residential street which leads southwards into the village centre.
- 3.8 Two gated accesses provide access into the eastern and southern areas of the site via Welham Lane. A further gate is situated off Langton Road to the south west.





Please keep your
dog under
close control

Please follow
waymarkers



SUSTAINABLE MODES OF TRAVEL

BY CYCLE

- 3.9 The site benefits from very good linkages to the existing local and national cycle network and is a realistic travel option for residents.
- 3.10 National Cycle Network (NCN) Route 64 can be accessed from Welham Lane, which runs along the eastern boundary of the site. To the south, this route provides a connection to Market Harborough and Market Harborough Railway Station. To the north, it provides a connection to Melton Mowbray and Newark-on-Trent.
- 3.11 NCN Route 6 is located to the west of the site and can be accessed via Leicester Lane. This route connects Great Bowden to Northampton, Market Harborough, Leicester, Derby and Nottingham and a range of destinations further afield.
- 3.12 A local cycle route runs through the village via Leicester Lane and Main Street and connects Routes 64 to Route 6.

BY FOOT

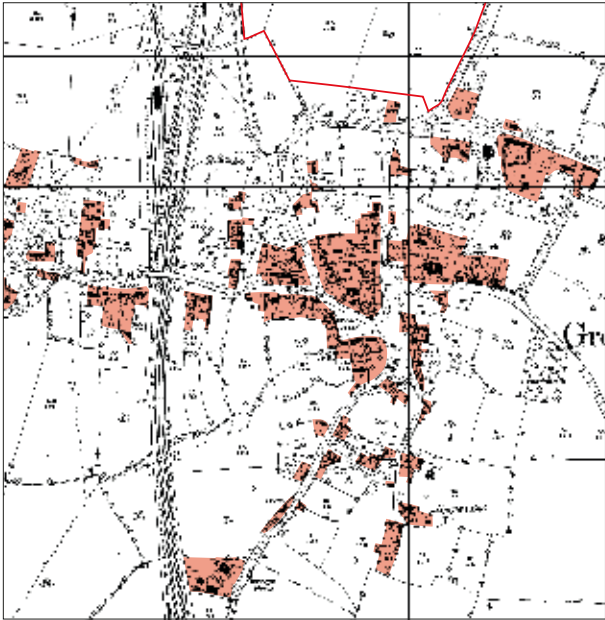
- 3.13 No footway provision is provided along the eastern edge of the site along Welham Lane. A footway aligns the southern edge of Welham Road which links to the village centre via Sutton Road. This route also joins Langton Road to the west, where bus stops are located.
- 3.14 A Public Footpath is located to the west of the site, off Langton Road and provides links to Market Harborough and the nearby village of Foxton.

BY BUS

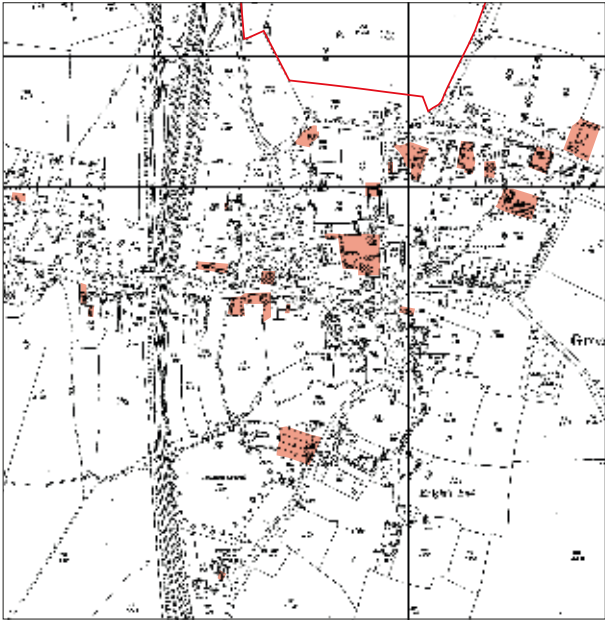
- 3.15 Two local bus services pass through the village providing good options for travel to employment locations. These services also offer opportunities for travel for shopping, leisure and education purposes.
- 3.16 The number 44 local bus service runs on a regular basis during the week and at weekends and provides linkages to Kibworth, Market Harborough and Foxton. The service can be accessed via bus stops located on Langton Road, which are situated approximately 475 metres from centre of the site.
- 3.17 Local bus service number 33 can be accessed from bus stops situated in the village centre, approximately 600 metres from the centre of the site. This service also provides links to Market Harborough.
- 3.18 Wider afield, Market Harborough offers further bus link connections to Kettering, Leicester, Northampton and Lutterworth.

BY RAIL

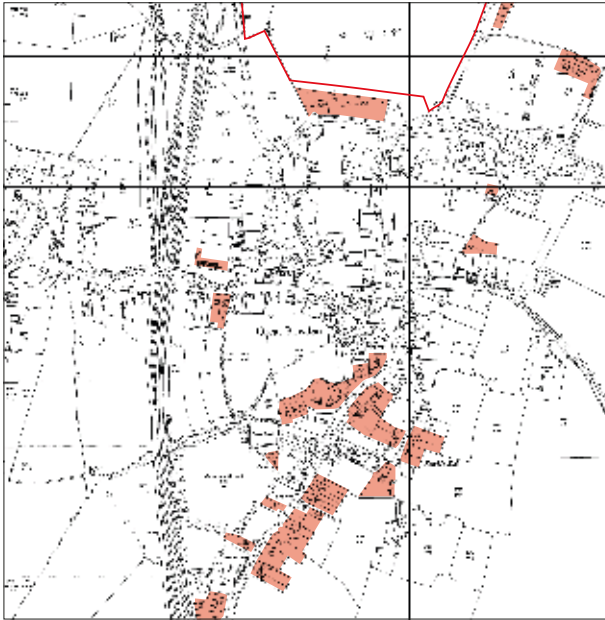
- 3.19 Market Harborough railway station is situated approximately 2.1 kilometres to the south of the site. This facility offers services between Nottingham and London St. Pancras, stopping at locations such as Luton Airport, Bedford, Wellingborough, Kettering, Leicester and Loughborough. The station also provides a regular and frequent service between Market Harborough and Leicester.
- 3.20 The station is outside a realistic walking distance however it is within a realistic eight minute cycling distance. Local bus service 44 also provides direct access to the station from the village.
- 3.21 There are therefore realistic opportunities for residents to travel to the station by sustainable means to then continue their onward journey by rail for both commuting and off peak trips.
- 3.22 For further information, please refer to supporting information by PTB Transport Planning Ltd.



