

ACCESS AND MOVEMENT

1. A primary route provides a 'spine' for movement through the development and connects key uses of the Hub, employment and formal sports provision;
2. 4 access points are proposed. 2 from Ashby Road (1 primary, 1 secondary) and 2 from Stapleton Lane (1 primary, 1 secondary); and
3. Clear and direct pedestrian and cycle links are provided across the site that utilise existing Public Rights of Way.

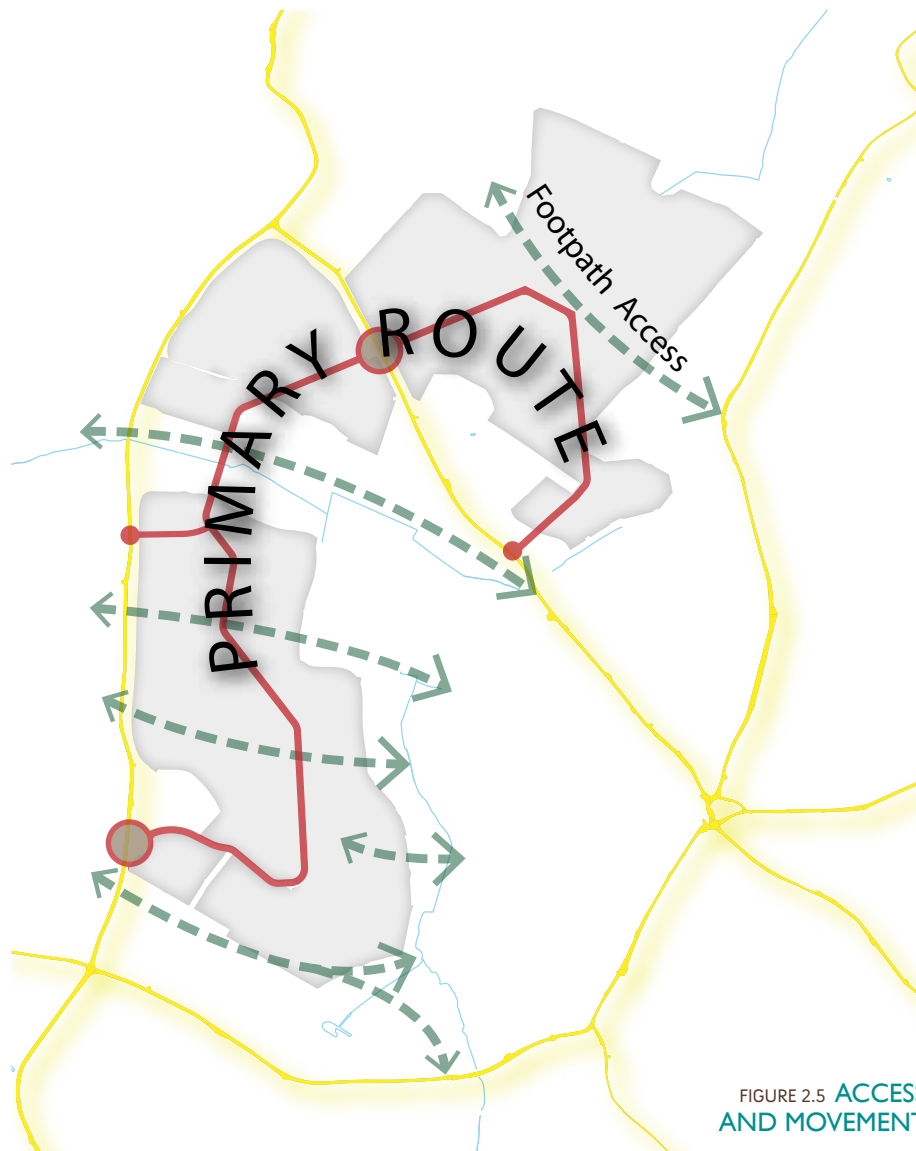


FIGURE 2.5 ACCESS AND MOVEMENT

LANDSCAPE & OPEN SPACE

1. A sequence of spaces are proposed across the site and provide a variety of functions including natural green space, attenuation and informal and formal play provision;
2. Formal sports provision is to be provided parallel with Kirby Road to ensure that the new facility is shared by new and existing residents of Barwell.
3. A series of play spaces are to be provided within a 400m catchment of new residents;
4. Enhancement to areas of biodiversity are to be provided, namely the Local Wildlife site north of the Tweed River; and

