

# BARWELL WEST

Design & Access Statement | March 2012

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## THE DEVELOPERS

**Ainscough** Strategic Land  
*Thoughtfully achieving potential*



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# 01 VISION

## 1.1 MASTER PLAN + KEY FACTS

1.1.1 The Barwell West development is designed to create a new sustainable urban extension that will provide high quality living, employment opportunities, new community facilities and open space serving amenity and ecological functions in which wildlife can flourish. In addition, the development will assist to bring about much needed regeneration to the 'heart' of Barwell.



KEY COMPONENTS:

1. New two-form entry primary school;
2. New residential development east of Ashby Road and north and south of Stapleton Lane;
3. Enhancement to the centre of Barwell;
4. A Community Hub, that will provide non-competing uses to the centre of Barwell;
5. New swathes of landscaped open space providing a variety of functions;
6. A new 6 hectare employment zone for the creation of new jobs within the area;
7. New sports pitches to the north and south of the site are to be used by new and existing residents of Barwell; and
8. New allotment provision along Kirby Road.





## 1.2 KEY BENEFITS

**NEW HIGH QUALITY HOUSING** of a range of sizes, types and tenures to meet the local need identified by the Council.

The provision of **AFFORDABLE HOUSING** in line with the Council's requirements to help first time buyers and the less well off.

The increased population of Barwell will have the potential to **GENERATE AN INCREASE IN SPENDING** within the local economy, which would help to revitalise the local economy and the centre of Barwell.

A **NEW HOMES BONUS** payment from Central Government to the Local Council. This could be used to fund and improve local frontline services.



**AN ESTIMATED CONSTRUCTION SPEND OF £250M**, leading to the creation of an average of **220 CONSTRUCTION JOBS** on-site throughout the building process.

**SUPPORT FOR LOCAL BUSINESSES** as construction workers and new residents will increase spending in the local economy.

**A LOCAL EMPLOYMENT AND PROCUREMENT POLICY** will be operated during construction, which would see materials and labour sourced from the local area wherever possible. This would help to keep the financial benefits of the development within Barwell and Leicestershire.



The provision of approximately **SIX HECTARES OF NEW EMPLOYMENT** land will provide the facilities for the creation of high quality long term jobs for local people. Types of employment to be provided include B2 (General industry) and B8 (Storage and distribution).

The investment in **NEW EDUCATION FACILITIES** will offer significant benefits for new and existing residents.

**NEW SPORTS AND LEISURE FACILITIES** will improve the leisure options available to residents of Barwell.

**MAKING SPACE FOR EXISTING FLOODING** from watercourses within green corridors that also provide **ECOLOGICAL BENEFIT** will provide valuable habitat for birds and animals within the urban area.



Managing rainwater run-off from the development to ensure **NO INCREASE IN FLOOD RISK.**

Retention of the Tweed River corridor to **CREATE ACCESSIBLE NATURAL GREEN SPACE** and provide valuable and diverse wildlife habitat

Access and movement will be improved through footpath and cycle connections to Barwell and highway improvements to support **SUSTAINABLE TRANSPORT AND ACCESSIBILITY.** Public transport improvements may be possible connecting Barwell to the wider area including Hinckley Rail Station.



## 1.3 PURPOSE OF THE DOCUMENT/ PROJECT TIMELINE

1.3.1 This document has been produced by Barton Willmore on behalf of a consortium comprising Barwood Development Securities, Ainscough Strategic Land and Taylor Wimpey UK Limited in support of development to the west of Barwell. The document sets out the design rationale and principles to realise the development vision.

1.3.2 The Design and Access Statement has been prepared to be compliant with the statutory requirements of the General Development Procedure Order (GDPO), as amended and follows the Department of Communities and Local Government (DCLG) Guidance on information requirements and validation that replaces the Section 3 of Circular 01/2006 Design and Access Statements.

1.3.3 The document provides a tiered structure of information that begins with a broad introduction to the development proposals and is progressively more detailed and technical, whilst explaining and justifying the design rationale and proposals

# 1.3.4 The document also provides the following functions and purpose...

- To provide a concise description of the key issues, the evaluation that informed the design decision, and which led to the current form of development;
- To provide comprehensive information on the development in terms of composition, urban design, access and circulation, open space, landscape and phasing;
- To set out design standards that will establish:
  - A framework for the development which promotes a high quality of design;
  - An approach to phased development that ensures co-ordinated and coherent development;
  - Clear standards and criteria to evaluate and assess detailed applications, supporting the development control process, ensuring a high quality and co-ordinated design as well as a clear brief for designers and others involved in the development process.



