





## SITE CONSIDERATIONS

- Site high and low points;
- Flood zone along western boundary;
- On-site and adjacent ponds and ditches;
- Existing landscape features comprising hedgerows, trees and woodland copses;
- Eroded/ former field patterns;
- Ridge and furrow present in the western area of the site;
- Views into the site from Great Bowden Conservation Area;
- The residential amenity of existing houses along the southern site boundary; and
- Nesting bats and birds and possibly, great crested newts.

## DEVELOPMENT OPPORTUNITIES

- To provide access to the development via the existing road network;
- To create a hierarchy of streets which have similar characteristics to existing streets in the northern and central parts of the village;
- To create a permeable street network which opens up public access across the site, strengthening links to the village centre, Langton Road and the nearby Public Right of Way;
- To create a characterful development which comprises a range of building types, sizes and architectural styles that harmonise with the village vernacular;
- To make efficient use of land through the application of appropriate densities which draw upon residential patterns within the village;

- To create a sustainable and balanced residential development which offers a range of family house types, sizes and tenures;
- To mirror existing residential edges and extend building lines into the site;
- To maintain an articulated edge to the settlement envelope;
- To maintain views into the site and towards the wider countryside from the Conservation Area;
- To disperse new development amongst greens and create spaces which have distinctive landscape themes;
- To integrate existing landscape features and reinstate lost/ eroded field patterns;
- To safeguard a landscaped green edge to the village; and
- To create interlinked green spaces that maintain suitable habitats for ecology and encourage habitat creation and biodiversity.







# INVOLVEMENT

# 4

THIS SECTION DETAILS OUTLINES  
CONSULTATION UNDERTAKEN AND PROVIDES A  
SUMMARY OF FEEDBACK









# 04 INVOLVEMENT

**“Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take into account of the views of the community. Proposals that can demonstrate this in developing the design of the new community should be looked on more favourably.”**

## Paragraph 66, NPPF 2012.

This section should be read in accordance with Section 5; Design Evolution.

## HARBOROUGH DISTRICT COUNCIL

4.1 A pre-application meeting was held with Planning and Conservation Officers at Harborough District Council on 8th April 2015. The purpose of the meeting was to discuss the principle of development, in the context of the Planning Policy Framework and the council's position with regards to their 5 year housing land supply of deliverable housing sites. Initial design ideas for the development were also discussed. Design related feedback was as follows:

- The hedgerow located along the eastern edge of the site on Welham Lane is an important wildlife corridor within the Harborough District Council Phase 1 habitat survey and should be retained;
- Properties along Welham Road fall within the Great Bowden Conservation Area. A development proposal will need to carefully consider the setting of the Conservation Area and demonstrate an understanding of the urban and landscape components it comprises;
- Localised low level ground modelling could be used to help the development assimilate development fit within the surrounding landscape and reduce visual impacts;

- Additional planting should be provided to reinforce the boundaries of the site, notably the hedgerow along Welham Lane. This should include large parkland scale trees to reflect the nature existing vegetation within the site;
- The proposed development should reflect the heights of buildings within its vicinity, which are generally 2 storeys;
- The layout of the proposed development should reflect the traditional pattern of development within Great Bowden, with housing focussed around greens;
- The development should comprise materials which are appropriate to the village context and housing development should reflect the vernacular of houses within the historic core of Great Bowden;
- ‘Greens’ should be created within the development to act as open space as well as reflect the traditional settlement form in Great Bowden; and
- A minimum of 40% of the proposed development should be provided as affordable housing, which should be integrated into the development with a consistent high quality design.

4.2 An on-going dialogue was maintained with the Council as the Stage one (See page 73) indicative masterplan evolved.

4.3 Feedback from the Stage one indicative masterplan was as follows:

- Dwellings located in the ‘paddock’ in western part of the site should be removed to avoid creating a disjointed development;
- The development should comprise fewer larger properties, albeit it was acknowledged that the site setting and adjacency of the Conservation Area would inform the proposed housing mix;

- The overall housing mix should comprise 7no. 1 bedroom dwellings, 11no. 2 bedroom dwellings, 16no. 3 bedroom dwellings and 16no. 4 and 5 bedroom dwellings;
- It was acknowledged that the SHMA requirements would drive the density of the proposed development;
- The development should include allotments as part of the public open space provision; and
- The development should include an equipped play area (LEAP) for children.

4.4 A number of concerns were raised by residents at the public consultation regarding the proximity of new houses to existing dwellings on Welham Road. An alternative design option was subsequently prepared to show the Council how removing development from the southern area of the scheme would look. The Council advised that the stage one masterplan was a more successful proposal which responded more positively to the urban grain of the village and already provided generous separation distances between buildings. It was however suggested that new buildings proposed along the southern site boundary could be shifted a further 3-5 metres northwards.



**PUBLIC CONSULTATION**

- 4.5 Richborough Estates held a public exhibition on Thursday 8th October 2015 between the hours of 4.30pm and 7.30pm at Great Bowden Village Hall. The venue is situated centrally within the village centre and within walking distance of the site.
- 4.6 Approximately 450 leaflets publicising the event were distributed to all residential properties and local businesses in the village on Thursday 24th September 2015. Copies of the leaflet were also left with the two shops. Details of the event were agreed with Harborough District Council prior.
- 4.7 The event included a 1 hour preview session for members of Great Bowden Parish Council and Ward and County Council Councillors.
- 4.8 The purpose of the exhibition was to present and discuss the emerging proposals with the local community and obtain feedback on the proposed development. The venue was chosen as suitable venue to host the exhibition due its familiar location within the village. The date and time chosen to host the exhibition ensured that residents could attend either inside or outside of core working hours and avoided weekends and school holidays.
- 4.9 Visitors to the exhibition were met by a representative of the project team. Representatives of Richborough Estates and members of the design team were on hand to explain the proposals and answer any questions raised.

- 4.10 The event was well attended and comprised an exhibition display which presented the Stage one development masterplan (page 73). A summary of the proposals in respect of access, landscape, drainage and heritage was also displayed and a copy of the exhibition was made available to view online on a dedicated website page at [www.richboroughstates.co.uk/projects.asp](http://www.richboroughstates.co.uk/projects.asp)
- 4.11 A feedback form was provided for attendees to provide their responses at the exhibition. A dedicated email address was also provided enabling residents to submit their responses within 14 days of the event. In order to record the number of visitors to the event, attendees were asked to sign a register on arrival. A total of 66 visitors attended the exhibition, but it was apparent that more attended than that formally recorded.
- 4.12 A total of 6 responses were received at the exhibition and a further 4 comments received by email and post. This level of response is highly unusual for the number of visitors who attended the event and it is unclear as to why the level of response was so low.

- 4.13 Of the 10 responses, 3 were generally supportive of the proposals and 7 objected to the proposals. A number of visitors also chose to verbally communicate their thoughts to the design team at the event and these were duly recorded. In no order of preference, and relating to design, feedback is summarised opposite.
- 4.14 A review of all comments received was subsequently undertaken by the design team and the masterplan was revisited accordingly. Pages 67 and 75 document the changes which were made to the scheme to address these comments.



SUMMARY OF COMMENTS:		
POSITIVE FEATURES	NEGATIVE FEATURES	SUGGESTIONS
The amount of public open space and the network of footpaths through the proposed development	The proposal is disappointing and unimaginative	The development should comprise smaller homes for young families
Houses are well set back from existing streets	The proximity of new dwellings to existing dwellings on Welham Road	New houses should be located away from the southern boundary of the site
The development comprises a range of housing types	The loss of residential amenity to existing houses on Welham Road	Greater separation distances should be achieved between new and existing houses on Welham Road
The proposal is well designed and sensitive to the village characteristics	The consolidation of the development; development should be located in the northern area of the site	The development should include a play area for children
	The increased traffic the development will give rise to on Welham Lane and through the village	The development access road should shift further northwards away from houses in Welham Road
	The lack of footpaths on Welham Lane and blind bends	The development should provide visitor car parking spaces









# EVALUATION AND DESIGN PRINCIPLES

5

THIS SECTION DETAILS DESIGN PROGRESSION AND  
KEY DEVELOPMENT PRINCIPLES IN THE CONTEXT  
OF THE NATIONAL PLANNING POLICY FRAMEWORK





LEGEND

- SITE LOCATION  
22.13 ACRES/  
8.96 HECTARES
- RESIDENTIAL  
DEVELOPMENT  
50 DWELLINGS
- EXISTING  
VEGETATION
- PROPOSED  
VEGETATION
- BALANCING  
PONDS
- PUBLIC  
OPEN SPACE
- INDICATIVE  
SURROUNDING  
LANDSCAPE
- KEY (NEW) PEDESTRIAN  
ROUTES
- CONSERVATION  
AREA
- LISTED  
BUILDING



# 05 DESIGN EVOLUTION

## STAGE ONE INDICATIVE MASTERPLAN INITIAL DESIGN RESPONSE

5.1 In response to site and contextual observations, this masterplan was prepared at the outset of the project and assisted early discussions with Harborough District Council. The proposal was also presented to the local community at the public consultation. The proposed comprised:

- A residential development comprising up to 50 dwellings;
- A new vehicular access into the development via Welham Lane, slotting between existing trees;
- Localised widening of Welham Lane;
- A distinctive meandering tree lined street leading westwards into the development;
- Pedestrian footpaths onto Welham Lane;
- Linear street patterns logically extending the existing urban edge northwards;
- A range of building types and sizes in keeping with the local vernacular;
- A range of building heights, limited to a maximum of 2 storeys;
- Some higher density, linear patterns and other lower density, fluid patterns;
- Small and large gaps between buildings;
- Dispersed housing patterns integrating existing buildings and maintaining views into the site from the Conservation Area;
- New buildings suitably offset from southern edges of the site, achieving a good degree of separation from existing dwellings in Welham Road;
- Careful siting of new buildings to maintain views into the site from Welham Road and from the adjacent Grade II Listed building;
- Larger villas with ancillary courts and barns set back from Welham Lane and Langton Road;
- A low density paddock of housing to the west occupying the smaller field;
- Smaller link buildings and terraces of cottages enclosing characterful new greens and public open spaces;
- Building patterns dispersed amongst new landscape;
- Landscaped greens;
- A landscaped greenway leading to a new Country Park in the north of the site;
- Roadside swales and attenuation ponds as part of a strategy for sustainable urban drainage (SUDS);
- The retention of existing hedgerows, trees, woodland copses, ditches and ponds in public open space;
- The provision of a landscape buffer along the southern boundary; and
- The reinstatement of the former hedgerow.



# LEGEND

- SITE LOCATION
- PROPOSED RESIDENTIAL DEVELOPMENT UP TO 50 DWELLINGS
- EXISTING VEGETATION
- PROPOSED VEGETATION
- SUSTAINABLE URBAN DRAINAGE
- PUBLIC OPEN SPACE
- INDICATIVE CONTEXTUAL LANDSCAPE
- KEY PEDESTRIAN ROUTES
- ALLOTMENTS
- RIDGE AND FURROW
- CONSERVATION AREA
- LISTED BUILDING





## STAGE TWO INDICATIVE MASTERPLAN

### INTERIM DESIGN PROPOSAL

5.2 The stage two masterplan is revisited to address the findings of further technical and assessment work, feedback from Harborough District Council and the local community. The scheme is progressed to a final indicative masterplan and refinements made as follows:.