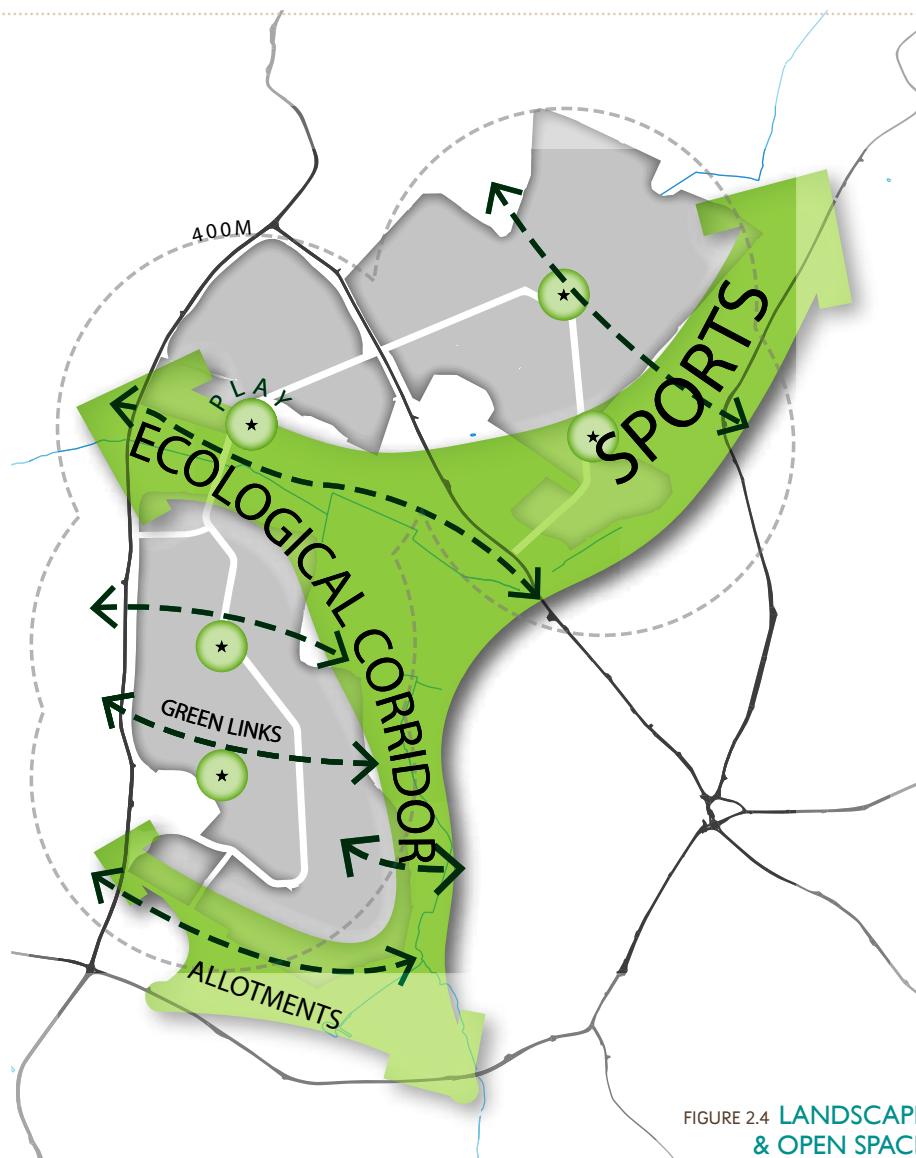


FIGURE 2.4 LANDSCAPE & OPEN SPACE

URBAN DESIGN AND LEGIBILITY

1. The design and layout is premised on best practise guidance in which the scheme is designed as a series of connected routes and spaces to encourage walking and cycling, both within the site to key uses and to the centre of Barwell;
2. Strong frontage is to be provided in order to create natural surveillance along routes and open space; and
3. Landmark features, such as buildings, are to be provided at key points across the site; namely key juncture and corners to aid legibility for users of the site.