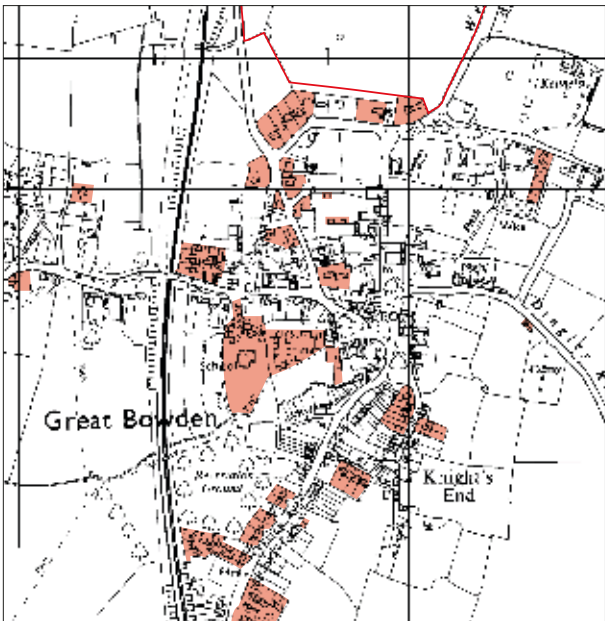
1886



1926



1961 - 1973



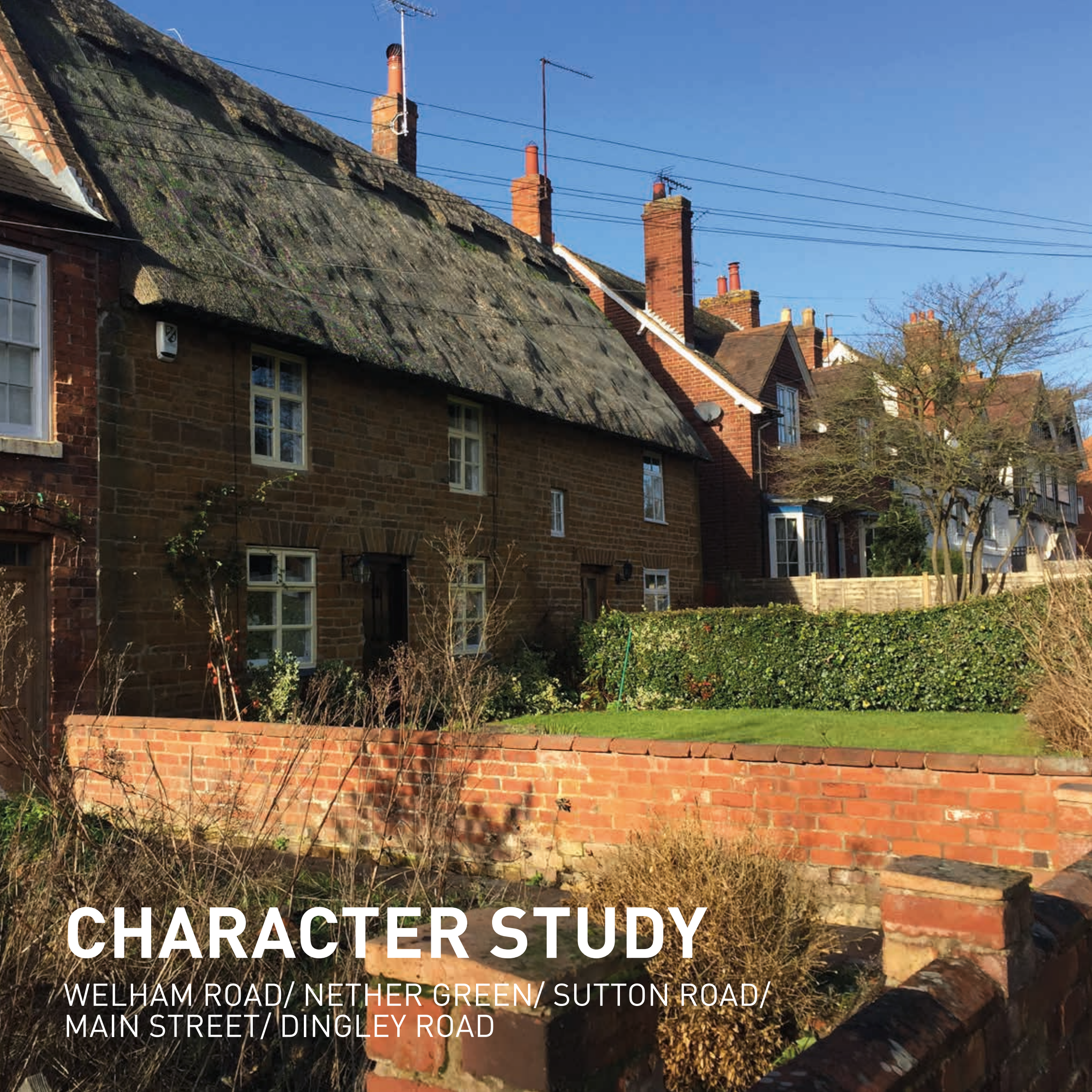
1985



2015

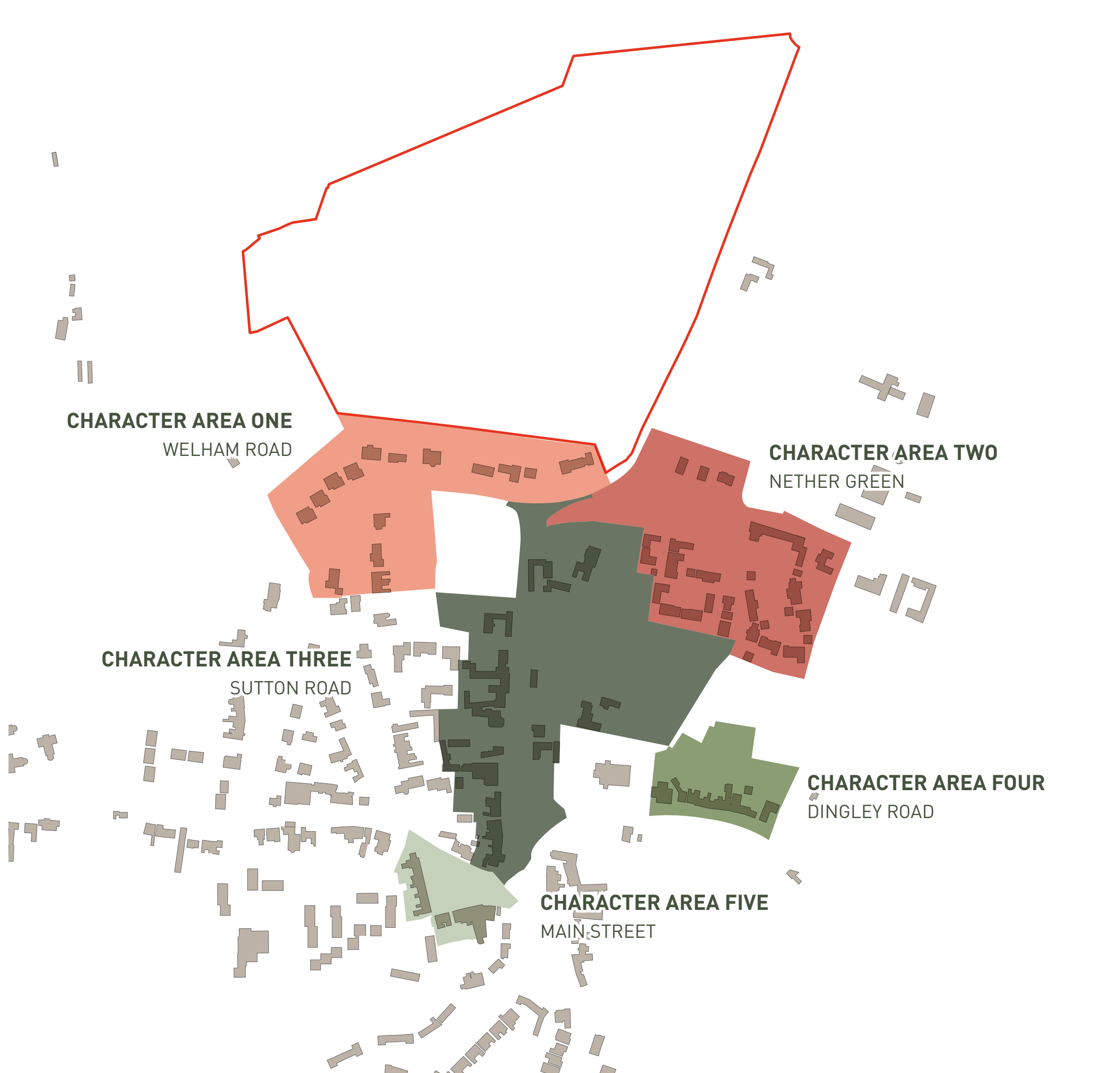
HISTORICAL BACKGROUND

- 3.23 Historical map regression indicates that in the late 19th century, the site comprised four agricultural fields which sat within countryside on the northern edge of the village. At that time, the village comprised two urban parts which were located to the east and west of a railway line.
- 3.24 Several routes led into the village comprising Welham Lane, Langton Road and Sutton Road to the north, Dingley Road to the east, Station Road to the south and Main Street to the west. Urban form aligned most of these routes, condensing at their juncture which formed the village centre.
- 3.25 At that time, the village centre comprised the Church of St. Peter and St. Paul, a village hall, a public house and a school. These facilities were set amongst a series of greens, through which the main routes into the village passed.
- 3.26 By contrast the outer edges of the settlement comprised a number of farm holdings and large hunting lodges such as Nether Green lodge, Green Lodge, Bishops House and Springfield Lodge which formed part of more dispersed and fragmented pattern, set amidst a treed landscape.
- 3.27 The subsequent period up to 1926 brought about little change save for the addition of some new buildings and courtyards in the northern part of the village, most likely associated with the expansion of a number of farm holdings and lodges.
- 3.28 1960-1970 saw the addition of new residential development which expanded the village envelope southwards along Station Road. This development brought about change to the southernmost green within the village centre and the addition of two new dwellings (The Limes and The Moorfield) on Welham Road.
- 3.29 By 1985 Welham Road was fully aligned by a row of housing which infilled gaps between the listed building, The Limes and The Moorfield. This resulted in the southern edge of the site bordering the northern built form edge of the village. Mapping also indicates that at this time the site's central hedgerow had been removed. This period saw the addition of some infill development in the central area of the village, together with the formation of larger scale residential development which formed Berry Close and Madeleine Close. This growth expanded the village envelope further southwards and was supported by the formation of a new school on Gunnsbrook Close.
- 3.30 Up to the present day, the village has seen the further infilling and redevelopment of central areas of the eastern village part- notably Langton Road and Sutton Road - in addition to a number of new residential developments situated on outer edges of the village. This includes The Countryman Mews to the south and the most recent courtyard development off Nether Green to the north east.
- 3.31 Today the village of Great Bowden is characterised by a mosaic of building ages, heights, types and sizes which are dispersed amongst a network of greens, attractive open spaces and landscaped streets.



CHARACTER STUDY

WELHAM ROAD/ NETHER GREEN/ SUTTON ROAD/
MAIN STREET/ DINGLEY ROAD



CHARACTER AREA ONE

WELHAM ROAD

CHARACTER AREA TWO

NETHER GREEN

CHARACTER AREA THREE

SUTTON ROAD

CHARACTER AREA FOUR

DINGLEY ROAD

CHARACTER AREA FIVE

MAIN STREET

CHARACTER STUDY

WELHAM ROAD

RELATIONSHIP TO CONTEXT	
Approximate age	Late 18th century. Predominantly late 20th century
Linkages to wider area	Comprises the northern built form edge of Great Bowden. Leads to bus stops on Langton Road
Function in relation to wider area	Provides residential accommodation
ARCHITECTURE	
Predominant building typologies	Detached houses - some bungalows
Materials, colour and texture	<div>Materials comprise:<ul style="list-style-type: none">Predominantly orange facing brickwork. Some red/orange;Render;</div> <div><ul style="list-style-type: none">Timber and uPVC windows;Slate roof tiles; andPlain and profiled concrete roof tiles – including vertical tile hanging</div>
Building elements and fenestration	<div>Comprises groups of buildings which have similar architectural styles and some unique buildings;</div> <div>Use of some repetition;</div> <div>Simple palette of materials and architectural detailing. Newer houses have an aesthetic that is of contrast and is more distinctive to the historic village vernacular;</div> <div>Elements comprise:<ul style="list-style-type: none">Casement windows generally with horizontal proportions- some have vertical proportions;Painted timber sash windows;Single and double height bay windows;Occasional oriel and port hole (feature) window;Range of door styles;Few door and window apertures defined by features or materials; those which are, are by matching brickwork headers and cills;Few canopied entrances – most recessed or oversailing;Dormer windows and roof lights; andChimneys</div>
Rhythm and pattern	<div>Buildings are arranged in linear, staggered patterns;</div> <div>Some setbacks and variation in the building line;</div> <div>Some rhythm is achieved at western end of Welham Road due to degree of repetition, some equalised spacings between buildings and similar size building footprints; and</div> <div>Rhythm diluted in places due to diversity of building types and gaps between them</div>
Roofscape and chimneys	<div>All buildings have traditional duo pitched roofs with gables- some are hipped;</div> <div>Some dormer windows; and</div> <div>Most dwellings have chimneys</div>