- The proposed access into the site off Welham Lane is rationalised to avoid impact on the root protection areas of existing trees;
- The alignment of the proposed tree lined street leading into the development shifts northwards;
- The range and type of housing is revisited;
- New buildings along the southern boundary are re-orientated and are shifted northwards to achieve longer rear gardens and increased separation distances to neighbouring dwellings on Welham Road;

- Development alongside Welham Lane in the east of the site shifts westwards and northwards to accommodate an ecological corridor, safeguarding the existing hedgerow and trees;
- The paddock of two houses adjacent to Langton Road is omitted and replaced with allotments and a small car park;
- A pumping station is indicated on the western site boundary;
- The proposed drainage strategy is refined;
- Existing tree canopies are highlighted;
- An equipped children's play area is proposed within the Country Park; and
- Additional allocated on-street parking spaces is indicated for visitors.

5.3 The Stage two masterplan is the proposal to which the outline application relates.



**DESIGN PRINCIPLES AND  
SUSTAINABLE STRUCTURING**

5.4 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design. The application of urban design objectives will ensure a high quality layout is achieved whilst the identification of constraints and opportunities will ensure that the proposals are sensitively assimilated on the site and into the surrounding landscape and urban fabric. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.

5.5 The proposed indicative masterplan is a response to the site assessment, contextual observations and survey information summarised in Section 3. This document defines key design principles and objectives which, subject to planning consent will be used to inform a subsequent Reserved Matters or detailed planning application.

5.6 The design principles of the indicative masterplan have been developed to achieve the criteria set out within the NPPF, namely:



## ACCESSIBILITY

**“Developments optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public spaces as part of developments) and support local facilities and transport networks”**

**Paragraph 58, point 3, NPPF 2012.**

- A principal vehicular access serving the development via Welham Lane;
- The provision of new pedestrian footways onto Welham Road encouraging links the village centre to the south and bus stops on Langton Road to the west;
- The creation of a clear, legible movement hierarchy of streets which provide easily recognisable, secure and attractive routes that balance the street as a space alongside its function as a movement corridor; and
- The provision of buildings, such as focal point buildings which achieve legibility and assist navigation through the development.

## FUNCTION AND QUALITY

**“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”**

**Paragraph 58, point 1, NPPF 2012.**

New development provides opportunities to:

- Create a development which has character and identity whilst positively responding to and integrating with the existing urban fabric and landscape context;
- Create a place which unites new and existing residential communities and encourages social activity;
- Strengthen existing linkages to the village centre and existing community facilities;
- Open up public access across the site to an extensive and diverse range of landscaped green spaces, including children’s play;
- Clearly define the public and private realm;
- Retain and supplement existing trees and hedgerows, providing an attractive and mature setting for passive and active recreation;
- Retain ridge and furrow;

- Utilise site high and low points as part of a strategy for sustainable urban drainage;
- To create interlinked green spaces and retain existing landscape features which maintain suitable habitats for ecology and encourage habitat creation and biodiversity;
- Use energy efficient building techniques and sustainable technologies which cater for the requirements of modern day living;
- Safeguard future passive solar gain through siting and orientation of buildings;
- Provide a range of housing types and tenures that cater for a variety of household sizes;
- Provide a range of patterns, building types, designs and styles which harmonise with the character of the village and Conservation Area and;
- Use a range of densities which characterise spaces and engender distinctiveness.





## QUALITY OF PUBLIC REALM

**“Developments will establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit”**

**Paragraph 58, point 2, NPPF 2012.**

- The provision of a clear hierarchy of connected green spaces and places, which are accessible by a variety of users and consider the design of the space as well as its function as a movement corridor;
- The provision of linear streets and routes which have distinctive landscape themes that draw upon the characteristics of Nether Green and Welham Road;
- The use of gaps and building patterns to address views into the site from the Conservation Area;
- Use of housing block principles to ensure frontages are outward facing and rear garden spaces are enclosed;
- Mirroring the existing residential edge to help the development assimilate with its urban context;
- Provision of car free residential frontages which overlook public open spaces and children’s play areas;
- The provision of a variety of accessible public open spaces to unite new and existing residential communities and encourage social activity.
- The retention of existing landscape features, predominantly in public open spaces; and
- The provision of new landscape which can bolster existing features, soften edges and characterise different parts of the development.

## RESPONSE TO CONTEXT

**“Developments will respond to local character and history, and reflect the identity of local surrounding and materials, while not preventing or discouraging appropriate innovation”**

**Paragraph 58, point 4, NPPF 2012.**

Integrate new development into the existing built form fabric through;

- The provision of a new vehicular access into the development via Welham Lane slotting between existing trees and logically extending the streetscape;
- The provision of linear street patterns with landscape themes that draw upon characteristics of the village;
- The provision of pedestrian routes which link new and existing streets, strengthening routes to the village centre and nearby public transport connections;

- Extending the existing urban grain northwards into site;
- Mirroring existing residential patterns and providing generous building separation distances to address residential amenity;
- The provision of a range of gap sizes between buildings;
- The provision of building patterns which safeguard views into the site from the Conservation Area;
- The application of a range of housing types, sizes and densities;
- The provision of higher density housing enveloped by lower density housing to ensure development edges are soft;
- The provision of a mix of small and large buildings along streetscenes;
- The provision of smaller dwellings which define spaces and achieve a greater degree enclosure;
- The provision of large villas with ancillary courts, drawing upon contextual patterns in the north-eastern part of the village;





- The use of a diverse range of architectural styles, harmonised by a palette of traditional materials prevalent to the village vernacular;
- The provision of landscaped greens;
- The provision of an extensive Country Park safeguarding green space on the edge of the village;
- The retention of existing landscape features;
- The reinstatement of previously eroded field patterns;
- The provision of new landscape, drawing upon characteristics within the village, enhancing green spaces, development character areas and key routes through the development; and
- Offsetting development from the western edges of the site to retain some areas of ridge and furrow.

### SAFE AND ACCESSIBLE ENVIRONMENTS

**“Developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion”**

**Paragraph 58, point 5, NPPF 2012.**

- The creation of clearly a defined public realm through the provision of continuous building frontages and the enclosure of private spaces; and
- The control of access to private areas, particularly rear gardens.

### A PLACE FOR EVERYONE

- The creation of a new development which allows ease of movement for all types of users and provides equal social, community and recreation opportunities for all; and
- The creation of proposals which consider the relationship between surrounding uses and transport infrastructure, particularly for those with disabilities.











# DESIGN PROPOSALS

6

THIS SECTION DETAILS THE INDICATIVE  
DEVELOPMENT MASTERPLAN, ELABORATES KEY  
DESIGN PRINCIPLES AND PROVIDES AN INDICATIVE  
DESIGN CODE FRAMEWORK







# 06 DESIGN PROPOSALS

6.1 This Design and Access Statement explains the design principles and concepts that have been applied to particular aspects of the proposal in respect of use and amount, access, layout, landscaping and appearance of the development.

## USE AND AMOUNT

This addresses how much development is proposed. For residential development, this means the number of dwellings proposed for residential use, the density and the proposed areas of each associated use.

## ACCESS

This covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning, treatment and types of access. It also includes circulation routes and how these fit into the surrounding access network;

## LAYOUT

This includes the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development;

## LANDSCAPING

This covers the treatment of private and public space which enhance or protect the sites amenity through hard and soft measures, for example through planting of trees or hedges or screening by walls and fences; and

## APPEARANCE

The aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.

6.2 This section provides a comprehensive description of the design concepts and principles which underpin the proposed indicative masterplan and are summarised by a series of parameter plans and an indicative design code framework. The level of detail is appropriate to the issues relative to the context and scope of the application for outline planning permission.

6.3 The proposed indicative masterplan has been prepared to demonstrate how a development could work. It does not preclude alternative layouts as part of a subsequent reserved matters or detailed planning application, providing the underlying principles established in this document are satisfied and the delivery of high quality within the built environment remains creative and responsive.



USE AND AMOUNT

RESIDENTIAL DEVELOPMENT (CLASS C3)

- 6.4

The proposed indicative masterplan comprises up to 50 dwellings. The proposed density allows for the provision of a range of dwellings of varying sizes and tenures which will offer choice and promote a sustainable, balanced residential community. The creation of new households will help to sustain existing facilities and services within the village.
- 6.5

The development will comprise a mix of dwelling types including smaller flats or studios in barns and courtyard buildings, terraced and semi-detached cottages and larger detached houses and villas. The masterplan proposes the following **indicative** market mix:
- 17%/ 5no.

2 bedroom dwellings

37%/ 11no.

3 bedroom dwellings

46%/ 14no.

4+ bedroom dwellings

Total

30 dwellings

AFFORDABLE HOUSING

- 6.6

In accordance with Policy CS3 (Delivering Housing Choice and Affordability), 40% of the development (quantum) is proposed to be offered as affordable housing. This equates to 20 dwellings, which will be dispersed across the development in clusters generally comprising between 3 and 10 dwellings.
- 6.7

As appropriate, affordable dwellings will be designed to meet the standards of Design and Quality standards, such as Lifetime Homes and Secured by Design.
- 6.8

The masterplan proposes the following **indicative** affordable housing mix, which aligns with requirements of the 2014 Leicester and Leicestershire Strategic Housing Market Assessment (SHMA):
- 35%/ 7no.

1 bedroom dwellings

30%/ 6no.

2 bedroom dwellings

25%/ 5no.

3 bedroom dwellings

10%/ 2no.

4 bedroom dwellings

Total

20 dwellings

OVERALL HOUSING MIX

- 6.9

The indicative masterplan seeks to balance the requirements of the SHMA with the setting and location of the site to create a proposal which responds positively to its surroundings and the character of the village. This has resulted in a deviation from the required overall and market housing mix and falls short of the minimum density requirement of Policy CS2 (Delivering New Housing). This approach has been discussed with Harborough District Council at pre-application stage.
- 6.10

Subject to consent, the exact housing mix and affordable housing tenure split will be discussed with Harborough District Council at a Reserved Matters or detailed design stage.
- 6.11

The proposed overall **indicative** housing mix is therefore as follows:

14%/ 7no.

1 bedroom dwellings

22%/ 11no.

2 bedroom dwellings

32%/ 16no.

3 bedroom dwellings

32%/ 16no.

4+ bedroom dwellings

Total

50 dwellings
- 6.12

Further information can be found in the supporting Planning Statement by Fisher German.