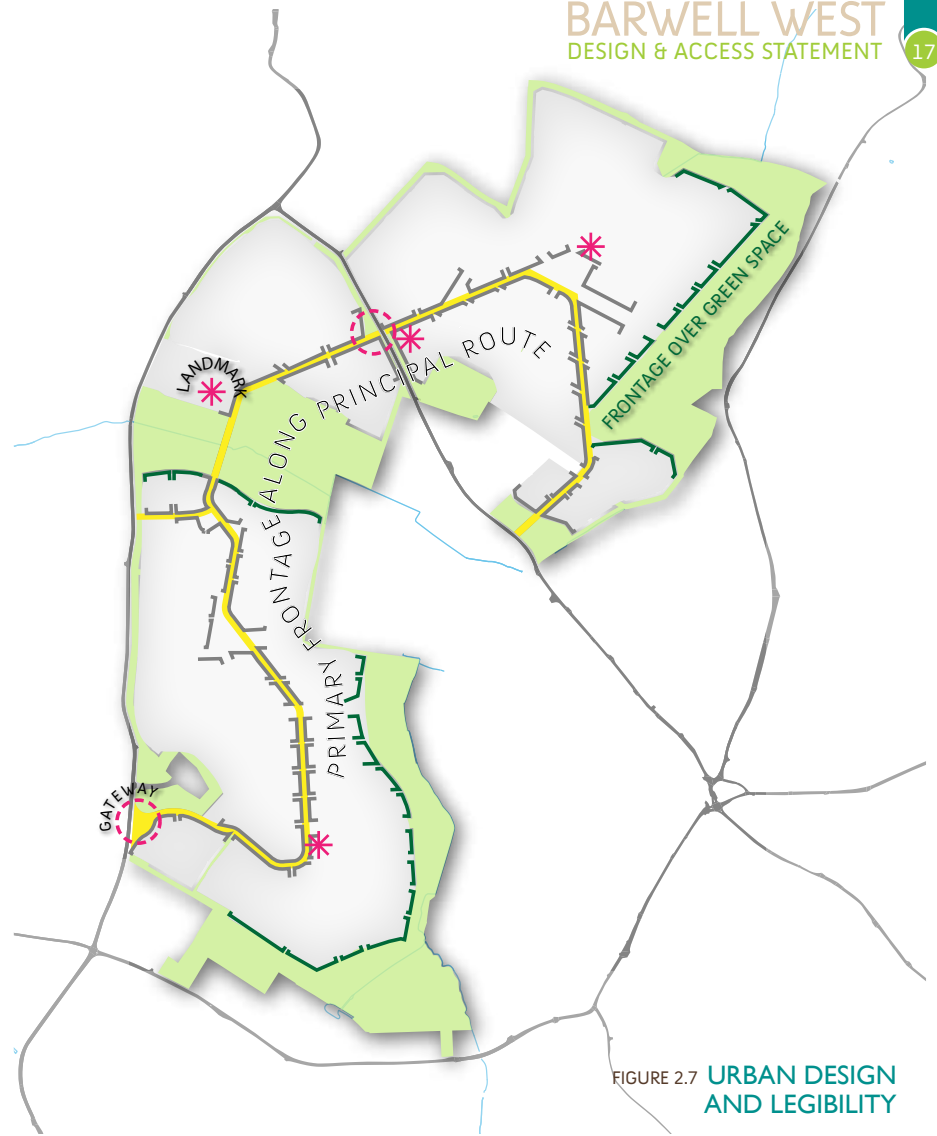


FIGURE 2.7 URBAN DESIGN AND LEGIBILITY

BLOCK STRUCTURE

1. The block formation has been designed to enable permeability through the site with an emphasis on east-west movement and views;
2. The use of perimeter and back-to-back blocks enables frontage onto streets to deliver natural surveillance and enhance safety and security across the development; and
3. The variation of block types across the site is also related to change in density.