Parking typologies	<div>On-plot parking situated to the side or front of the dwelling;</div> <div>Integral garaging is a dominant feature on some parts of the streetscene; and</div> <div>Most side garages are set back from the residential frontage/ building line.</div>
BUILDINGS AND SPACES	
Layout and form	<div>Linear building patterns;</div> <div>Gaps between buildings-some views into the site from the street;</div> <div>Comprises outward facing buildings, with buildings set well back from the street</div>
Block Structure	<div>Outward facing frontages onto Welham Road; and</div> <div>Rear gardens overlook application site – northern edge is open</div>
Building height	<div>1 – 3 storeys but generally 2 storeys;</div> <div>Massing to the western section of Welham Road comprises similar building heights; and</div> <div>Massing to eastern section of Welham Road is more articulated and varied</div>
Degree of enclosure	<div>Enclosure achieved in the western end of Welham Road due to presence of buildings located on both sides of the street. Distances between buildings dilute this in places;</div> <div>Tall hedgerows and landscape contribute to degree of enclosure. Degree of enclosure lessens on east end of Welham Road due to single sided aspect of street, grassed verge and presence of orchard/green; and</div> <div>Tree lined street provides degree of enclosure although this lessens during winter months.</div>
Urban grain and density	Building patterns engender a coarse urban grain. The planning density* of this area is estimated to be 8 dwellings per hectare

* Net calculations include access roads within the site, private garden spaces, SUDS, car parking areas, incidental open space and landscaping and children’s play areas. Excludes open space serving the wider area and significant landscape buffer strips.



WELHAM ROAD



CHARACTER STUDY

NETHER GREEN

RELATIONSHIP TO CONTEXT	
Approximate age	Late 18th century -21st century
Linkages to wider area	Comprises the north eastern built form edge of Great Bowden
Function in relation to wider area	Provides residential accommodation
ARCHITECTURE	
Predominant building typologies	Predominantly detached houses; Lodges; Barns; and Linked buildings
Materials, colour and texture	Materials comprise: <ul style="list-style-type: none">• Red/orange facing brickwork;• Blue base/ detailing brickwork;• Ironstone; <ul style="list-style-type: none">• Reconstituted stone;• Render;• Timber and uPVC windows;• Plain slate roof tiles; and Clay pantiles
Building elements and fenestration	Comprises a diverse range of buildings including a number of large residences or villas in open, landscape gardens. Recent built form additions are lower scale, ancillary buildings (dwellings) which are generally more sympathetic in architectural style. Comprises a diverse palette of materials and architectural detailing. Elements comprise: <ul style="list-style-type: none">• Painted timber and uPVC sash windows – vertical proportions;• Painted timber and uPVC casement windows -vertical proportions;• Single and double height bay windows – some as features;• Tax windows;• Oriel / feature windows;• Range of entrance and side door styles (including double and single gates); <ul style="list-style-type: none">• Conservatories;• Brick arches and cills;• Stone heads and cills;• Dentil courses and Quoins• Plain and castellated parapets;• Timber frames;• Corbelled eaves;• Timber canopies; and• Chimneys
Rhythm and pattern	Comprises large residences within open, landscape gardens; Includes some linear patterns (which are mostly later additions to older buildings); New development comprises building patterns which form ancillary courts and lanes; and No rhythm achieved due to diverse range of building patterns, large gaps and building types
Roofscape and chimneys	Most buildings have traditional duo pitched roofs with gables- some are hipped; Roof lights, weathervanes, dovecots, and chimneys
Parking typologies	Generally on-plot parking set to the front, side or rear. Some courtyard parking (which dominates the streetscene)
BUILDINGS AND SPACES	
Layout and form	Predominantly linear building patterns with some very large gaps between buildings; Some buildings address ends of streets and views across the public realm; Buildings are spaced widely and irregularly around greens and landscape spaces; Views into the site from Nether Green; Recent additions take form as courts, emulating historical building patterns (former agricultural buildings); and Landscape contributes significantly to the character of the area
Block Structure	Historical built form is loose in pattern and does not achieve a block structure, Recent development achieves some block structure through tighter building patterns
Building height	1 – 3 storeys but generally 2 storeys. Building heights are varied and streetscenes are articulated. Landscape dominates however some (larger) buildings are prominent
Degree of enclosure	All buildings are well set back from the street and landscape is a strong element of the streetscene. In conjunction with the setback, landscape downplays the scale of some development, although this lessens in winter months. Continuity in some building lines is achieved via link walls which creates some enclosure and definition
Urban grain and density	Building patterns engender a generally coarse urban grain, although some (new) pockets are medium-coarse. The planning density* of this area is estimated to be 14 dwellings per hectare.