**PUBLIC OPEN SPACE AND GREEN INFRASTRUCTURE**

6.13 The overall amount of Public Open Space has been designed in accordance with Policy CS8 (Protecting and Enhancing Green Infrastructure). Consultation has been sought with Harborough District Council to ascertain the exact requirement which is as follows:

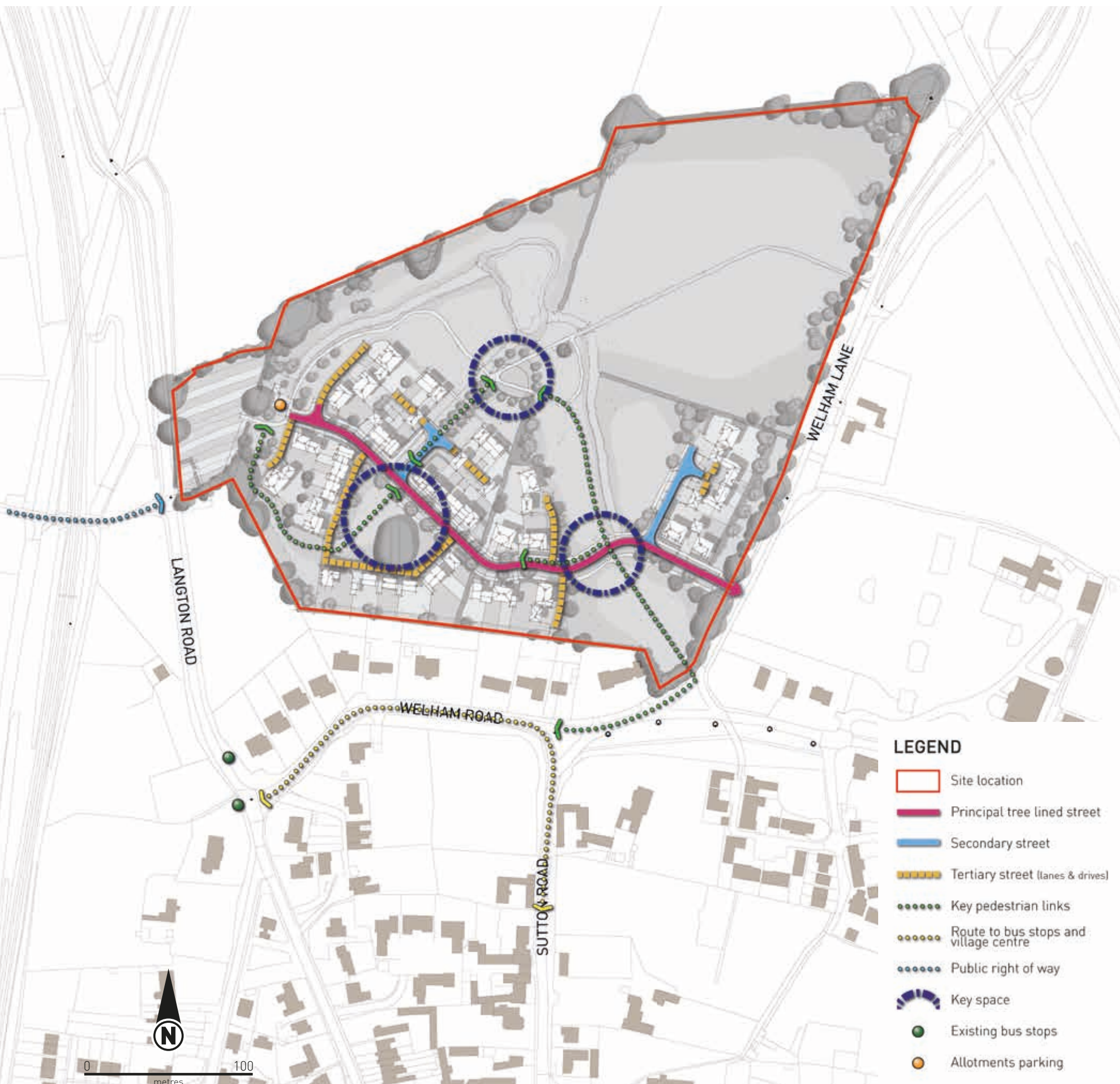
Number of dwellings: 50  
Development population: 115 persons

6.14 The development proposes 6.62 hectares of public open space\*. This equates to an over-provision of 6.24 hectares.

\*Including sustainable urban drainage.

POS type	Provision	Minimum Area (Hectares)
Parks and Gardens 0.5 hectares per 1000 population	On site	0.0575
Outdoor Sports Facilities 1.6 hectares per 1000 population	Not required	-
Outdoor Sports Facilities 1.6 hectares per 1000 population	On site	0.1035
Natural and Semi-Natural Greenspace	Rural areas 8.5 hectares per 1000 population	-
	Urban areas 1.5 hectares per 1000 population	0.1725
Children and Young People Provision 0.03 hectares per 1000 population	On site LAP (Local Area of Play)	0.004025
Allotments 0.3 hectares per 1000 population	On site	0.04025
Cemeteries and Burial Grounds 0.375 hectares per 1000 population	Off-site contribution	-
Total requirement:		0.377775 hectares







## MOVEMENT AND ACCESS

- 6.15 The indicative masterplan shows the disposition of land uses and the proposed structure for movement within the development. A well connected movement network, accessible by all users, is proposed to ensure that all areas of the development are easy to navigate, safe and secure.
- 6.16 The indicative masterplan proposes a vehicular access into the development via Welham Lane. A principal street will lead westwards into the development crossing the southern area of the site.
- 6.17 The principal street will be a transitional route which passes through urban and landscaped spaces and will underpin a hierarchy of routes. The importance of each street type will vary within the hierarchy; such that streets will be defined by layout - buildings and landscape will dominate rather than roads or cars.

### BUILDING FOR LIFE 12:

1A. Where should vehicles come in and out of the development?

1C. Where should new streets be placed and could they be used to cross the development site and help create linkages across the scheme and into the existing neighbourhood?

1D. How should the development relate to existing development? What should happen at the edge of the new development site?





STREET TYPOLOGY :  
PRINCIPAL TREE LINED STREET - TYPICAL STREET CROSS SECTION

PRIMARY PRINCIPAL STREET

- 6.18

The principal street will be aligned with trees planted within deep grassed verges on both sides, drawing upon the characteristics of Nether Green and Welham Road. Pedestrian footways will align each side of the street and be offset from the carriageway, passing underneath the canopy of new trees.
- 6.19

The principal street will take a linear course though the development, meandering at some sections to slow and control vehicle speeds and will incorporate some designated on-street visitor parking spaces.
- 6.20

Lower category streets which join with the principal street will be de-marked with contrasting surfaces, focal point buildings and some reduced building separation distances.
- 6.21

The transition from one part of the development to another will be realised by building patterns. Those which form part of the entrance to the development will have a degree of formality, set within an open landscape with long distance views. At the midpoint of the street, this character will condense into a more intimate, enclosed streetscape comprising smaller terraced cottages which closely align the edge of the street. This character will demark the core of the development before reverting to lower density development on the western edge, where the principal street will terminate.

PRIMARY ROUTE: PRINCIPAL STREET

Carriageway width:	5 metres
Pedestrian footway provision:	2 metres
Verge provision:	Minimum of 2 metres, up to 3.75 metres
Services:	Within carriageway
Centreline radius:	Defined by tracking
Visibility at junction and bends:	25 metres
Turning head radii:	7.5 metres
Characteristics:	Forms principal route through the development;  Slightly more formal route achieved by landscape design and building types; and  Key junctures de-marked with contrasting surfaces (some shared), building patterns and street furniture
Parking typology:	<b>Development entrance</b>  On plot and garaged, set to the side or rear; Use of integral garages will be avoided  <b>Development core/ route midpoint</b>  On plot, set to the side and within rear parking courts to achieve car free frontages;  Some on-plot parking spaces set between buildings will have pitched car port structures over to maintain continuity in the building line;  Use of some garages and/ or car barns; and  On-street visitor parking bays built into the streetscene within vicinity of central green  <b>End of route (western section)</b>  On plot and garaged, set to the front or side  Parking courts will be set perpendicular to the street and limited to a maximum of 10 spaces
Boundary treatments:	Low level landscape, some as hedgerows; and  Maximum 1 metre high railings with gated entrances
Street furniture:	Street signage, lighting and use of some timber bollards to define key spaces;  Changes in surfaces to demark mid and end points of street;  Use of street furniture to demark visitor parking spaces and pedestrian crossings across routes
Servicing:	Refuse collection to be from the adopted highway;  All dwellings will have private access to rear garden spaces where refuse and recycling storage provision will be located;  Frontage refuse storage will be avoided;  Turning heads to be in accordance with County requirements; and  Buildings will be placed within 45 metres (top storey) of the adopted highway (including vertical distance).



**STREET TYPOLOGY:**  
SECONDARY STREET - TYPICAL STREET CROSS SECTION

**SECONDARY RESIDENTIAL STREETS**

- 6.22

Two secondary residential streets will branch off the principal street in a staggered arrangement providing access to northern and eastern parts of the development. These streets terminate with turning areas, some with patterns of buildings that provide enclosure.
- 6.23

Secondary streets will be linear routes which act as conduits between the principal street and the Country Park in the north of the site. These streets will be aligned by linear patterns of housing which overlook them. Views of the wider landscape context will be a backdrop to end of street vistas, which will be framed by linear patterns of trees.

**SECONDARY ROUTE: RESIDENTIAL STREET**

Carriageway width:	5 metres
Pedestrian footway provision:	2 metres, where provided
Verge provision:	1 metre, where provided 5-6 metres swale or drainage ditch included
Service zones:	1 metre each side of shared surface
Services:	Within carriageway or service strip
Centreline radius:	Defined by tracking
Visibility at junction and bends:	-
Turning head radii:	7.5 metres
Characteristics:	Branches perpendicular from principal street; Linear route aligned by buildings – can be single sided; Forms part of a greenway which connects the principal street, Central Green and the Country Park; Comprises some car-free frontages; and Use of contrasting materials to demark continuity of pedestrian routes essential.
Parking typology:	Generally set to the rear in parking courts comprising a maximum of 10 spaces; Some courts to comprise car barns and/ or garages; Some on-plot parking set to the side or rear; Use of integral garaging will be avoided; and On-street visitor parking bays built into the streetscene
Boundary treatments:	Smaller buildings/ cottages: Low level defensible planting along frontages and at back of pavements; and Use of some railings and gates Larger buildings/ villas: Matching brickwork screen walls (sides only); Some gated entrances to courts; and Formal hedgerows
Street furniture:	Street signage & lighting; Some timber bollards to demark edges of visitor parking bays; and Shared surface paving
Servicing:	Refuse collection will be from the adopted highway - Turning heads in accordance with County requirements; Most dwellings will have private access to rear garden spaces, where refuse and recycling storage provision will be located; Frontage refuse storage will be avoided; and Buildings will be placed within 45 metres (top storey) of the adopted highway (including vertical distance)





STREET TYPOLOGY:  
LANES AND DRIVES - TYPICAL STREET CROSS SECTION

TERTIARY ROUTES

- 6.24

Tertiary routes complete the street hierarchy and comprise less formal routes that serve fewer numbers of dwellings.
- 6.25

Tertiary routes will generally be accessed via secondary routes and located on development edges, close to open spaces. The provision of tertiary routes will complement lower density development and downplay the prominence of vehicles close to public open spaces.
- 6.26

Tertiary routes will be aligned with and overlooked by (single sided) housing frontages and will have an open aspect. Routes will be narrower. Parking will be garaged and set well back to the side of plots, to ensure frontages are uncluttered and a landscape theme prevails.

TERTIARY ROTE: LANES AND DRIVES

Carriageway width:	3.7-4.5 metres. 4.8 metres for a minimum of 5 metres behind the highway boundary
Pedestrian footway provision:	N /A
Verge provision:	None
Services:	Within carriageway
Centreline radius:	Defined by tracking
Visibility at junctions and bends:	-
Turning head radius:	N/A If lane serves more than 5 properties, route to be conjoined with other lane to form loop; and For lane lengths in excess of 20 metres - fire tender/ refuse turning area to be provided through provision of recessed garages and driveways - not turning head
Characteristics:	Narrow routes- some meandering; Single sided streets with open aspect with landscape themes; Located adjacent to green spaces; Overlooked by housing frontages; and Serves 1- 7 houses (not linked).
Parking typology:	Predominantly on-plot and garaged, set to the front, rear or side of the dwelling. Some car port – link structures to maintain continuity in the building line;  Includes some car barns; and  On-street visitor and private parking bays built into the streetscene
Boundary treatments:	Boundary treatments: Landscaped frontages defined by hedgerows and low level shrub planting; and  Timber bollards and trip rails to demark edges
Street furniture:	Some changes in materials;  Timber bollards to demark on-street parking; and  Low key external lighting to address lower category nature of route and to downplay development close to green spaces/ ecological areas
Servicing:	Tertiary streets will be of private ownership; Each dwelling will have space within rear gardens for the storage of household waste and recycling; Frontage refuse storage will be avoided; and Refuse and service access / turning will be from secondary streets; Lanes which exceed 20 metres will incorporate turning areas for emergency vehicles;  Some linked–lanes controlled by drop bollards to negate the emergency vehicles turning requirement; and  Buildings will be placed to achieve fire tender access to all points of the building within 45 metres (including vertical distance) of the turning area

6.35 Street junctures will be addressed with building patterns, changes in materials and elevational design, de-marking the transition from one area of the development to another. Overall, changes in surfaces, limitations in forward visibility, landscape and on-street car parking will help constrain vehicle speeds through the development to 20mph or lower.