# The document structure is as follows...

01

## VISION & INTRODUCTION

A brief overview of the development proposals, location, and document purpose, structure and function;

02

## CONCEPT:

Illustrative drawings and key points providing an outline explanation and justification of the design rationale leading to the formation of an illustrative master plan that includes: land use, access and movement, landscape and open space, urban design, character, massing and drainage;

03

## ASSESSMENT:

An evaluation of the existing constraints and facilities within the Barwell area. A summary of local character derived from a detailed Character Assessment of Barwell and the surrounding area from which principles have been derived and informed the design proposals; A review of national and local planning policies that are relevant to the site and development proposals; Evaluation of climate change, the local micro-climate and fluvial activity and how this has informed/ influenced the design proposals;

04

## INVOLVEMENT & EVALUATIONS:

A summary of stakeholder events and key meetings with an explanation of how this has informed, influenced and shaped the design proposals, as well as enhancements to the centre of Barwell.

05

## USE, AMOUNT & DENSITY PARAMETERS

A description of the proposed quantum of development, a breakdown of the open space in accordance with policy, as well as the density levels across the proposals.

06

## SCALE AND MASSING PARAMETERS

This section outlines the scale of development in terms of building heights across the site area and parameters for building envelopes of varying forms of development ;

07

## APPEARANCE & LAYOUT:

This focuses on the urban form, block structure and how the proposals have designed out crime, as well as the architectural strategy and illustrative examples of the applied principles.

08

## LANDSCAPE AND GREEN INFRASTRUCTURE:

An overview of how the site will connect to its wider context, the internal landscape strategy, as well as illustrative designs of the key landscape spaces within the development. A descriptions of the Green infrastructure enhancements is also provided with a proposed drainage strategy

09

## ACCESS & MOVEMENT:

This section sets out the parameters for all forms of access in and through the site, defining a route hierarchy and respective street dimensions;

10

## PHASING & IMPLEMENTATION:

An explanation of the incremental development phases to realise the development proposals;

11

## APPENDICES

The technical information that has underpinned the development: This includes the constraints plan for the site, a detailed facilities plan, open space provision within site wide attenuation and the unabridged Barwell Character Appraisal.

## 1.4 SITE LOCATION AND DESCRIPTION

1.4.1 The site comprises of XX hectares (XXX acres) and is located west of Barwell, Leicestershire. The major towns and cities in close proximity to the site are: Leicester (19.5km\*), Nuneaton (12.7km), Hinckley (5.1 km). The centre of Barwell is 1.1km from the site and has a direct connection via Stapleton Lane that bisects the site.

1.4.2 The site has been allocated for residential, community and employment uses within the Core Strategy and within the Earl Shilton and Barwell Area Action Plan (AAP) in order to meet local housing needs. The site is bound by the A447 Ashby Road on the western edge, the Hinckley Road properties to the south, White House Farm to the north and the existing

settlement of Barwell to the east. Stapleton Lane bisects the site and provides a direct vehicular route into the centre of Barwell. The site benefits from close proximity to the M69, serviced by the A47, A5 and other arterial routes out from Barwell.

1.4.3 The site has an undulating topography across the site. In the area south of Stapleton Lane the land falls toward the Tweed River watercourse that runs along the eastern boundary, which is culvetted through the former tip area and flows out under Ashby Road. Within the northern part of the site a clear ridgeline is evident and land falls towards Stapleton Lane in the south and Barwell Fields Farm in the north.

1.4.4 A network of hedgerows, individual and groups of trees are evident on site, many of which are to be retained as a significant feature of the design. A Local Wildlife Site (LWS) is present on the site and is part of the Tweed River corridor that is also another significant feature of the land west of Barwell.

1.4.5 Carousel Park, Hinckley Road, Kirkby Road and the network of roads between Cumberland Way and Boston Way on the western edge of Barwell all abut the site boundary. In each scenario, careful consideration has been given to ensure residents are not adversely affected.