* Net calculations include access roads within the site, private garden spaces, SUDS, car parking areas, incidental open space and landscaping and children’s play areas.
Excludes open space serving the wider area and significant landscape buffer strips.



NETHER GREEN



CHARACTER STUDY

SUTTON ROAD

RELATIONSHIP TO CONTEXT	
Approximate age	Late 18th century -21st century
Linkages to wider area	Leads to village centre and application site
Function in relation to wider area	Provides residential accommodation
ARCHITECTURE	
Predominant building typologies	<div>Detached houses; Cottages; Semi-detached houses and cottages; Terraces;</div> <div>Converted and new build barns; Apartments (refurbished houses); and Linked buildings</div>
Materials, colour and texture	<div>Materials comprise:<ul style="list-style-type: none">Red/orange facing brickwork;Painted brickwork;Blue base brickwork;Ironstone;</div> <div><ul style="list-style-type: none">Reconstituted stone;Render;Timber and uPVC windows;Timber detailing/ boarding;Plain slate/ brown roof tiles; andThatch</div>
Building elements and fenestration	<div>Comprises a diverse palette of materials and architectural detailing. Elements comprise:<ul style="list-style-type: none">Stained, painted timber and uPVC Sash windows – vertical proportions;Painted timber and uPVC casement windows -vertical proportions;Bay windows;Tax windows;Oriel windows;Range of entrance and side door styles (including double and single gates);Fanlights and glazed side lights;Brick arches and cills;</div> <div><ul style="list-style-type: none">Stone heads and cills – some castellated;Tile creasing;Dentil courses;Plain and castellated parapets;Timber frames;Timber gable boarding;Corbelled eaves;Flat and pitched roof timber canopies;Recessed entrances – some arched; andChimneys</div>
Rhythm and pattern	<div>Comprises an eclectic mix of large and small buildings. Large residences set well back from the streetscape; Small cottages located adjacent to large houses;</div> <div>Buildings are arranged in a linear pattern which aligns Sutton Road. The diverse range of building types dilutes the degree of rhythm slightly, as do some larger gaps between them. Such rhythm as there is, is lost towards the northern section of the street where buildings are larger and spaces are more open; and Each building is each unique in size, height and design and the use of repetition is minimal.</div>
Roofscape and chimneys	<div>The diverse range of buildings and the gradual incline of the street engenders an articulated roofscape; All buildings have duo-pitched roofs; Some building have hips and gables and others have more simple, continuous eaves and ridge lines; Includes a diverse range of eaves types; some of which are generously oversailing which create deep shadow lines on facades; Some buildings have dormer windows which achieves increased articulation in the roofscape; and Chimneys regularly punctuate the roofscape and many are unique in design</div>
Parking typologies	<div>Linked buildings have parking generally set to the rear or on-street; Larger buildings have on-plot frontage or side parking; and Streetscape has on-street car parking which dominates the southern end.</div>
BUILDINGS AND SPACES	
Layout and form	<div>Comprises a linear pattern of a range of building types and sizes which align the street; Small houses are located next to large residences; Includes a number of sympathetic and characterful additions; Street leads northwards to no.s 17 & 19 Welham Road which is a backdrop to the end of street view; Buildings are generally linked and set closer to the street at the southern end of the street, which achieves a greater extent of enclosure around the adjacent green. Buildings to the south overlook a landscaped green; Buildings to the north are detached, set further back from the street and have more open settings; All buildings are unique, as are building footprint sizes and most buildings are outward facing; Brickwork boundary walls address gaps in the building line and visually link buildings together; and With the exception of the adjacent green and orchard, soft landscape plays less of a role along the overall streetscene.</div>
Block Structure	<div>The linear building line and minimal use of setbacks achieves definition - building patterns are generally back to back. Block structure is achieved to the west of the street, but less so to the east</div>

Building height	1 – 3 storeys but generally 2 storeys; A number of linked buildings have separating parapet walls which creates continuous tiered massing; Roof pitches vary greatly; and Building heights vary due to the range of building types and sizes; the overall streetscene is articulated
Degree of enclosure	All buildings are set back from the street, but placed closer than streets to the north; Buildings mostly align both sides of the street; Some very large gaps to the east which dilutes enclosure; Brickwork or stone (screen) walls align Sutton Road and link together building lines, achieving definition and enclosure
Urban grain and density	Building patterns along the western side of the street engender a medium - fine urban grain. Those to the east are coarser. The planning density* of this area is estimated to be 10 dwellings per hectare.

* Net calculations include access roads within the site, private garden spaces, SUDS, car parking areas, incidental open space and landscaping and children’s play areas. Excludes open space serving the wider area and significant landscape buffer strips.



CHARACTER STUDY

MAIN STREET

RELATIONSHIP TO CONTEXT	
Approximate age	Late 18th century -21st century
Linkages to wider area	Aligns main route into the village and forms part of centre
Function in relation to wider area	Primary function to provide residential accommodation and community facilities
ARCHITECTURE	
Predominant building typologies	Terraced cottages; Linked buildings; and Some detached dwellings
Materials, colour and texture	Materials comprise: <ul style="list-style-type: none">• Red/orange facing brickwork;• Blue base brickwork;• Painted stone; <ul style="list-style-type: none">• Render;• Timber and uPVC windows; and• Plain slate roof tiles
Building elements and fenestration	Comprises a simple/ limited palette of materials and architectural detailing. <ul style="list-style-type: none">• Cottage style entrance doors – varying designs;• Brick arches;• Brick voussoirs;• Painted stone cills;• Flat and oversailing timber entrance canopies; and• Chimneys The elevational design of the main terrace varies little. Elements comprise: <ul style="list-style-type: none">• Painted timber and uPVC Sash windows – vertical proportions;• Painted timber and uPVC casement windows -vertical proportions;• Bay windows;
Rhythm and pattern	Comprises terraced cottages and link dwellings arranged around a landscaped green; Buildings are set close to the public realm; Buildings heights, types and sizes are repetitious/ or similar; Building patterns are continuous and splayed to define the extents of the green; Building patterns are distinctive to village pattern and achieve legibility; Gaps between buildings are few and where provided, are narrow; and Use of repetition and some symmetry achieves a good degree of rhythm
Roofscape and chimneys	All buildings have duo-pitched roofs; Eaves and ridge lines are continuous and unarticulated; Eaves types and roof materials vary little; and Chimneys punctuate the roofscape
Parking typologies	Car parking is on-street or set to the rear; and Parking dominates some areas of the green
BUILDINGS AND SPACES	
Layout and form	Comprises linear terraces arranged around a central triangular shaped green; Terraces are similar in size and proportion and few gaps exist between buildings; Buildings are outward facing; Terraces provide distinctiveness and enclosure around green; and Landscape contributes significant to the character of this part of the village.
Block Structure	Buildings are arranged in back-to back patterns. A block structure is achieved.
Building height	2 storeys; Roof pitches vary less; Repetitious building types and sizes engender continuous, uncomplicated roofscapes; and Chimneys regularly punctuate the roofscape
Degree of enclosure	The linear terraced building line achieves a good degree of enclosure around the green; and The degree of built form enclosure is reinforced by presence of mature trees
Urban grain and density	Building patterns engender a fine urban grain. The planning density* of this area is estimated to be 35 dwellings per hectare

* Net calculations include access roads within the site, private garden spaces, SUDS, car parking areas, incidental open space and landscaping and children’s play areas.
Excludes open space serving the wider area and significant landscape buffer strips.