## CAR PARKING

6.36 The indicative masterplan proposes the following car parking provision:

1–3 bedroom dwellings:

**2 spaces per dwelling**

4 bedroom dwellings:

**Minimum 2 spaces per dwelling**

5 bedroom dwellings:

**Minimum 3 spaces per dwelling**

6.37 The characteristics of each parking typology is detailed in street hierarchy summary the preceding.

6.38 All parking spaces and garages will be sited so that there is sufficient room for users to enter and exit the vehicle. Driveways will be of adequate length to ensure parked cars do not protrude in front of the building line.

6.39 Garages will form part of the provision and will be internally sized to meet the requirements of the 6C's Highways Design Guide.

6.40 Adequate on-street parking will be designed into to the scheme, located close to dwellings and carefully assimilated into the principal street to cater for visitors. On-street parking will contribute to traffic calming through the development.

6.41 A small car park will be provided at the western end of the principal street for users of the new allotments.

## BUILDING FOR LIFE 12:

10A. Is there enough parking for residents and visitors?

10B. Is parking positioned close to people's Homes?

10C. Are any parking courtyards small in size (generally no more than five properties should use a parking courtyard) and are they well overlooked by neighbouring properties?

12A. Is there enough storage space for bins and recycling, as well as vehicles and cycles?



## FOOTPATH AND CYCLE LINKS

- 6.42 The location of the site close to established residential areas, the village centre and public transport connections are positive characteristics on which the provision of a network of new pedestrian routes is hinged.
- 6.43 Provision of new pedestrian footways within the site will be an integral part of the transport infrastructure for the development, allowing users of all ages and abilities to move safely and conveniently between urban and landscape spaces within the development.
- 6.44 In accordance with Policy CS5 (Providing Sustainable transport) accessibility by foot is proposed as follows:
- Pedestrian footways which align the principal street through the development and lead onto Welham Road; and
  - A network of pedestrian footways aligning streets and leading to public open space, children's play and allotments.
- 6.45 The proposed pedestrian network will strengthen linkages to the village centre and existing bus stops. The provision of a dedicated cycle route or additional bus stops is not considered to be necessary.
- 6.46 Movement around the development will be assisted by:
- The careful orientation and geometry of new streets to ensure they read as a continuation of the existing residential area;
  - The disposition of new streets which maintain views into the site from the existing residential area (Conservation Area);

- The provision of linear streets with differing landscape themes; some drawing upon the characteristics of Nether Green and Welham Road;
- The provision of direct, purposeful and inclusive routes which lead to new green spaces and residential streets;
- The provision of outward facing housing frontages that provide natural surveillance of routes;
- The provision of landmark buildings and focal points at street junctures, creating distinctiveness and identity; and
- The provision of appropriate signage and crossing points, including dropped kerbs and tactile paving on Welham Road.

## BUILDING FOR LIFE 12:

1B. Should there be pedestrian and cycle only routes into and out of the development? If so, where should they go?

3A. What can the development do to encourage more people (both existing and new residents) to use public transport more often?

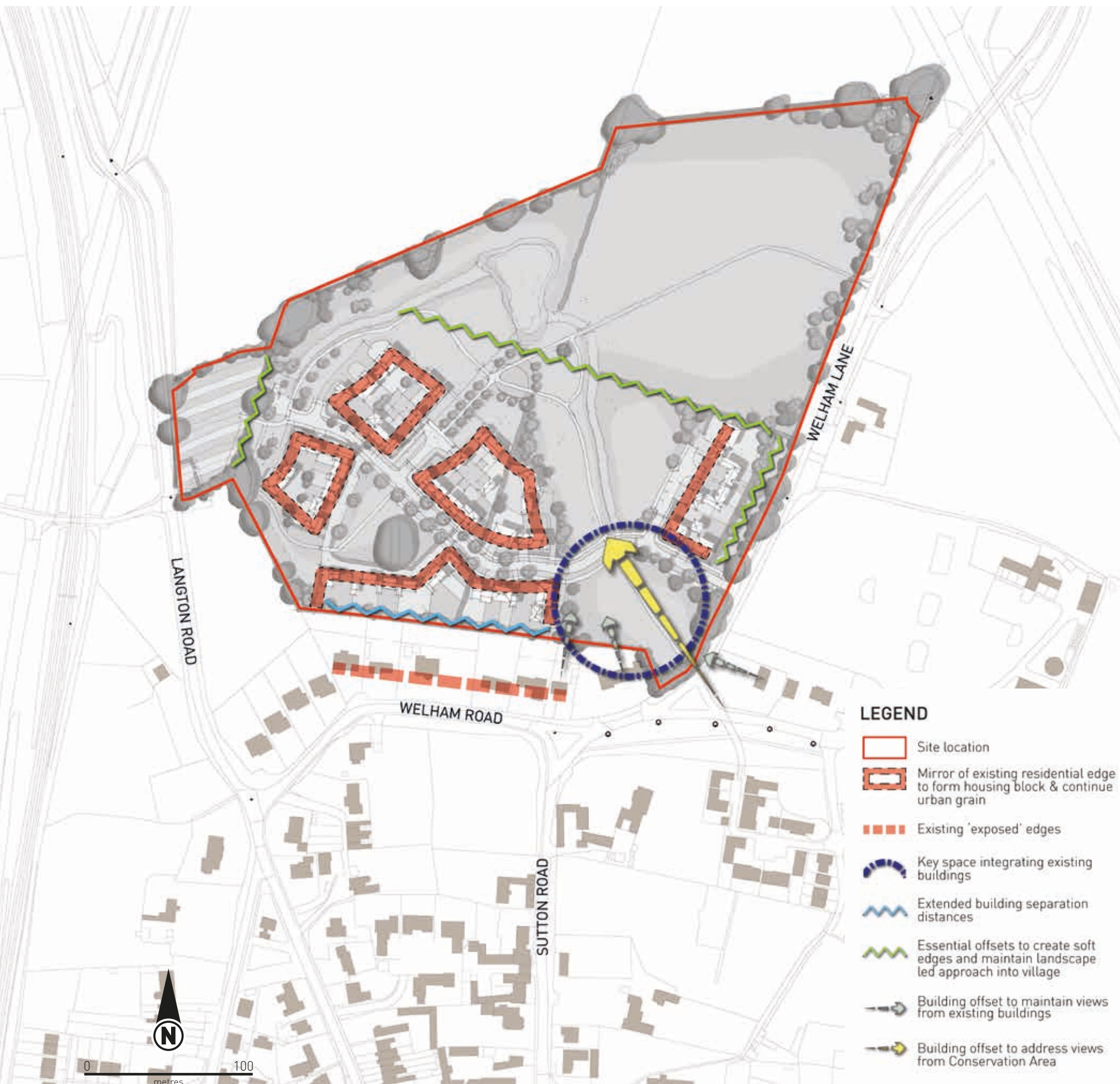
3B. Where should new public transport stops be located?











## CONTINUITY AND ENCLOSURE

6.47 The proposed indicative masterplan comprises a series of development zones or 'housing blocks' which align streets and routes, create spaces and provide frontages. This approach draws upon existing contextual residential patterns.

6.48 Use of housing block principles ensures strong frontages define the public realm whilst protecting the amenity of residents. This approach promotes continuity, creates an active streetscene and achieves a safe, attractive environment.

6.49 In accordance with Policy CS11 (Promoting Design and Built Heritage), the indicative masterplan proposes the development be an extension of the village and includes;

- The creation of new streets, which logically extend existing;
- The use of linear residential patterns which mirror the Welham Road building line, extending the existing urban edge northwards into the site;
- Offsetting new buildings from the southern boundary of the site to achieve generous separation distances from existing buildings on Welham Road;
- Enclosing existing 'exposed edges' (see plan opposite), so that existing rear garden spaces are secure and integrated;
- The use of shallow building footprints along the southern boundary to create lower building mass;
- The provision of varying gap sizes between buildings to address views into the site from Welham Road and Nether Green;

- Offsetting development and orientating new buildings to maintain views into the site from no.s 17, 19 (Grade II Listed Building) & 21 Welham Road and 23 Nether Green;
- Offsetting development from the eastern edge of the site and retaining existing landscape to ensure development edges are soft and the approach into the village remains landscape led;
- The provision of a range of building types and sizes which create articulated roofscapes and soft development edges;
- The provision of both small and large building types along streetscenes;
- The provision of a range of building patterns and densities which engender character and define one part of the development from another;
- The use of some repetition, limited only to higher density areas where a greater degree of definition is required to enclose key spaces (such as the central green);
- The definition of ownerships through the provision of a range of boundary treatments;
- The creation of themed greens dispersed amongst buildings;
- The provision of a Country Park which safeguards green space and addresses the transition from village to the countryside;
- The provision of allotments as a green edge to the development; and
- The retention of some areas of ridge and furrow in public open space.

6.50 Frontages such as those aligning Welham Green and the Central Green will be key and critical to the appearance and assimilation of the development. Particular attention will be paid to the massing and architectural style of these buildings ensuring all frontages contribute positively to the streetscene and complement landscape themes.

### BUILDING FOR LIFE 12:

1D. How should the new development relate to existing development? What should happen at the edges of the new development site?

5B. Are there any distinctive characteristics within the area, such as building shapes, styles, colours, and materials or the character of streets and spaces that the development should draw inspiration from?

6A. Are there any views into or from the site that need to be carefully considered?

6C. Should the development keep any existing building(s) on site? If so, how could they be used?









## DENSITY

6.51 The indicative masterplan seeks to make efficient, effective use of land and offers a design which has been driven by the setting of the site and the characteristics of the village. The proposed quantum equates to an average residential density of approximately 25 dwellings per net developable hectare\* and 16 dwellings per net planning hectare.\*\*

\* Net calculations **exclude** public open space and SUDs features.

\*\* 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.

6.52 The proposed density of the development has been influenced by the following:

- The density of existing urban areas within the vicinity of the site;
- The setting of the site and views of it from the Conservation Area;
- The urban and landscape character of the village;
- The extent of the site; and
- The requirements of the Leicestershire Strategic Housing Market Assessment (SHMA).

6.53 One of the key influences of density is that of the SHMA, which sets out the requirements for market and affordable housing mix and targets a bias towards 2 and 3 bedroom dwellings. The indicative masterplan seeks to balance this requirement in hand with the setting of the site and the Conservation Area and the character of the village. In doing so, the proposed overall housing mix deviates from the SHMA requirement and Policy CS2 (Delivering New Housing) in order to create a lower density that will enable the development to positively assimilate with its surroundings. This approach and deviation has been discussed with Harborough District Council as part of the pre-application process.