FIGURE 1.1 SITE LOCATION PLAN




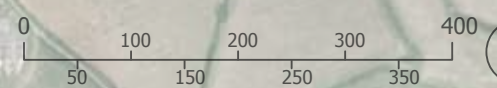
 Outline Planning Application Boundary

FIGURE 1.2 SITE BOUNDARY





# 02 CONCEPT

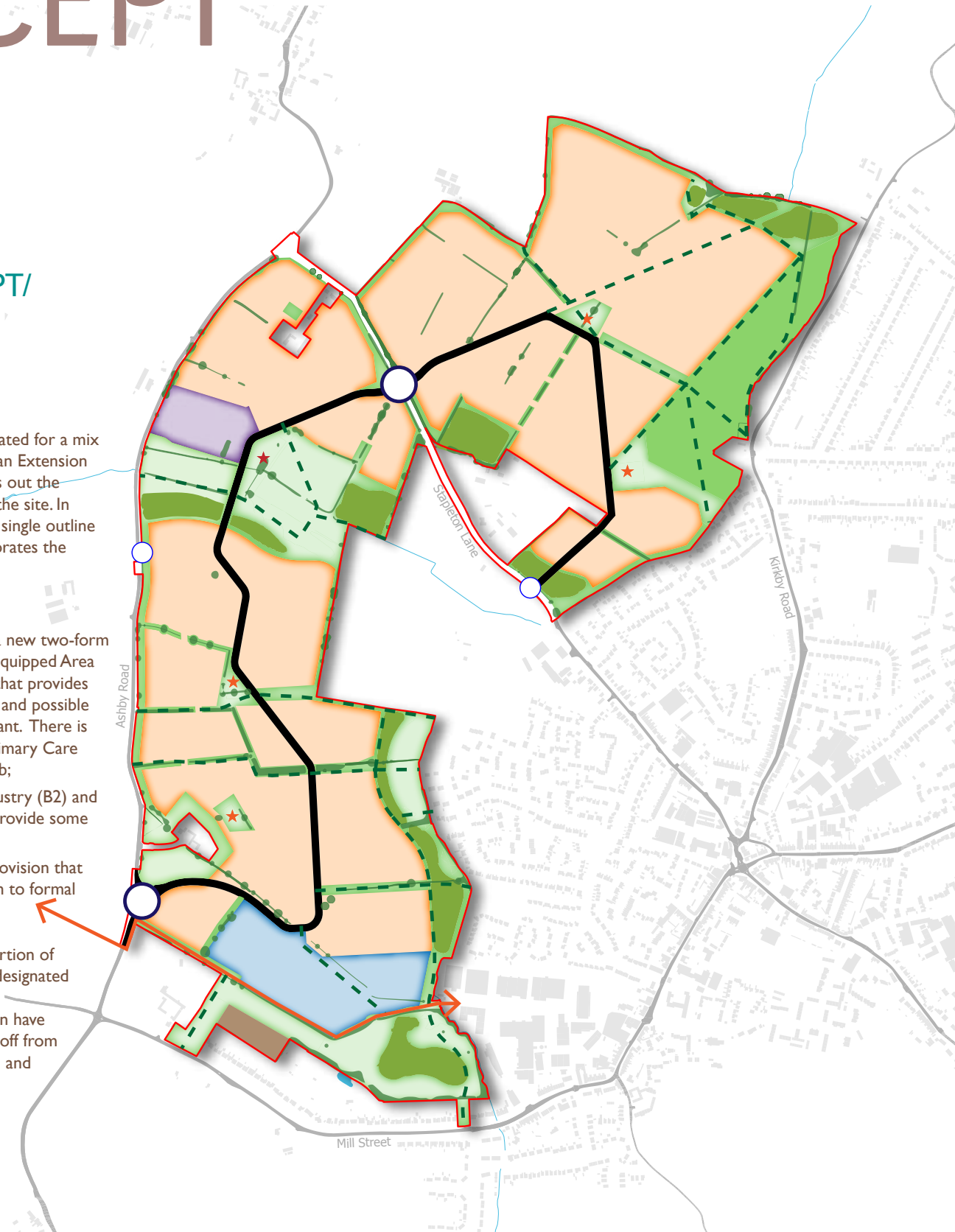
# 02 CONCEPT

## 2.1 OVERALL CONCEPT/ VISION/APPLICATION MASTER PLAN

2.1.1 The land west of Barwell has been allocated for a mix of uses and is identified as a Sustainable Urban Extension (SUE). The Earl Shilton and Barwell AAP sets out the quantum and broad location of the uses for the site. In light of the guidance produced for the site, a single outline planning application is proposed that incorporates the following:

- 2,500 new residential dwellings;
- A new Community Hub, comprising of a new two-form entry primary school, Neighbourhood Equipped Area of Play (NEAP), a restricted retail offer that provides small retail units for convenience goods and possible other uses such as a family pub/ restaurant. There is also the opportunity to locate a new Primary Care Trust (PCT) health centre within the hub;
- 6ha of employment land for general industry (B2) and storage/ distribution use (B8) that can provide some 800 on-site jobs; and
- New formal and informal open space provision that ranges from natural green space through to formal sports provision and allotments.