MAIN STREET



CHARACTER STUDY

DINGLEY ROAD

RELATIONSHIP TO CONTEXT	
Approximate age	Late 18th century -21st century
Linkages to wider area	Forms part of the village centre and aligns main route into the village
Function in relation to wider area	Primary function to provide residential accommodation
ARCHITECTURE	
Predominant building typologies	Terraced cottages
Materials, colour and texture	<div>Materials comprise:<ul style="list-style-type: none">• Red/orange facing brickwork;• Painted stone;• Stone;</div> <div><ul style="list-style-type: none">• Ironstone;• Render;• Timber and UPVC windows; and• Plain slate roof tiles</div>
Building elements and fenestration	<div>Comprises a simple/ limited palette of materials and architectural detailing. The elevational design and use of materials of each cottage varies. Elements comprise:<ul style="list-style-type: none">• Painted timber and uPVC Sash windows – vertical proportions;• Painted timber and uPVC casement windows -vertical proportions;• Bay windows – ground and first floor;</div> <div><ul style="list-style-type: none">• Cottage style entrance doors – varying designs;• Arched lintels;• Chamfered stone heads and cills – some painted;• Flat entrance canopies; and• Chimneys</div>
Rhythm and pattern	Comprises a continuous terrace comprising a range of cottages; Building line aligns main route into the village; Buildings are set close to the public realm; Building heights and sizes are similar but not repetitious – each building is unique; and A degree of rhythm is achieved
Roofscape and chimneys	All buildings have duo-pitched roofs; Eaves and ridge lines are continuous and relatively unarticulated; Some separating parapet walls and changes in roof pitch; Eaves types and roof materials vary little; and Chimneys punctuate the roofscape and vary little in design
Parking typologies	Car parking is on-street or set to the rear; and On-street parking dominates the frontage
BUILDINGS AND SPACES	
Layout and form	Comprises a linear terrace of cottages with few gaps; Size and shape of each cottage is generally uniform but each building is unique; Buildings are outward facing; and Landscape plays less of a role in the character of this part of the village.
Block Structure	No block structure is achieved due to the exposed edge to the north
Building height	2 storeys; Roof pitches are similar; Some building proportions are taller than others; and Eaves and ridge lines are continuous and articulated which reinforces the linear building line
Degree of enclosure	Set close to the public realm, the continuous linear building line achieves a good degree of enclosure
Urban grain and density	Building patterns engender a fine urban grain. The planning density* of this area is estimated to be 12 dwellings per hectare.

* Net calculations include access roads within the site, private garden spaces, SUDS, car parking areas, incidental open space and landscaping and children’s play areas.
Excludes open space serving the wider area and significant landscape buffer strips.



DINGLEY ROAD



LANDSCAPE CHARACTERISTICS

GREENS



TREE LINED STREETS



BOUNDARIES AND EDGES



AGRICULTURAL LAND CLASSIFICATION

3.32 Agricultural land is a finite resource. In recognition of this, the National Planning Policy Framework states;

‘Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.’

Paragraph 112, NPPF 2012.

3.33 The site is presently used as pastureland and has a gentle slope. Soils are heavy textured and show signs of impeded drainage. Fieldwork undertaken finds the entirety of the site comprises Agricultural Land Classification Subgrade 3b.

ARCHAEOLOGY

3.34 The site has long formed part of the outlying agricultural hinterland of settlement at Great Bowden and aerial photographic and Lidar imagery has revealed the presence of the earthwork remains of ridge and furrow across the western and north western areas of the site. This represents the movement of plough soil in medieval and post-medieval cultivation practice. However, it appears to be more degraded than those found elsewhere in the Parish.

3.35 The potential for buried archaeological remains is likely to comprise evidence of former historic field boundaries, ponds, unstratified ceramic and metal artefacts of medieval, post-medieval and modern date. This material is considered to be of limited heritage significance.

3.36 For further information, please refer to the supporting Heritage Desk Based Assessment Report by Cotswold Archaeology.

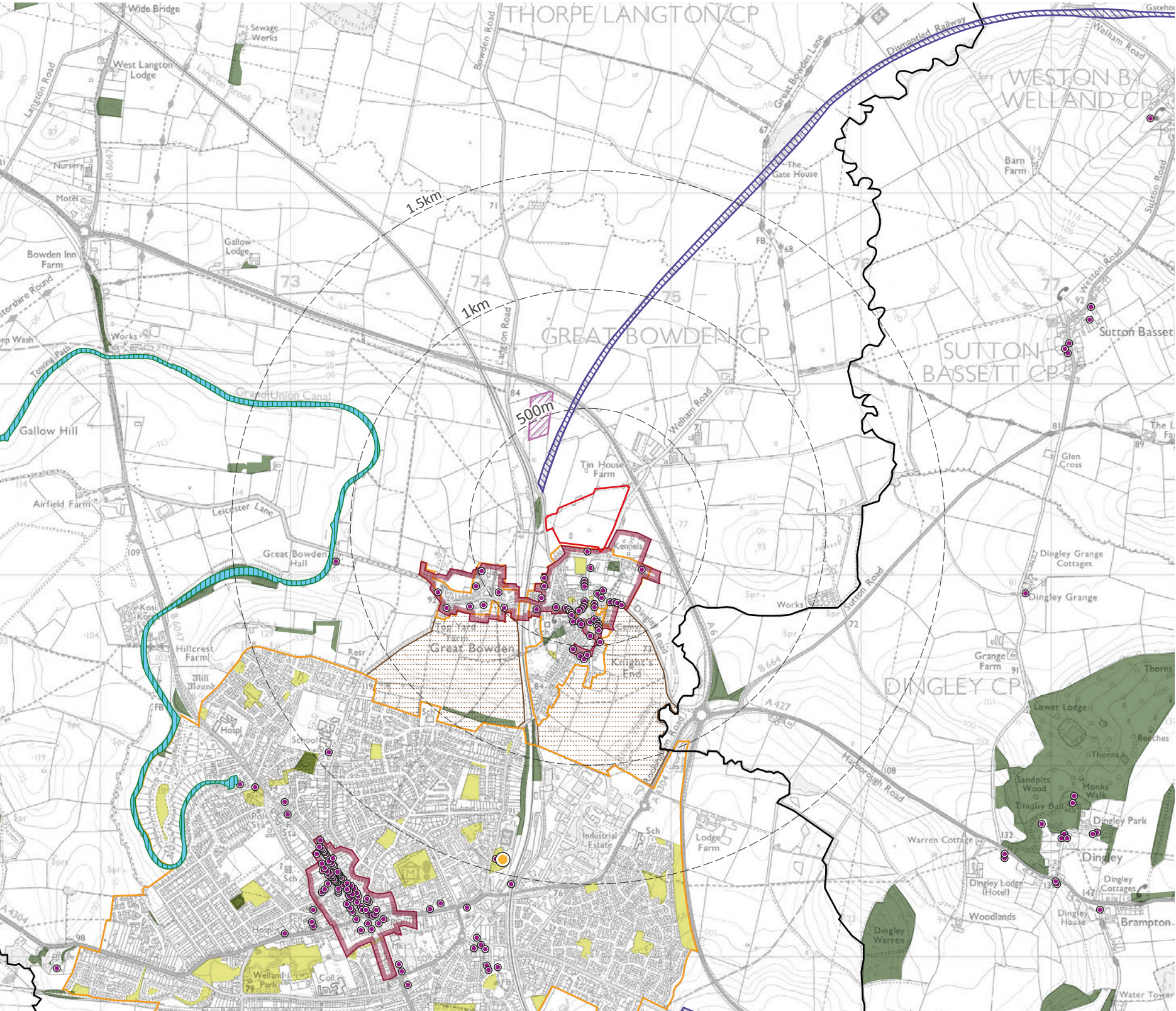


GREAT BOWDEN CONSERVATION AREA














- 3.37 Most of Great Bowden is a designated Conservation Area and the village has retained a distinct non-urban character and physical separation from Market Harborough. The Conservation Area boundary encloses the plan of the earlier village which has a distinctive two part settlement pattern.
- 3.38 The village comprises a network of greens and open spaces which are crossed by roads. The village has a diverse range of buildings of different ages, architectural styles and a broad palette of materials. Grand houses are juxtaposed alongside small cottages and some new properties have been sympathetically placed alongside older ones. Many older buildings are set back from the roads and behind the greens or former edges of the greens.