## BUILDING HEIGHTS AND MASSING

- 6.54 In response to contextual observations identified in Section 3 of this document, the proposed massing of new buildings will be predominantly 2 storeys.
- 6.55 The development will comprise varying urban patterns which will be made up of a range of building types and sizes. Some patterns will include groups of cottages with small gaps between them, achieving enclosure and definition of spaces. In this respect, eaves and ridge lines will be more continuous, alike existing houses which surround The Green off Main Street. Of contrast, other patterns will have more fluidity, with larger buildings and generous gaps that create softer edges. Eaves and ridge lines in these areas of the development will have greater variation to engender a more rural character.
- 6.56 The disposition of buildings has been carefully considered in order to address the setting of the adjacent Conservation Area.
- 6.57 The indicative masterplan proposes:
- Generous building separation distances between new and existing buildings on Welham Road. Proposed distances range between 33.8 and 46 metres;
  - The provision of longer rear gardens along the southern boundary, generally ranging between 18–22 metres in length;
  - Along the southern boundary, the provision of building footprints which are narrower in plan and create lower ridge heights;
  - The use of some shallower roof pitches and hipped designs which reduce height;

- The provision of landscape buffers along the southern boundary of the site including a new hedgerow and tree planting;
  - Careful siting of new buildings and the provision of generous offsets to retain views into the site from the Conservation Area and existing buildings;
  - The provision of extensive new landscape and some larger spaces between buildings that facilitate 'layers' of new landscape which soften views new massing;
  - Development set back from Welham Lane and Langton Road, so that existing landscape softens views of new massing; and
  - The retention of existing trees and hedgerows.
- 6.58 Focal point buildings are proposed to address key locations such as street junctures and to achieve definition in the building line. In conjunction with a clear hierarchy of routes, the provision of landmark buildings and focal points will increase the legibility of the development, assisting movement from one space to another.
- 6.59 Landmark buildings will be designed to utilise variations in materials, colour, frontage treatment and architectural design and will not always dictate the need for increased height.

### BUILDING FOR LIFE 12:

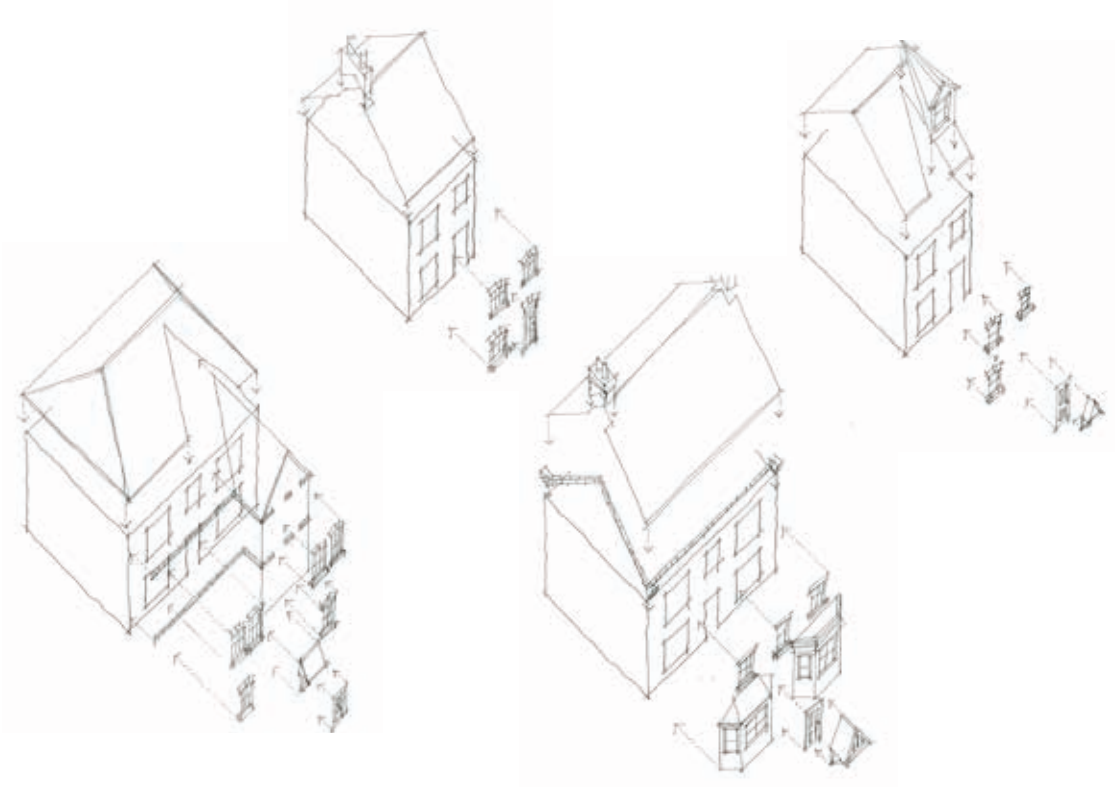
6A: Are there any views into or from the site which need to be carefully considered?

8A. Will the development be easy to find your way around? If not, what can be done to make it easier to find?



## APPEARANCE AND CHARACTER

- 6.60 Character Areas are a useful way of helping to ground the design proposal within its surroundings. The development is proposed to be divided into three areas, each with a clearly defined character which is guided by the location within the site and its relationship with the wider context and surroundings.
- 6.61 In accordance with Policy CS11 (Promoting Design and Built Heritage), this section describes how each character area is unique and has been designed in a way that will help create a varied and diverse townscape. The architectural components and detailing of each Character Area are summarised by an indicative design code which, subject to consent, will provide a framework upon which subsequent detailed design can be undertaken at a reserved matter stage.



## DESIGN CODE FRAMEWORK

“‘Local Planning Authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.’

Paragraph 59 NPPF 2012

## ARCHITECTURAL DESIGN

- 6.62 At Great Bowden, the strategy is to create a varied and identifiable character through modulation of structural form rather than the reliance upon superficial decoration in isolation. Standard house-type elevational treatments often minimise opportunities to express the structure of the buildings reducing the façade to a flat plane which then requires relief with decorative details. The design approach therefore encourages details including;
- The provision of a range of eaves types. Deep eaves can create shading and modelling on walls and provide strong definition of the structures with light and shadow on the façade providing visual interest (rather than arbitrary decoration);
  - Use simple projections of structure such as window bays to achieve articulation, relief and shading. Similarly, ground floor and/or double height bays can provide visual interest whilst articulating streetscapes and planted areas; and
  - Door and window reveals are encouraged to give a sense of depth to openings in the elevation, emphasising the relationship of solid and void.

## BUILT FORM GUIDANCE – FENESTRATION

6.63 Within each building or group of buildings, main architectural elements will form a “hierarchy” of parts, which should reflect the relative importance of their functions. This applies particularly to the composition of windows and doors within an elevation and makes a link between the internal functions of the building and its external environment. The approach will be to;

- Emphasise entrances- the entrance is the most important part of the front elevation and requires more than just a door to express its significance. Setbacks, recesses, canopies and steps in the façade can all modulate the elevation to emphasise and provide shelter to the entrance;
- Express windows in principal rooms such as lounges and main bedrooms which may warrant larger or more prominent windows than other rooms such as kitchens and bathrooms;
- Arrange windows that create natural surveillance - this is particularly important at entrances and on sides so that occupants have views over entrance paths and doors - and can be achieved through distinctive details such as corner windows and projecting bays. The provision of a range of housing types and designs is equally important so that different room types achieve natural surveillance at different times of the day; and
- The scale and proportion of windows should be considered in relation to the facade composition. The way this is implemented will depend on the window type and their vertical and horizontal orientation.

## ASSEMBLY OF COMPONENTS

6.64 The assembly of components draws upon identified contextual observations in Section 3 of this document. Elements draw inspiration from historic parts of the village.

6.65 A range of building styles should be used to maintain variety and help create a diverse townscape, however it is important to note that landscape will be a critical component of each Character Area, influencing the relationships between buildings and the spaces they create.

## MATERIALS

6.66 Building materials will vary in different areas of the site, however will be complementary to engender an overall development theme. The proposal is for a relatively simple palette of traditional materials, the application of which will vary according to each Character Area.

6.67 Preference will be given to a limited palette of materials which are prevalent to the vernacular of the village. The range of facing materials used within the village is diverse and this should be the basis for a selection of finishes in the new development, which will be broadly as follows:

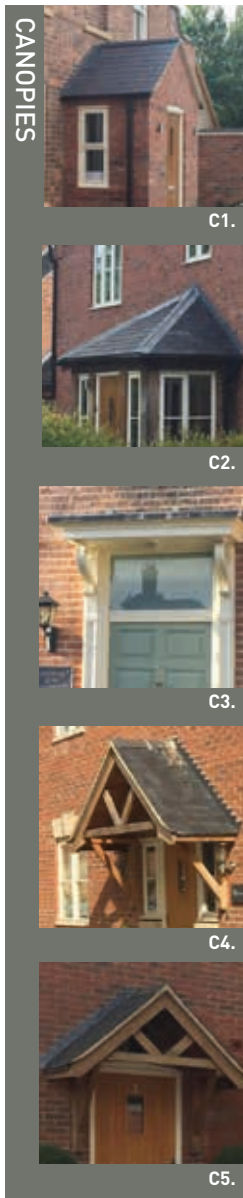
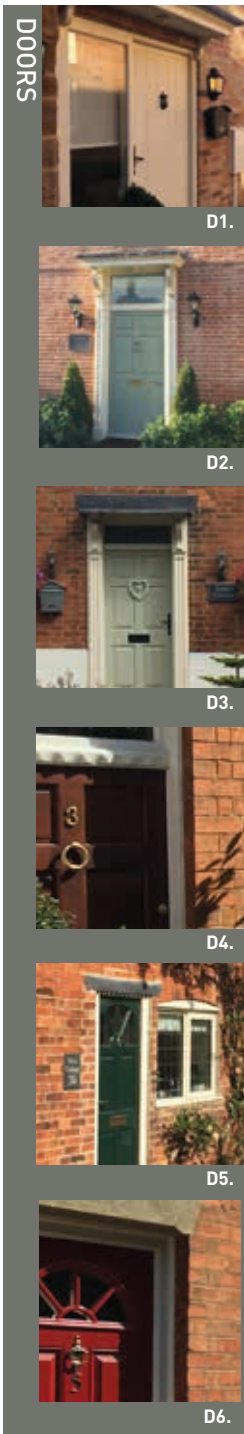
- A single elevational composition should comprise a maximum of 3 – 4 finishes;
- Materials should not be deployed just for the reasons of variety, but used to express the geometry of the building design, for example, to projecting elements and at breaks in the elevation; and
- Where buildings are intended as a focus or marker, their main architectural elements (i.e. entrances, projecting elements) should be emphasised to create a feature.

6.68 The following page sets out an indicative design code framework which provides a range of detailed components and materials which the development could comprise. The framework draws upon built form characteristics of the village.

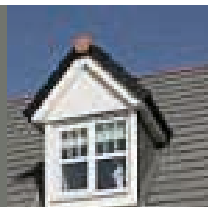


# INDICATIVE DESIGN CODE FRAMEWORK

WINDOWS/ DOORS/ CANOPIES/ ROOFSCAPE/  
DETAILS/ MATERIALS



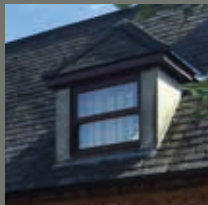
ROOFSCAPE CONTINUED



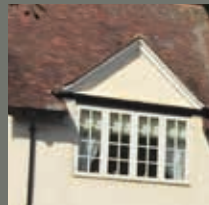
R11.



R16.



R12.



R17.



R13.



R18.



R14.



R19.



R15.



R20.



R21.

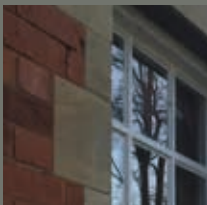
DETAILS



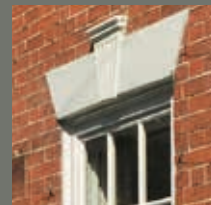
D1.



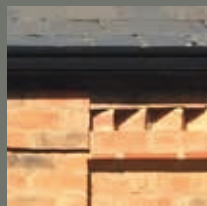
D8.