2.1.2 The proposal retains a significant proportion of existing vegetation as well as enhancing the designated Local Wildlife Site, north of the Tweed River corridor. Extensive areas of flood attenuation have been provided to manage surface water run-off from the development and provide practical, visual and ecological amenity throughout the site.



Outline Planning Application Boundary	Green Open Space	Main Route Corridor	Neighbourhood Equipped Area of Play
Residential	Sports Pitch Provision	Primary Pedestrian Cycle Connections	Local Equipped Area of Play
Mixed Use Community Hub	Allotments	Diverted Leicestershire Round	
Primary School	Attenuation Feature	Primary Access	
Employment	Retained vegetation	Secondary Access	

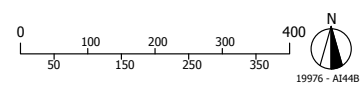


FIGURE 2.1 CONCEPT MASTER PLAN

2.1.3 The following series of illustrations outline the key concepts that underpin the Application Master plan and which have been translated into an Illustrative Master plan layout.

2.1.4 The key concepts are set out below:

### STRENGTHENING THE CENTRE OF BARWELL

1. The layout is designed to connect with the centre of Barwell with direct routes provided to enable new residents to the area to access amenities within Barwell.
2. Careful consideration has been given as to how to regenerate the centre of Barwell.
3. The proposed Community Hub uses will not compete with existing facilities in the centre of Barwell