- 3.39 Great Bowden Conservation Area comprises some 54 Listed Buildings including the Grade I Listed Church of St. Peter and St. Paul. These buildings provide an insight into the development of the village during the 17th-19th centuries. The Grade II listed '32 and 33 The Green' was built in the 17th century and is distinctive for its ironstone fabric and thatched roof. Of broadly the same age is the Grade II* Listed 'The Old Rectory' which is located on Sutton Road, to the rear of the Church of St. Peter and St. Paul. 'The Old Forge' on Station Road is a timber framed building and is also of 17th century origins.
- 3.40 No.s 17 & 19 Welham Road is a red brick 3 storey Grade II Listed Building of the late 18th/ early 19th century and is situated adjacent to the southern boundary of the site. This building fronts Welham Road and sits directly opposite the junction with Sutton Road.

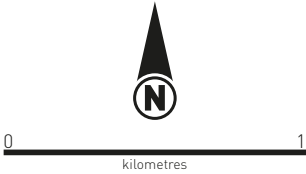




LEGEND

- | | | | | | | | |
|---|-----------------------|---|---------------------|---|--|---|-----------------|
|  | Site boundary |  | Important open land |  | Sites Ecologically Important at County Level |  | Listed Building |
|  | District Boundary |  | Local wildlife site |  | Sites Ecologically Important at District Level | | |
|  | Limits to Development |  | Conservation Area |  | Separation Area | | |
|  | Woodland |  | SSSI |  | Scheduled Monument | | |

* Information obtained from Harborough District Council Core Strategy 2006 and www.magic.gov.uk



NATIONAL AND LOCAL DESIGNATIONS

STATUTORY PLANNING DESIGNATIONS

3.41 No Public Rights of Way cross the site.

NON-STATUTORY PLANNING DESIGNATIONS

- 3.42 The site itself is not covered by any specific landscape designation that would preclude its use for development.
- 3.43 No known recorded Tree Preservation Orders exist within the site.

STATUTORY AND NON-STATUTORY HERITAGE DESIGNATIONS

- 3.44 There are no designated World Heritage sites, Registered Battlefields or Parks and Gardens within the immediate or wider vicinity of the site.
- 3.45 The closest Scheduled Monument is located approximately 4 kilometres to the south west of the site on the far side of Market Harborough. The Grand Union Canal Conservation Area is located approximately 0.9 kilometres from the site. These assets are suitably distanced from the site to warrant no further assessment.
- 3.46 Great Bowden Conservation Area borders the northern edge of the village and clips the south eastern edge of the site in front of the juncture of Welham Road and Welham Lane.
- 3.47 The Conservation Area comprises 54 Listed Buildings, most of which are screened from the site by intervening built form, landscape, landform and/ or vegetation. For these buildings, key associative relationships are considered to be with other historic buildings within the Conservation Area itself, rather than to outlying land or features beyond it.

- 3.48 The Grade II Listed Building on Welham Road (no.s 17 & 19) borders the southern edge of the site. It is probable that this building was purposefully built to terminate northerly views from Sutton Road and the grander architectural style of the front elevation to that of the rear would support this. Since views out across agricultural land (including the site) to the north of this building are considered to make little or no contribution to the asset’s heritage significance, no harm to the significance of this Listed Building has been identified.
- 3.49 The site contains a single non-designated heritage asset in the form of the degraded earthwork remains of former ridge and furrow cultivation, which is located in the western and north western areas of the site. These remains are more degraded than other earthwork examples found elsewhere in the Parish and are therefore considered to be of lower heritage significance. An earthwork survey could however assess and record their significance.
- 3.50 For further information, please refer to the supporting Heritage Desk Based Assessment Report by Cotswold Archaeology.

STATUTORY AND NON-STATUTORY NATURE CONSERVATION DESIGNATIONS

- 3.51 Great Bowden Borrowpit Site of Special Scientific Interest (SSSI) is situated approximately 0.4 kilometres to the north of the site and is designated for its fen plant community. The application site lies within the Impact Risk Zone (IRZ) associated for this site. Traffic, pollution and runoff associated with the development may therefore lead to a potential adverse effect, although this is normally considered for development of 100 units or more.
- 3.52 The Grand Union Canal, a Local Wildlife site is situated approximately 0.9 kilometres to the west of the site. Nine potential wildlife sites and two Parish sites also lie within 1 kilometre of the site. No impacts are considered likely on the majority of these sites given their intervening distance from the proposed development.
- 3.53 Two Biodiversity Action Plan (BAP) priority habitats are located within 1 kilometre of the site. These are lowland fens (a habitat which comprises the Great Bowden Borrowpit SSSI) and deciduous woodland – the closest being located approximately 15 metres from the boundary. Dust associated with the construction of the development may temporarily impact upon this area however this can be mitigated accordingly.

TOPOGRAPHY AND LANDFORM

3.54 The site has a shallow gradient which rises from a low of 72.7 metres AOD (above ordnance datum) to the north to a high of 78.2 metres AOD to the south. In an east-west direction, the site falls very slightly from 76.7 metres to 75.0 metres AOD.



ARBORICULTURAL

3.55 The site is arable pastureland enclosed by hedgerows and residential development to the south. The tree population is almost exclusively within the hedgerows and around the perimeter of the site. The exception to this is a small group comprising of a pair of fine oaks with an understorey of lesser ash and damsons located to the south west of the central part of the site.

3.56 An arboricultural survey to BS5837:2012 was undertaken in October 2015 by Midland Forestry Ltd to assess the condition of the trees and hedgerows on site. A total of 26 individual trees, 11 tree groups and 9 hedges were identified as follows:



- 1 tree, 2 groups and 1 hedge unsuitable for retention;
- 7 trees and 6 tree groups of high quality;
- 16 trees, 2 tree groups and 7 hedges of moderate quality; and
- 2 trees, 1 tree group and 1 hedge of low quality.

3.57 Trees with a retention span of less than ten years for reasons connected with their physiological or structured condition are not a consideration in the planning process. These trees are graded as category U (or as trees unsuitable for retention) and can be generally considered for removal to facilitate development although consideration may need to be given to the mitigation of loss in a new landscape scheme.

3.58 Individual tree species noted include Common lime, Pedunculate oak, Horse chestnut, Ash, Sycamore and Damson.

3.59 Individual tree species noted in tree groups include Corsican pine, Field maple, Hazel, Scots pine, Pedunculate oak, Ash, Horse chestnut, Common lime, Norway maple and Crack willow.

3.60 Individual species noted in hedges include Blackthorn, Hawthorn, Privet, Elder, Dogrose, Ash, and Damson.





ECOLOGY

- 3.61 A Phase 1 habitat survey was undertaken in April and May 2015.
- 3.62 Bat emergence surveys were undertaken in August & September 2015 and a hedgerow survey in August 2015. Great crested newt surveys were also undertaken in May 2015.
- 3.63 The site comprises two fields of improved grassland with two woodland copses bordered by species-poor hedgerows, and trees. Two ponds are located along the northern site boundary, one located within the application site itself. The following on-site habitats were identified;

IMPROVED GRASSLAND

- 3.64 This forms the primary habitat of the site and comprises two fields of short improved grassland which is presently grazed by cattle. Species present include perennial ryegrass, meadow foxtail, annual meadow-grass, cocksfoot, rough meadow-grass, white clover, spear thistle, creeping buttercup and chickweed.

SEMI-NATURAL MIXED WOODLAND

- 3.65 Five small woodland copses are situated along the northern and western boundaries of the site. The copses comprise semi-mature and mature trees, with some coppiced trees. Species include elder, lime, willow species, hawthorn, blackthorn, holly, pedunculate oak, maple species, Scot's pine, horse chestnut, hazel, privet and silver birch.

SCATTERED BROAD LEAVED TREES

- 3.66 Semi-mature and mature trees are located in the largest field, together with two dead trees. Species include lime, pedunculate oak, blackthorn, ash and horse chestnut.

STANDING AND RUNNING WATER

- 3.67 A pond is present adjacent to the northern boundary of the site. The pond is heavily shaded within a small woodland copse; its water quality poor. A further pond exists outside the northern site boundary with similar conditions.
- 3.68 A wet ditch with shallow water aligns the northern boundary of the site with dominant willowherb species and other species such as water parsnip, broad leaved dock, ground ivy and rush species. A short section of the ditch contains shallow running water with plant species such as common nettle, herb-Robert and willowherb species.