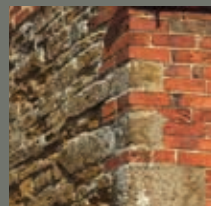
D2.



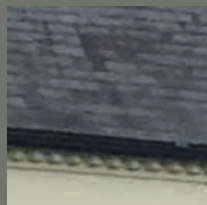
D9.



D3.



D10.



D5.



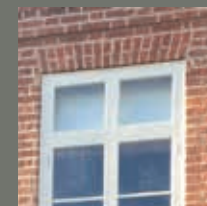
D11.



D6.



D11.



D7.



D12.

MATERIALS



M1.



M7.



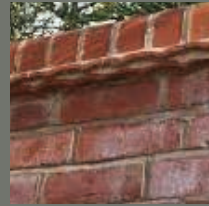
M2.



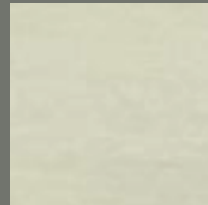
M8.



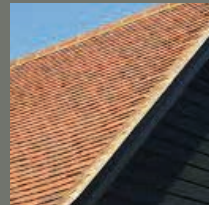
M3.



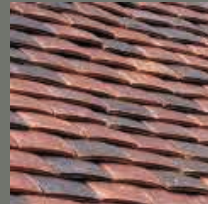
M9.



M4.



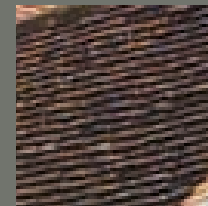
M10.



M5.



M11.

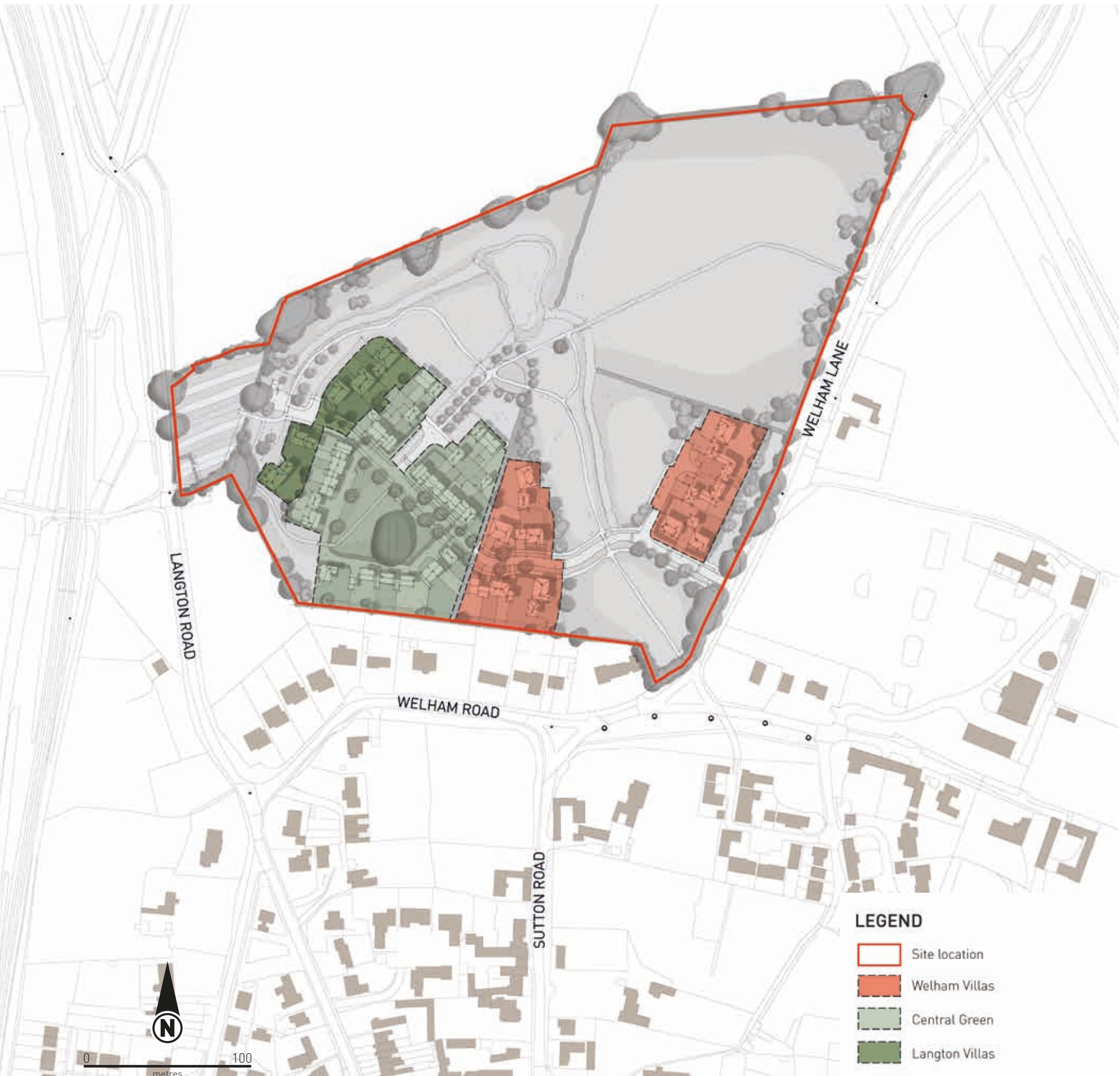


M6.



M12.





## CHARACTER AREAS

### CHARACTER AREA CA1. WELHAM VILLAS

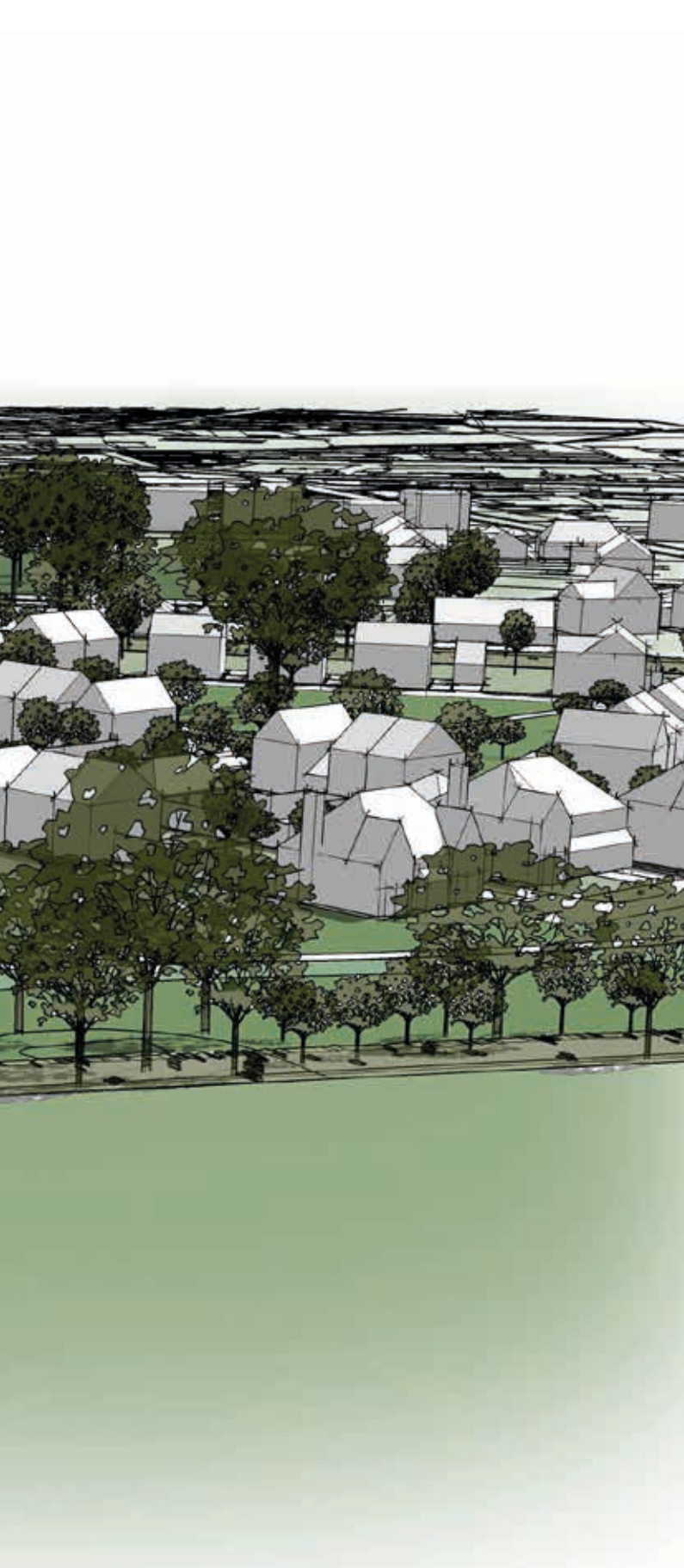
- 6.69 Situated in the south eastern corner of the site, this Character Area forms the entrance into the development and is one of two principal interfaces with the adjacent Conservation Area. It comprises loose patterns of houses carefully arranged each side of a landscape green which guide views across the site from Welham Lane, towards the wider landscape context.
- 6.70 Buildings will comprise mostly of large residences or villas, each varying in type and size. Timber framed car barns and a number of barn style buildings will be arranged to create ancillary courts to the rear of some dwellings, replicating urban patterns in Nether Green to the northeast. Some smaller cottages will also be dispersed along the principal street.
- 6.71 Buildings will be of varying proportions and up to 2 storeys in height. Each building will be individual through variations in architectural detailing and the use of building components and materials. Roofscapes will be varied incorporating gables, gablets, dormers and hips. Eaves and ridge lines will be varied and articulated and chimneys will regularly punctuate the building line.
- 6.72 To ensure the development edge is soft, new buildings will be offset from Welham Lane by an ecological corridor which will encompass existing trees and the hedgerow. Buildings adjacent to the entrance into the development will be set amongst existing trees and new tree planting will provide a treed approach

into the development. This approach draws upon the characteristics of the Conservation Area and will maintain a landscaped approach into the village.

- 6.73 The disposition of buildings around Welham Green will maintain views into the site from the Conservation Area and existing buildings no.s 17, 19 & 21 Welham Road and 23 Nether Green.
- 6.74 All buildings will be outward facing and will look into the green or street with frontages. Dwellings located adjacent to the entrance into the development will have a more structured and formal orientation which will align the principal street and demark the entry into the development. Comparatively, building patterns in the western part of this Character Area will be more fluid, some being set within new landscape.
- 6.75 Gaps between buildings will be both large and small. All frontages to larger residences will be defined by low level hedgerows which will clearly define the public and private realm.
- 6.76 Dwellings will be complementary to one another. Elevational designs will be unique and brought together by a palette of traditional materials. Architectural detailing will vary, however an overall theme will be achieved.
- 6.77 Most dwellings within this Character Area will be served by lower category lanes and private drives, taking access off principal or secondary streets. In order to create attractive, uncluttered frontages, parking will be generally on plot, set either to the side or rear of the dwelling, some in car barns. Frontages will be landscaped and larger dwellings will have greater set-backs.