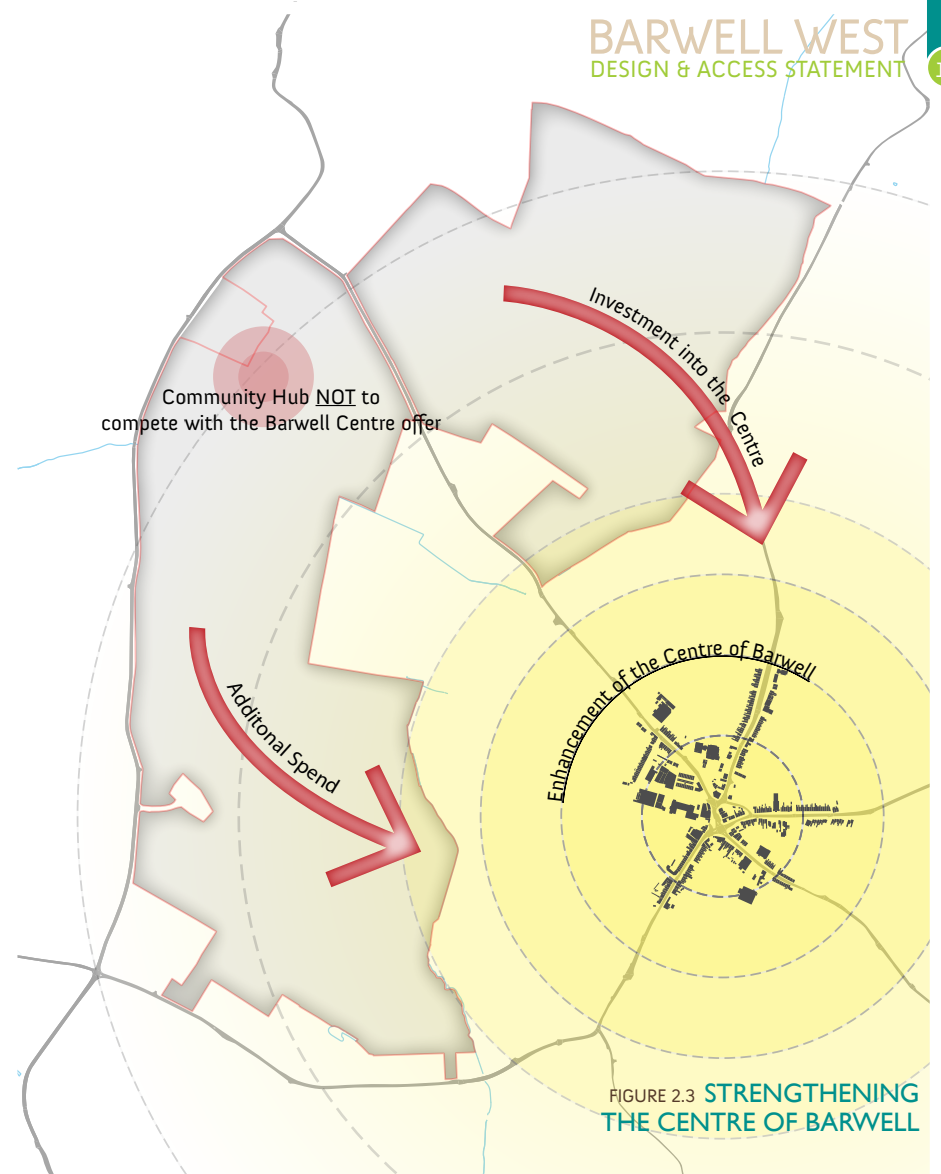


FIGURE 2.3 STRENGTHENING THE CENTRE OF BARWELL

### LAND USE

1. The site is predominantly residential;
2. Employment uses are located to the south of the development and accessed solely from Ashby Road;
3. The location of the primary school is adjacent to a new Community Hub, that will provide a limited retail offer, as well as other community facilities; and
4. A range of green open space will be provided and will include natural green space, attenuation, as well as informal and formal play provision.

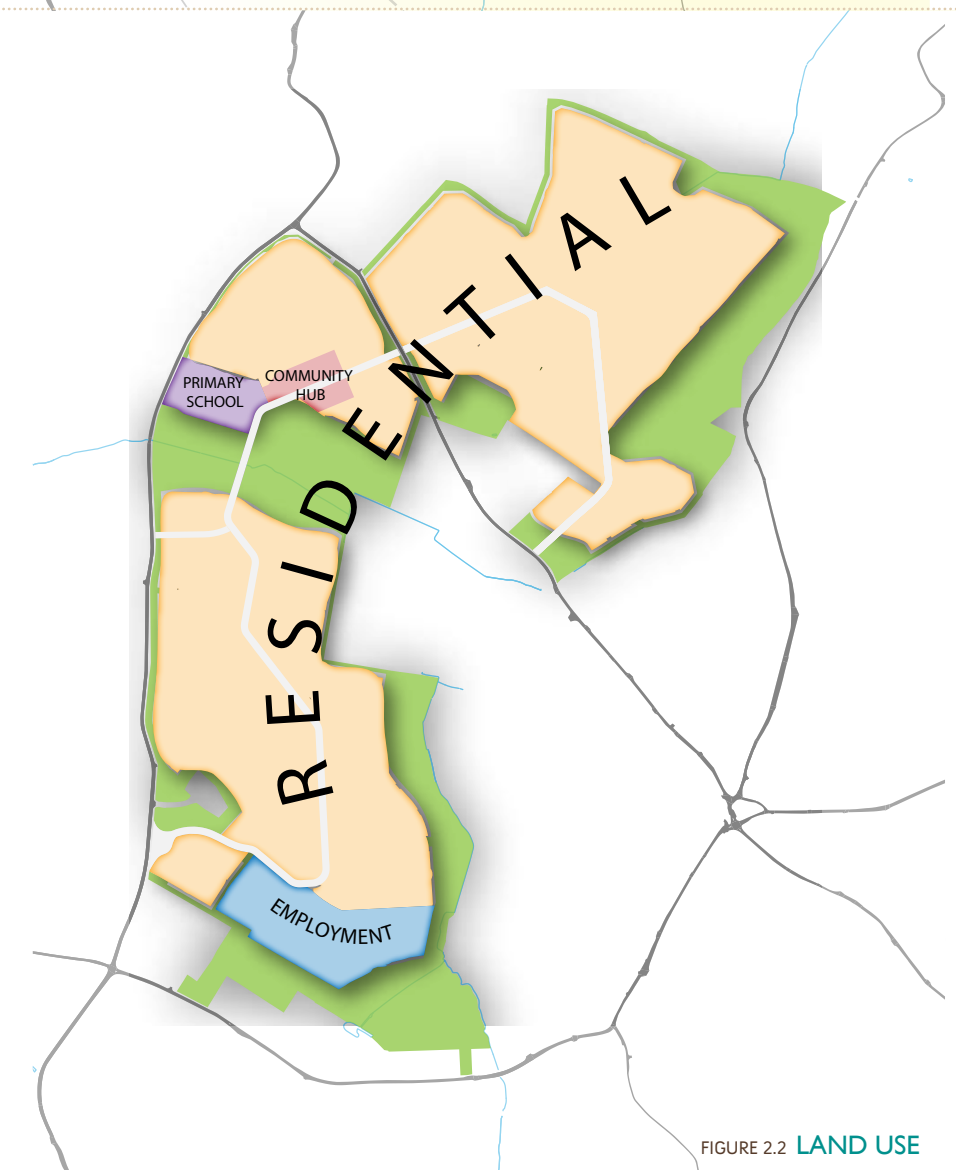


FIGURE 2.2 LAND USE