DRY DITCH

- 3.69 Dry ditches are present along western boundary of the site. Plant species along banks include willowherb species, common nettle, broad leaved dock hedge woundwort, cleavers and soft rush.

HEDGEROW

- 3.70 Species-poor hedgerows align the northern and south western boundaries of the site. The hedgerows are heavily managed and dominated by hawthorn with rose and bramble also present.
- 3.71 Species-poor hedgerows with trees bound the eastern, south western and western boundaries of the site. Hedgerow species include hawthorn,

blackthorn, elder, holly, rose and bramble. Tree species include lime, ash, sycamore and horse chestnut.

- 3.72 A defunct hedgerow surrounds the cluster of four trees situated in front of the southern site boundary.
- 3.73 None of the hedgerows are classified as important ecologically under the hedgerows Regulations Acts 1997. No species-rich hedgerows are located on the site and comprise less than 5 woody species.
- 3.74 As UK and/ or local BAP priority habitats, the hedgerows, mature trees and ponds are the most ecologically important habitats on the site.





PROTECTED AND NOTABLE SPECIES

BIRDS

- 3.75 Bird species recorded during the survey included barn swallow, blackbird, blue tit and carrion crow. The site is considered to offer low foraging and nesting potential for birds. The hedgerows and scattered on-site trees offer some potential nesting and foraging habitat for local bird populations, however the majority of hedgerows are heavily managed.

BATS

- 3.76 Two trees have been identified as having medium potential for roosting bats (having features such as crevices, holes and hollows) and eight trees with low potential.
- 3.77 No bats were observed to emerge from trees which are proposed to be removed. Bat commuting and foraging activity was observed along the hedgerow in the south western corner of the site with frequent common and soprano pipistrelle registrations. One registration of a Myotis species and a noctule were also recorded within this area. No bat activity was recorded in the vicinity of the dead tree in the central area of the site.
- 3.78 The improved grassland offers limited foraging opportunity for bat species and hedgerows and trees offer some foraging potential. Hedgerows may act as linear commuting features being connected to hedgerows within the wider landscape, small areas of woodland, a disused railway, lowland fen and the grand union canal.

BADGER

- 3.79 Whilst the flat topography of the site offers limited potential for sett building, no badger activity has been observed.

OTHER MAMMALS

- 3.80 No other mammals or field signs of mammals were recorded during the survey.
- 3.81 The shallowness of on-site wet ditches limits the potential for the presence water vole. On site and nearby ponds are also unsuitable given the absence of banks and the lack of dense vegetation. Existing waterbodies are also considered to be unsuitable for otter.
- 3.82 Hedgerows and grassland offer some foraging potential for hedgehogs. The grassland also offers limited potential for brown hare.

AMPHIBIANS

- 3.83 Five ponds located within 500 metres of the site were assessed as having either average, good or excellent suitability for great crested newts. The pond located within the site, adjacent to the northern boundary was found to be of below average suitability for great crested newts.
- 3.84 The on-site hedgerows and small woodland copses provide a limited amount of habitat suitable for use by amphibians for transit, foraging and refuge. The improved grassland also provides some potential for foraging amphibians.

REPTILES

- 3.85 The site comprises entirely of short grazed, improved grassland which offers limited potential for reptiles due to its lack of structural diversity.

INVERTEBRATES

- 3.86 Due to the lack of floral diversity within the improved grassland and the lack of varied structure, the site offers low potential for terrestrial invertebrate species.
- 3.87 No protected or notable invertebrates were observed within the on-site waterbodies during the survey. The poor water quality of waterbodies and limited vegetation offers low potential for a diverse range of invertebrates.
- 3.88 For further information, please refer to the supporting Ecological Appraisal, Bat Emergence Survey, Great Crested Newt Survey and Hedgerow Survey by Just Ecology Limited.



VIEWPOINT LOCATIONS | NOT TO SCALE





LANDSCAPE

LANDSCAPE CHARACTER OF THE SITE

- 3.89 The site comprises two fields of pastoral farmland, surrounded by native hedgerows and scattered hedgerow trees, on the northern edge of the village. The site is bordered by Langton Road to the west, Welham Lane to the east and residential properties on Welham Road to the south.
- 3.90 The adjacent landscape to the north is relatively open and agricultural. However, the landscape character of the area within which the site can be viewed is influenced by the presence of vehicular infrastructure and a number of farmsteads containing large sheds and outbuildings.
- 3.91 Landscape in the wider vicinity is rural in character to the north, beyond the A6, with large open fields defined by hedgerows and scattered hedgerow trees. The landscape is predominantly flat, giving it an open feel, with gentle undulations and hills in places, and a gentle ridgeline further to the north, on which a small woodland is located. A disused railway line runs through agricultural landscape to the north of the site, and is vegetated along much of its route.
- 3.92 Of contrast, landscape to the south is more built up, with the settlement edge of Great Bowden providing some visual enclosure, and Market Harborough occupying gently higher ground to the south-west. The scale of the landscape is smaller due to the landscape being defined by built form and the open spaces associated with the settlements.
- 3.93 Great Bowden is characterised by the distribution of informal open space, greens and well treed open space. The cluster of buildings, juxtaposition of outbuildings and the irregular layout of the intervening green spaces is also a defining feature of the village.



NATIONAL CHARACTER AREAS

3.94 Natural England’s National Character Areas (NCA’s) identify broad, strategic character areas for the whole of England. The site lies within the ‘Leicestershire Vales’ Character Area, identified as Character Area 94.

DISTRICT CHARACTER

3.95 The Harborough District Landscape Character Assessment (September 2007) identifies and describes the key features and characteristics of the landscape within the Harborough area. The Character Assessment divides Harborough into five Landscape Character Types within which the site is identified as ‘Welland Valley’.

3.96 Key characteristics of the Welland Valley are described as:

- Gently meandering river in wide and shallow valley;
- Little tree cover;
- Pasture on the floodplains;
- Arable farming on the valley sides; and
- Market Harborough, operating as a traditional market town, is the dominant urban influence.

3.97 The Assessment provides an indication of the capacity of each Landscape Character Area to accommodate development in landscape terms. The Assessment defines Landscape capacity as: “the degree to which a particular landscape character type of area is able to accommodate change without unacceptable adverse effects on its character”.

3.98 The Assessment considers the landscape capacity of the Welland Valley to be medium, stating that the landscape around Great Bowden has the capacity to accommodate some residential development, however to a lesser extent than around Market Harborough.

LOCAL CHARACTER

3.99 At a more local level, the Market Harborough Landscape Character Assessment and Landscape Capacity Study (April 2009) identifies and describes the key features and characteristics of the landscape of the rural area in the vicinity of Market Harborough. The Study area is divided into 11 Landscape Character Areas, within which the site is identified as ‘LCA 3: Welland Valley North’.

3.100 Criteria which relate to the extent to which characteristics are represented on site are as follows:

- Broad, flat valley of River Welland; **
- Pasture and flood meadows along banks of river; **
- Field units vary in size; ***
- Isolated farm buildings the only development within the area; *
- Few roads or footpaths through area; **
- Intact ridge and furrow systems visible in many locations;** and
- Visually influenced by commercial development on the northern edge of Market Harborough. *

*** On-site feature considered to be representative and typical of the wider ‘Welland Valley North’ Landscape Character Area, but not considered to be notable or a particularly rare or important example;

** A feature within the setting or visual context of the site, considered to be representative of the wider ‘Welland Valley North’ Landscape Character Area, but not located on-site; and

* Features or elements of ‘Welland Valley North’ that are not discernible or represented on-site.

3.101 The site contains features representative of the ‘Welland Valley North’ Landscape Character Area (LCA); however, it does not contain any particularly notable, rare or unique features. This is important to understand when considering the potential impacts of the proposed development in the context.

VIEWS

TO THE NORTH

3.102 The site is immediately visible from arable fields which are enclosed by the A6, Langton Road and the disused railway. Further afield, views of the site are screened by the raised topography of the A6 and the associated tree lines on both sides of the road, as well as intervening field boundary and roadside hedgerow vegetation. The site is imperceptible within the wider panoramic views from the gentle ridgeline north of Thorpe Langton.