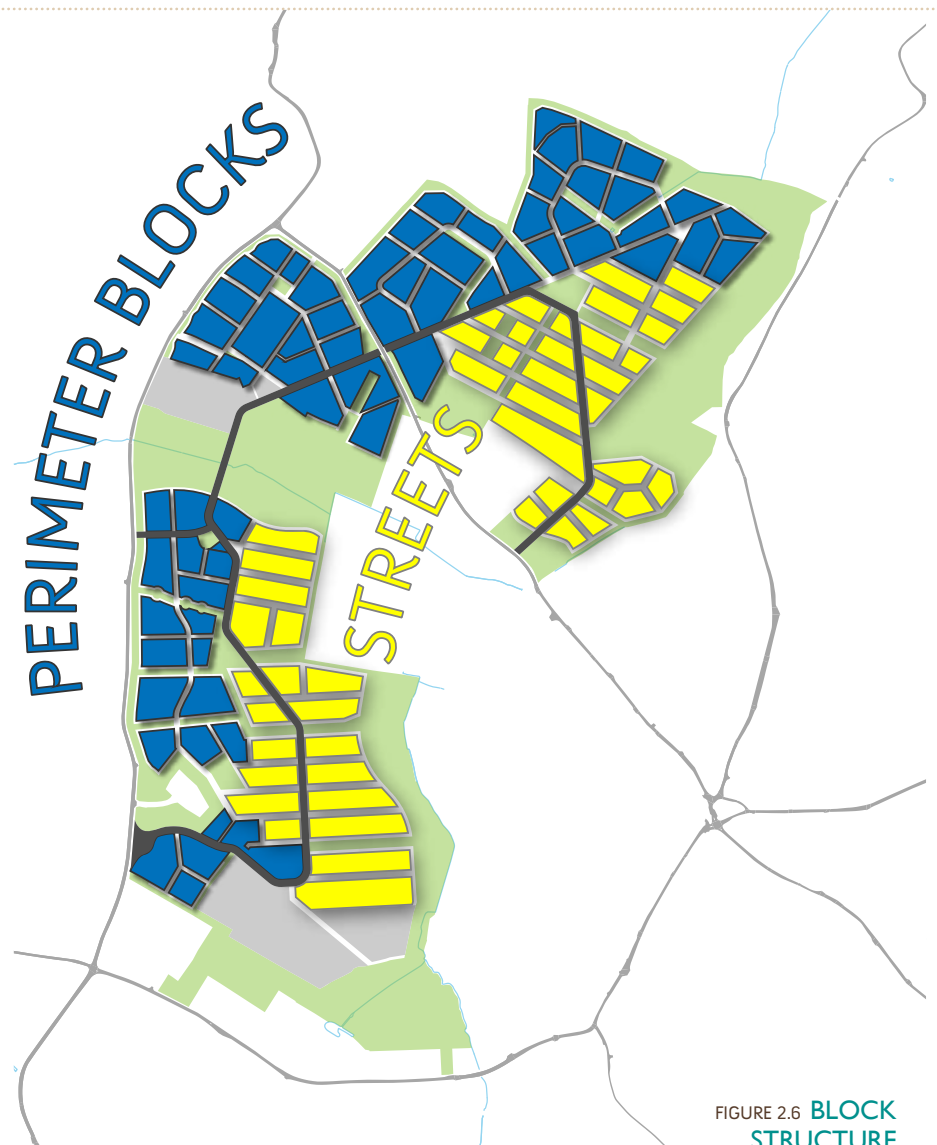


FIGURE 2.6 BLOCK STRUCTURE

BUILDING HEIGHTS

1. Building heights have been designed in response to local character, use and density;
2. Development is to be predominantly between 2 and 2.5 storeys;
3. 2 storey development will be located on the western edge to better relate to the surrounding landscape; and
4. Taller buildings will be used sparingly to define key corners and areas of mixed use, such as the Community Hub and points of entry to the site.