**CHARACTER AREA CA2. CENTRAL GREEN**

- 6.78 This Character Area occupies the central part of the indicative masterplan and addresses the transition from Welham Villas to Langton Villas. It extends the existing urban edge northwards into the site and is the second interface with the Conservation Area.
- 6.79 Buildings within this part of the development will comprise a greater number of smaller link buildings than other Character Areas and as a result, this part of the development will be higher in density. Buildings will take form as terraces and semi-detached cottages, with a small number of smaller detached houses. In order to achieve a good degree of definition, some repetition is envisaged.
- 6.80 Buildings will be arranged in linear patterns which closely align streets and a central green. Gaps between buildings will be narrower to achieve good enclosure of the street and the green. The public and private realm will be clearly defined.
- 6.81 Buildings proposed along the southern edge of this Character Area will be generously distanced to address the residential amenity of existing dwellings in Welham Road and be carefully placed to address gaps within that streetscene from which views into the site can be seen.
- 6.82 The application of linear patterns will be essential in framing and defining each side of the central green, which will retain existing trees. In this respect, use of contiguous building lines, symmetry and dual aspect dwellings at ends of streets will be essential. All buildings will be outward facing.

- 6.83 Building heights will be predominantly 2 storeys, with the occasional 1.5 storeys. Eaves and ridge lines will be generally more continuous and unbroken to emphasise the linearity of building lines.
- 6.84 Buildings which front onto the principal street will be predominantly serviced by small courts set to the rear. This will engender an attractive and uncluttered frontage which aligns a tree lined verge. Buildings which enclose the central green will be served by a circuitous narrow lane which will join the principal street. Most streetscapes within Central Green Character Area will have an open aspect.
- 6.85 Car parking will be generally set to the side or to the rear of dwellings. Those located to the side will have some link structures to maintain continuity in the building line, although this will be avoided in the southern area of the site.





**CHARACTER AREA CA3. LANGTON VILLAS**

- 6.86 The Langton Villas Character Area is located in the western part of the site and addresses the development’s interface with Langton Road. Comprising loose patterns of larger houses and villas, this Character Area has similar characteristics to the Welham Green Character Area however is set within a smaller scale, more intimate landscape environment.
- 6.87 Building patterns will be dispersed with fluidity in the building line. All buildings will be well set back from Langton Road to ensure the development edge is soft and subservient and the approach into the village from the north has a landscape bias.
- 6.88 New dwellings will be served by narrow lanes. This will downplay the prominence of vehicles adjacent to public open spaces. All dwellings will have an open and outward facing aspect.
- 6.89 Dwellings will have unique elevational designs which will be unified by a palette of traditional materials. Architectural detailing will vary, as will building components. Use of repetition will be avoided.
- 6.90 Gaps between buildings will be varied and plots will be large and open, affording opportunities for new landscape and tree planting.

- 6.91 Building heights will be up to 2 storeys. Through the provision of a range of designs, roofscapes will be varied, comprising gables, gablets, dormers and hips. Chimneys will regularly punctuate the roofscape. The overall roofscape will be articulated, with variation which will soften the development edge and engender a more rural feel.
- 6.92 Most dwellings will have timber framed or clad car barns which will either be attached to the building or set to the rear. Car parking will be generally well set well back from the streetscene, so that parked cars do not dominate and frontages are attractive and clutter-free.
- 6.93 The western edges of the Langton Villas Character Area will be defined by existing field boundaries which are presently aligned with hedgerows and trees. These features are proposed to be retained and bolstered in an ecological corridor which complement this lower density area of the development.

**BUILDING FOR LIFE 12:**

- 5A. How can the development be designed to have a local or distinctive identity?
- 5B. Are there any distinctive characteristics within the area, such as building shapes, styles, colours and materials or the character of streets and spaces that the development should draw inspiration from?
- 9A. Are streets pedestrian friendly and are they designed to encourage cars to drive slower and more carefully?
- 9B. Are streets designed in a way that they can be used as social spaces, such as places for children to play safely?
- 10D. Are garages well positioned so that they do not dominate the streetscene?





### LEGEND

- Site location
- Green space
- Country Park
- Welham Green
- Central Green
- Children's play
- Allotments
- Sustainable urban drainage
- Ecological corridor
- Greenway
- Landscape buffer
- Reinstated hedgerow
- Tree lined street
- Existing pond

## LANDSCAPE STRATEGY

- 6.94 Landscape design is an essential component for creating a successful, high quality development in Great Bowden. Green spaces will be an integral part of the place, providing a strong landscape structure across the site and connecting with the wider landscape beyond. The provision of new landscape will define public and private spaces and create character, whilst adding colour and seasonal interest to the residential environment.
- 6.95 The landscape and urban surroundings of the site have shaped the arrangement of new public open spaces, built form and streets within the development. The design process has drawn upon baseline information, surveys and identified constraints and opportunities to ensure that the scale and character of the proposed development is acceptable in both landscape and visual terms and the provision of housing and green space is led by landscape.
- 6.96 In accordance with Policy CS8 (Protecting and Enhancing Green Infrastructure), the landscape and visual strategy for the site is founded on the following principles and objectives;
- To conserve and where possible, enhance the surrounding landscape character and quality;
  - To retain and make best use of existing on-site landscape features;
  - To bolster existing landscape features and reinstate eroded field patterns;
  - To open up public access into the development through the creation of a fully accessible, integrated and secure green infrastructure network which caters for a range of users; and

- To implement on-site additional vegetation infrastructure which is consistent with, and complementary to the existing local landscape character in terms of scale, disposition and species mix.
- 6.97 Successful green spaces help to create attractive places and provide safer routes. From an ecological perspective they can also increase flood protection and sustainable drainage as well as providing better microclimates and enhancing biodiversity. Design Council CABE outlines the following 8 qualities of successful open spaces:
- Sustainability;
  - Character and distinctiveness;
  - Definition and enclosure;
  - Connectivity and accessibility;
  - Legibility;
  - Adaptability and robustness;
  - Inclusiveness and
  - Biodiversity.
- 6.98 The layout and design of green space ensures that existing hedgerows and trees are retained and fully integrated elements of the development which complement new public open spaces and development character areas. The inter-linked arrangement of green spaces will ensure that public open space is widely accessible from many locations, is easy to access and is meaningful.
- 6.99 Green infrastructure is proposed to comprise:

## WELHAM GREEN

- 6.100 Situated off Welham Lane, this area comprises a landscaped green located in the south eastern corner of the site and forms part of the entrance into the development. Welham Green is an essential part of the green infrastructure strategy, retaining views across the site from the Conservation Area and addressing views from existing buildings.
- 6.101 The green will be edged by groups of both new and existing trees, which will filter views of lower density development which will flank each side. The existing overhead electricity cables will be diverted.
- 6.102 A pedestrian footway will cross the green and connect Welham Road to the principal street.

## CENTRAL GREEN

- 6.103 Located in the central area of the development, the Central Green draws upon the characteristics of the existing green on Main Street and de-marks the midpoint of the principal street. The location of the green is influenced by the cluster of existing trees, which will be retained.
- 6.104 The green will be an attractive and distinctive space; each edge being clearly defined by tighter building patterns comprising mostly smaller cottages and linked buildings. All buildings which look onto the green and will be outward facing.
- 6.105 Edges of the green will be open, with some street furniture de-marking on-street parking. Lanes which envelop the green will be low-key and have a contrasting surface material.



**GREENWAY**

- 6.106 The greenway acts as a conduit between the Central Green and the Country Park and comprises a tree lined pedestrian footway. It also provides a direct route to the children’s play area. The greenway connects together green spaces and is a key element of the masterplan.
- 6.107 The greenway will form part of a street and be aligned by a swale which will extend into the Country Park. Frontages will be linear, car-free and outward facing. The linearity of the street and landscape design will channel outward views to the wider landscape context beyond. A visual connection with the site’s surroundings will be achieved.

**CHILDREN’S PLAY**

- 6.108 A local equipped area of play area (LEAP) is proposed on the northern edge of development, at the juncture of the greenway and the Country Park. The children’s play area will be approximately 415 square metres in size.
- 6.109 Car free housing frontages will overlook the play area, which will be offset by approximately 20 metres and encircled by tree planting.
- 6.110 The provision of a LEAP exceeds Harborough District Council’s minimum requirements for the provision of children’s play (see page 85 for further details).

**COUNTRY PARK**

- 6.111 The Country Park encompasses the northern part of the site and safeguards green space on the northern edge of the village. The Country Park will be an extensive landscaped space for public use and will be accessible via Welham Lane, the greenway and new streets within the development.
- 6.112 The Country Park will have a parkland character, retaining improved grassland, existing hedgerows, trees and woodland copses. These features will be bolstered by new landscape, including parkland trees and a new ‘T’ shaped hedgerow which will reinstate the previously eroded field pattern. Ridge and furrow will be retained on the western edge of the Country Park where possible.

**ALLOTMENTS**

- 6.113 Allotments are proposed to be located in the smaller field in the western area of the site and accessed via the principal street, where a small parking area will be provided. The total area of the allotments amounts to 0.3 hectares and substantially over provides the minimum public open space requirement (see page 85).

**ECOLOGICAL CORRIDORS**

- 6.114 The south western edge of the development will be retained as public open space and take form as landscaped corridor, safeguarding existing trees, woodland and hedgerows. This space will range between 13.5 and 33 metres in depth and double as a buffer between the development and the allotments.
- 6.115 Mown footpaths will connect this space to the central green and the Country Park. The existing hedgerow will be incorporated into a fenced area which will be a minimum of 5 metres in depth.
- 6.116 In a similar way, the existing hedgerow and trees along Welham Lane will be retained within a fenced area to the rear of new houses, maintaining a suitable development offset and soft edge. This space will be approximately 15 metres in depth and serviced via the principal street.
- 6.117 Both areas are proposed to be bolstered with new tree and hedgerow planting.

**SUSTAINABLE URBAN DRAINAGE**

- 6.118 As part of a sustainable urban drainage strategy, swales will lead from the western edge of the site, the greenway and Welham Green into a new attenuation pond situated in the northern part of the Country Park. These features will have shallow features suitable for wildlife.
- 6.119 The existing pond to the north of the site will remain and be fenced forming part of the Country Park.

## TREE LINED STREETS

- 6.120 Drawing upon the characteristics of Nether Green and Welham Road, the principal street which leads through the development will be aligned by new trees.
- 6.121 At its entry into the development from Welham Lane, the principal street will be aligned with clusters of new trees to tie with existing landscape patterns. In order to maintain views, tree planting will be omitted in the gap between the two development parcels which flank Welham Green.
- 6.122 Tree planting will become more structured and formal along the midpoint of the principal street which will reinforce the linearity of the route and demark higher density development. The provision of deep grassed verges and building setbacks will afford the opportunity for some larger tree species such as Limes and Horse Chestnuts.
- 6.123 Approaching the Langton Villas Character Area on the western edge of the site, tree planting along the principal street will become less formal, transitioning to a more loose, rural character.
- 6.124 Edges of the greenway will be aligned with linear patterns of smaller native trees that guide the route to the Country park and children's play area.

## GARDEN SPACES

- 6.125 One of the characteristics of the village is its pattern of irregular sized fields and plots which align routes. The indicative masterplan proposes to continue this theme through the provision of a range of plot sizes and garden spaces for all types of buildings, large and small.
- 6.126 All houses will have an enclosed garden space situated to the rear or to the side. This provision may reduce for smaller dwellings such as flats and studios in barns.
- 6.127 Proposed rear gardens along the southern boundary will range between 18-22 metres in length and will include a 5 metre wide planted buffer along the southern boundary of the site.
- 6.128 Some villas and larger houses will have irregular sized plots with larger gaps between buildings, affording opportunities for additional tree planting.

## EXISTING LANDSCAPE FEATURES

- 6.129 The site's existing landscape features have shaped the masterplan design. The disposition of urban form and landscape is an essential component of the proposal.
- 6.130 All existing hedgerows will be retained, and where possible, incorporated into public open space. Some sections of hedgerow removal and trimming will be required to facilitate the access into the development and the new pedestrian footway along Welham Road. This loss will be mitigated by the provision of extensive new hedgerow planting to reinstate the eroded field pattern in the Country Park.
- 6.131 All existing trees are proposed to be retained, save for the two dead trees in the centre of the site, which will be replaced within the Country Park. All new streets and buildings will be suitably distanced to address the root protection areas and shading arcs of existing trees.