TO THE EAST

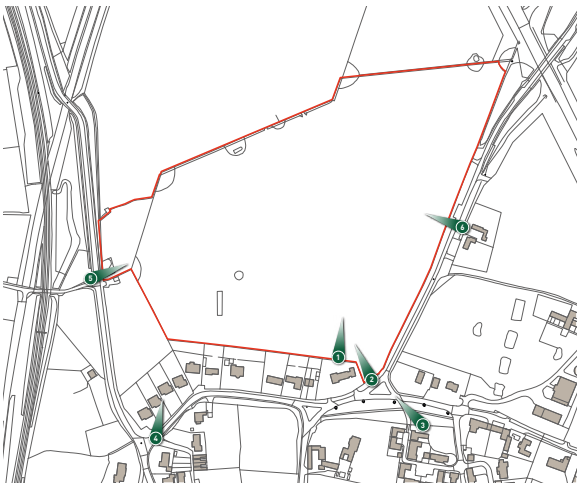
3.103 The site is visible in the foreground from the residential properties along Welham Lane (Photoviewpoint 6). The views from these properties are heavily filtered by the existing hedgerow and hedgerow tree boundaries along the eastern site boundary. Views further to the east of the site are screened by the dense vegetation along field boundaries as well as on both sides of the A6.

TO THE WEST

- 3.104 Within the immediate vicinity, the visual envelope extends to Langton Road (Photoviewpoints 4 & 5) and to the elevated railway line. Views further to the west are restricted by the intervening raised railway line and associated vegetation.
- 3.105 The site is reasonably visually contained with the existing settlement context containing most views to the south and southeast, the vegetated route of Langton Road to the west and the filtering effects of the disused railway embankment. Numerous tiers of hedgerow vegetation and the flatter topography of the land limit views from the A6 corridor to the north and east. Where distant rising land is visible from the site, views back towards the site are very limited with the site imperceptible against the settlement backdrop.

TO THE SOUTH

3.106 The site is immediately visible from the back gardens of the existing properties along Welham Road although a number of these properties have largely restricted views due to garden vegetation. The most direct and unobscured views belong to No. 21 Welham Road (Photoviewpoint 1) whose lack of garden vegetation and large open windows provide direct views of the site. There is some site visibility from the village green area to the south-east of the site and from the receptors on the opposite side of Nether Green (see Photoviewpoints 2 & 3). Views further to the south are screened by built form within the village.



VIEWPOINT LOCATIONS





DRAINAGE AND FLOOD RISK

FLUVIAL FLOOD RISK

- 3.107 Environment Agency flood mapping identifies the site as being entirely within Flood zone 1 (Low probability). This means that the site has a less than 1 in 1000-year annual probability of river/ tidal flooding.
- 3.108 There are no main rivers which affect the site. The nearest main river is the River Welland, which is situated approximately 500 metres to the south east of the site.
- 3.109 An unnamed ordinary watercourse flows alongside the northern boundary of the site and is a tributary of the River Welland. Due to the potential flood risk to the site and adjacent to Langton Road, a hydraulic assessment has been undertaken to ascertain the flood extent, which is situated in the northern and north-western areas of the site.

GROUNDWATER FLOOD RISK

- 3.110 British Geological Survey mapping shows the site to be underlain by a Blue Lias Formation and Charmouth Formation bedrock. The Environment Agency designates this as a Secondary Undifferentiated Aquifer.
- 3.111 According to the Harborough District Council's Strategic Flood Risk Assessment (SFRA) there are no records of historical flooding from groundwater in the vicinity of the site. Groundwater is therefore not considered to pose a significant risk.

FLOOD RISK FROM RESERVOIRS AND LARGE WATERBODIES

- 3.112 Environment Agency mapping shows the site to be located approximately 1 kilometre from the nearest Reservoir failure outline. The site is therefore not at risk from this source.

FLOOD RISK FROM SEWERS

- 3.113 Anglian Water have confirmed there are no surface or foul sewers located on the site and the nearest sewer connections are situated in Welham Road.
- 3.114 Harborough District Council's SFRA confirms no incidents of historical flooding in the vicinity of the site. Sewer flood risk is therefore considered to be low.

PLUVIAL FLOOD RISK

- 3.115 Environmental Agency mapping shows the potential risk of flooding from surface water, which could occur when rainwater fails to drain away through normal drainage systems or to soak into the ground. Mapping indicates that there are areas of the site which could be at risk of overland flood flows and pluvial flooding and provides the extent of these results. These results align with the hydraulic modelling which has been undertaken.
- 3.116 In accordance with the National Planning Policy Framework and its associated technical guidance, the development is sequentially acceptable and no exception test is therefore required. From a flood perspective, the site is considered to be appropriate for residential development.
- 3.117 For further information, please refer to supporting utilities report by BWB Consulting Ltd.

NOISE

- 3.118 There are no known noise constraints on that could preclude development on the site. Surrounding land uses comprise existing residential development to the south and countryside to the north and west. A residential development would be compatible with these adjoining land uses.

UTILITIES

- 3.119 The site surrounds appear to be well served by the main utility services. Initial enquiries have been undertaken with relevant statutory undertakers which suggests the site can be served by the existing utilities infrastructure.
- 3.120 Anglian Water has confirmed that the existing foul sewer located along Welham Road to the south of the site, has sufficient capacity to accommodate the proposed development. A review of the site topography shows that the site falls in a northerly direction, from the south. As such, it is anticipated that a pumped solution will be required to establish a connection to the existing network, at the required rate of discharge.
- 3.121 11kV overhead electricity cables and apparatus are situated in the south eastern area of the site and will require diversion to facilitate development. Consultation has been sought with Western Power Distribution which has confirmed this would be feasible.
- 3.122 Detailed information can be found in the supporting Utilities Assessment by BWB Consulting Ltd.

SUMMARY OF ANALYSIS

- 3.123 The findings of the survey, appraisal and technical work completed to date have established that the site is a suitable location for a residential development which could be brought forward without giving rise to significant environmental effects.
- 3.124 The site is located within a short walk of bus stop connections situated on Langton Road and the village centre where local shops, a post office and community facilities are located.
- 3.125 There are no constraints associated with providing access to the site by private vehicle and the site can be readily accessed from the local adopted highway network. The site has a sustainable location and a new development could offer new pedestrian footways onto Welham Road to strengthen links to the village centre.
- 3.126 The site is situated adjacent to Welham Road and Nether Green which comprise the existing urban edge of Great Bowden. The site offers opportunities for a development to sensitively assimilate with urban and landscape environments, logically extending the village northwards and safeguarding extensive greenspace.
- 3.127 The site borders Great Bowden Conservation Area which crosses its southern edge. Views of the views of the site can be seen between trees from the Conservation Area and the rear of dwellings situated on Welham Road, including no.s 17 & 19, a Grade II Listed

Building. A development proposal should fully consider the residential amenity of these buildings and the character of the Conservation Area.

- 3.128 Aspects of the setting of the adjacent Grade II listed building which contribute to the significance comprise its location in the historic part of the village, some associative relationships with other historic buildings in Nether Green and views to and from the property from Sutton Road.
- 3.129 The village comprises a characterful mosaic of building types, heights, sizes and designs which are dispersed amongst greens and open spaces. Landscape plays an important component in some parts of the village, notably the northern area which comprises lines of Horse Chestnut and Lime trees.
- 3.130 The site is reasonably visually contained with the existing settlement context containing most views to the south and southeast, the vegetated route of Langton Road to the west and the filtering effects of the disused railway embankment. Numerous tiers of hedgerow vegetation and the flatter topography of the land limit views from the A6 corridor to the north and east. Where distant rising land is visible from the site, views back towards the site are very limited with the site imperceptible against the settlement backdrop.
- 3.131 The site contains features representative of the 'Welland Valley North' Landscape Character Area (LCA); however, it does not contain any particularly notable, rare or unique features.

- 3.132 The site is relatively unconstrained with regard to nature conservation and ecology. Such nature conservation and ecological value as there is will be protected if hedgerows, trees and woodland copses are retained and suitable mitigation measures are implemented. A proposed program of habitat enhancement and creation will result in a positive impact and net gain for nature conservation and ecological value at the local level, when implemented through an appropriate management regime.