### BUILDING FOR LIFE 12:

6A. Are there any existing trees hedgerows or other features, such as streams that need to be carefully designed into the development?

11A. What types of open space should be provided within this development?

11B. Is there a need for play facilities for children and teenagers? If so, if this the right place or should the developer contribute towards an existing facility in the area that could be made better?



ECOLOGY

6.132 In accordance with Policy CS8 (Protecting and Enhancing Green Infrastructure), the proposed ecology strategy focuses on mitigating the impact of new development on ecological features of the site and creating new features which encourage net ecological gains.

6.133 The strategy comprises the following improvement measures:

- Wherever possible, to retain existing hedgerows and trees within public open spaces; and
- To retain areas of improved grassland in public open spaces.

6.134 And the following enhancement measures:

- The provision of interlinked green spaces;
- The provision of ecological corridors;
- The retention of hedgerows and trees;
- The provision of new wildflower seed planting along edges of the Country Park to provide resources for foraging;
- The provision of new landscaping, including a range of native shrubs, trees and species which provide further foraging resources for bats and foraging/nesting refuge opportunities for birds;
- The provision of native species of local provenance and/ or species with specific nature conservation benefits;

- Infilling gaps in existing hedgerows with native species to encourage structural diversity and to increase continuity;
- The provision of extensive new hedgerow planting to promote opportunities for nesting species;
- The provision of native hedgerow species such as hawthorn, blackthorn, field maple, elder and a mix of hazel, crab-apple, dog rose and guilder rose;
- The provision of log and leaf piles along edges of the Country Park as suitable refuge sites and hibernacula to encourage new wildlife;
- The provision of a storm water attenuation pond and swales with shallow features suitable for wildlife;
- The retention and fencing of the existing pond and the offsetting of development by a minimum of 10 metres;
- The provision of bat tiles on pitched roof garages;
- The provision of bird boxes on mature trees within ecological corridors and the Country Park; and
- Avoiding bright external illumination along the northern, eastern and western development edges.

BUILDING FOR LIFE 12:

6B. Are there any existing trees, hedgerows or other features, such as streams that need to be carefully designed into the development?

## ADAPTABILITY & SUSTAINABILITY

6.135 The development will be flexible enough to respond to future changes in use, lifestyle and demography. This means creating flexibility within living environments, public spaces and considering new approaches to transportation, traffic management and parking. The development will seek to:

- Achieve energy efficiency through building design, siting, design and orientation;
- Use sustainable building construction techniques in line with current Building Regulations;
- Take a fabric first approach to achieve a reduction in carbon emissions;
- Use local and/ or recyclable building materials where possible;
- Provide varied roof designs which future loft conversions and safeguard the future installation of roof mounted energy panels;
- Provide usable rear garden spaces;
- Encourage sustainable modes of travel through the provision of a network of pedestrian routes which connect new streets and public open spaces to Welham Road and strengthen links to the village centre/ local public transport connections;
- Provide flexible living spaces which facilitate working from home;
- Use water conservation measures such as low flush w.c's, water saving taps and rain water harvesting;
- Promote habitat enhancement and creation through the provision of an extensive and interconnected green infrastructure network, retaining existing trees, woodland copses, pond and hedgerows; and
- Provide features such as building offsets, native planting, bird boxes and bat tiles to support existing and new wildlife.



## DRAINAGE AND UTILITIES

### SURFACE WATER

- 6.136 The site is greenfield and currently undeveloped. In order to present a worst case scenario, it is assumed that the site is not positively drained and that the use of soakaway is not appropriate or limited. Subject to consent, further investigation will be undertaken at detailed design stage to understand whether the use of soakaway is a feature which can be implemented. If feasible, full use of this provision should be made. Additional sustainable drainage techniques should be utilised to order to offer additional levels of treatment and a reduction in run-off. This will be achieved through the use of permeable paving, filter strips, bio-retention and rainwater harvesting.
- 6.137 An attenuation pond will be situated in the site low point, in the northern area of the Country Park. Due to the residential nature of the site, the pond will be sized to attenuate run-off for return periods up to the 1 in 100 year storm event with an additional 30% allowance for climate change.
- 6.138 Surface water run-off from the development will be accommodated in the attenuation pond, prior to discharging at a reduced “greenfield” rate of 11l/s to the existing unnamed ordinary watercourse. Run-off from the development will also be directed to the attenuation pond via a number of swales which will run alongside streets and public open spaces.

- 6.139 All buildings will be designed with the finished floor level at least 150 millimetres above adjacent external ground levels. The external ground profile around buildings will be designed to divert any flows away from the built environment and towards the nearest drainage point.
- 6.140 In compliance with the requirements of the National Planning Policy Framework, and subject to the mitigation measures proposed, the development could proceed without being subject to significant flood risk. As a result of the suitable management of surface water runoff discharging from the site, the development will not increase flood risk to the wider area.

### FOUL WATER

- 6.141 A connection will be made to the existing foul sewer present along Welham Road. As the site falls from the south in a northerly direction, it is likely that an on-site pumping station will be required in order to establish a connection to the existing network.
- 6.142 A pumping station is proposed in the western area of the site, adjacent to the proposed allotments. This is illustrated on the proposed indicative masterplan.
- 6.143 Further details can be found in the supporting Foul water and utilities Assessment by BWB Consulting Ltd.

## CRIME PREVENTION

6.144 One of the design objectives within item 58 of the National Planning Policy Framework (NPPF) states that developments should:

**“Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;”**  
**(Point 5, item 58, NPPF 2012)**

6.145 The design proposals are based on an understanding of best practice and reference has been made to relevant documents including Manual for Streets, ACPO Secure by Design ‘New Homes 2014’ and Supplementary Planning Guidance Note 13. The proposed indicative masterplan will create an environment which is well designed, attractive, clearly defined and well maintained. People will be able to take pride in their surroundings, feel comfortable and safe and have a sense of shared ownership and responsibility. The development will be clearly defined with no ambiguity as to which areas are private, which are public, and how the two relate to one another. The indicative masterplan is hinged upon the following principles:

- Use of development zones or ‘housing blocks’. Comprising outward facing frontages, the provision of housing blocks ensures rear garden spaces (‘exposed edges’) are enclosed, secure and overlooked. Further information is provided on page 95;
- Natural surveillance. New residential streets and open spaces will be overlooked by housing frontages. Provision of dual

aspect dwellings at ends of streets and in front of public open spaces will ensure building lines are continuous and corners are turned. Blank gables will be avoided;

- Well defined routes which are overlooked by new development and active frontages. All routes are proposed to be direct and necessary providing access to dwellings, public open spaces. New routes will promote inclusivity and link to existing streets, facilities and services within the wider context;
- No conflicting uses are proposed;
- To provide optimum surveillance, a majority of car parking provided within the curtilage of dwellings. In some instances, rear parking courts will be provided to achieve car free frontages next to open spaces and along the principal street. Rear courts will provide a maximum of 5 dwellings and car parking spaces will be visible from the dwelling to which they belong;
- Use of high quality boundary treatments. A range of (screen) walls, fences, railings, hedgerows, low level planting and surface treatments are proposed to enhance development character areas, demark ownerships and define public and private realm. Properties will face into streets allowing residents to get to know their neighbours and recognise their cars;
- Security. All buildings will be secured to the relevant standards as set out in Building Regulations or by the Local Planning Authority. Subject to consent, the option to exceed these standards will remain open to the applicant as part of a subsequent Reserved Matters or detailed planning application;
- Lighting. Public open spaces and areas of play are proposed to be appropriately lit (whilst addressing wider landscape and

ecological areas) and overlooked by new housing frontages that will promote natural surveillance and discourage anti-social behaviour. Frontages will be active, having canopied entrances, external illumination and a mix of habitable room windows at both ground and first floor level;

- Ownership. Dwellings of private ownership will be maintained by the individuals who own or occupy them. Affordable dwellings will be grouped in clusters of approximately 3-10 dwellings, facilitating ease of management by public or private companies; and
- Maintenance. The majority of roads and footways will be designed to adoptable standards (based on Manual for Streets and County Guidance) and lanes will be of private ownership. Public open space, swales and attenuation ponds will be maintained by an appointed management company or offered for adoption.

### BUILDING FOR LIFE 12:

**7A. Good streets and spaces are created by enclosing them with buildings and a strong landscaping theme. Are buildings used to create enclosed streets and spaces?**

**7B. Good buildings ‘turn corners’. Do buildings turn corners well?**

**Do all fronts of buildings, including front doors, face the street?**







# SUMMARY

7

A SUMMARY OF THE DESIGN PROPOSALS AND KEY  
DEVELOPMENT PRINCIPLES







# 07 SUMMARY

## SUMMARY

- 7.1 This Design and Access Statement details key development principles to ensure a high quality scheme can be delivered. The design philosophy and the rationale behind the proposed indicative masterplan has been communicated through the provision of development parameter plans and an indicative design code which, subject to consent, will provide a comprehensive framework to ensure key principles of the scheme are not lost or diluted in subsequent detailed stages of design.
- 7.2 The indicative masterplan has been prepared within a comprehensive policy and guidance framework provided at National and Local Authority level. The proposed indicative masterplan is founded on best practice in urban design and sustainable development and will create a townscape that is rich, varied and sympathetic to its environment. The indicative masterplan will create a high quality development with a strong identity, activity and a 'strong sense of place'.
- 7.3 The site is a logical site to extend the village of Great Bowden. It has a sustainable location being situated adjacent to existing residential communities and within walking distance of local facilities.
- 7.4 The proposals can be delivered without having an adverse effect on the existing highway network and will strengthen linkages to the wider area whilst responding to contemporary design requirements.

- 7.5 The development will respect the local character of Great Bowden, moving it forward towards a sustainable future through an increase in housing choice. The indicative masterplan will accord with the requirements of Policy CS11 (Promoting Design and Built Heritage), Policy CS8 (Protecting and enhancing Green Infrastructure) and Policy CS5 (Providing Sustainable Transport) and will include the creation of:
- A development which will be well connected, readily understood and easily navigated, improving links to the village centre and local bus stops;
  - A permeable development with a pedestrian movement network that will encourage sustainable modes of travel and provide access to new residential streets and extensive public open spaces;
  - An integrated residential community which will be compatible with and complementary to surrounding uses;
  - A sustainable development, through siting, layout and design;
  - The provision of a mix of family house types, sizes and tenures which will offer choice and create a balanced residential community;
  - A development which will logically extend the existing urban grain and positively respond to the character of the village through the provision of a range of building types, patterns, densities and character areas;

- The creation of a development which will be a place with distinctiveness, having an identity and character which positively harmonises with the vernacular of the village;
- A development which considers the scale and residential amenity of existing dwellings and promotes inclusivity;
- A development which positively considers the setting and characteristics of Great Bowden Conservation Area and views into the site;
- The creation of a landscape led development which will address the transition from the village to the wider countryside, safeguarding green space;
- The creation of a strong, inter-connected green infrastructure network which greatly surpasses minimum open space requirements and provides new allotments, children's play and an extensive Country Park;
- The provision of new landscape which complements character areas, creates distinctive landscape themes and enhances landscape character;
- The retention of existing landscape features such trees, hedgerows, woodland and ridge and furrow in public open spaces; and
- The provision of new ecological corridors to address existing species and habitats and to maximise new opportunities for habitat enhancement, creation and management.



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