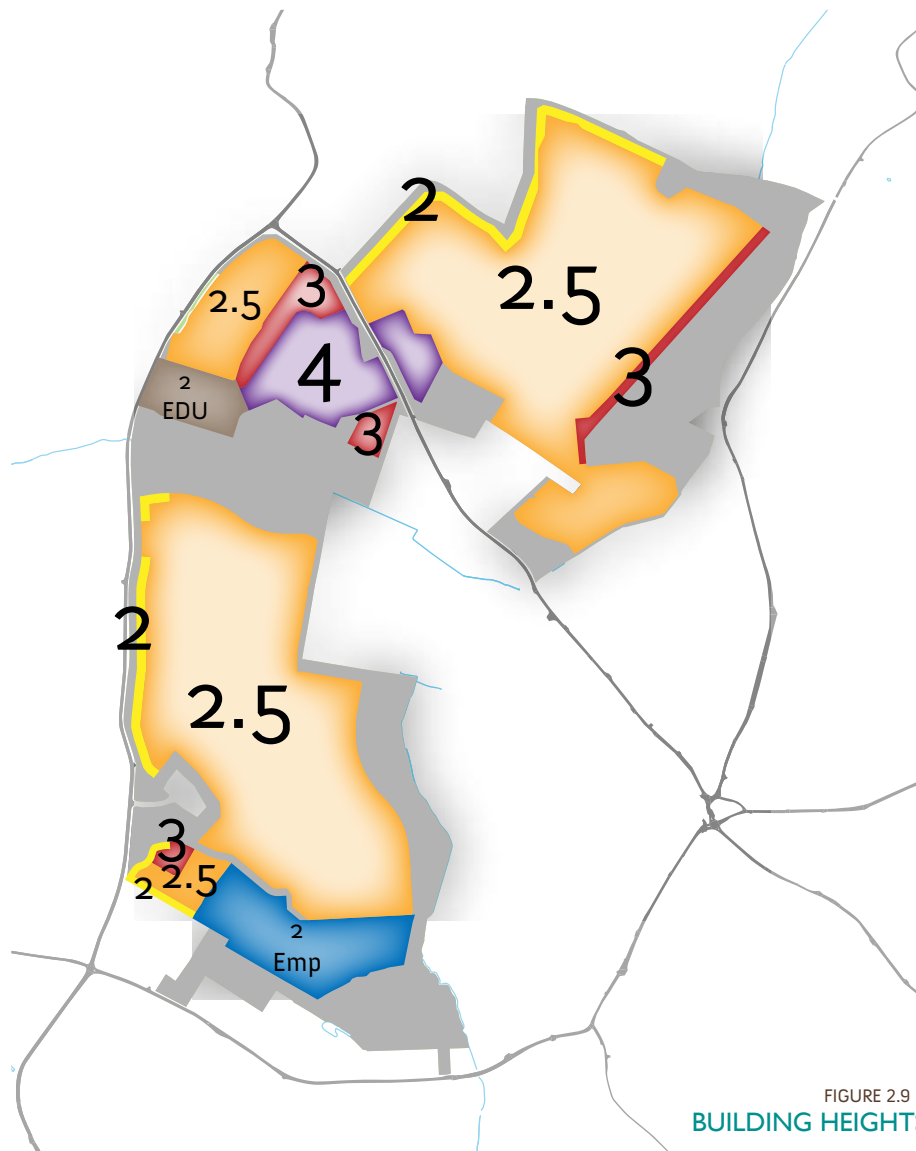


FIGURE 2.9
BUILDING HEIGHTS

DRAINAGE AND FLOOD RISK MITIGATION

1. Attenuation features have been provided to manage surface water run-off from the development and ensure that there is no increase in flood risk.
2. Attenuation features have been located to respond to topography and sub-catchments and are generally located in the lower areas of the site. Attenuation features are located outside of the 1 in 100 year floodplain.



FIGURE 2.8 DRAINAGE AND
FLOOD MITIGATION

CHARACTER CONDITIONS

Character areas are broken down into four main categories:

CORE

A more urban and dense element of the development that contains the mixed use element of the proposals;

STREETS

Defined by the linear nature of the streets. This category is divided into north and south of Stapleton Lane. Streets North has a more formal - symmetrical character. Streets South seeks to integrate vegetation within the street scene and is more informal with an 'a-symmetrical' character;

EDGE

An organic development form akin to the local rural character that provides a soft edge to the development; and

EMPLOYMENT

Industrial zone that seeks to reference elements of the former post -industrialised character of Barwell.

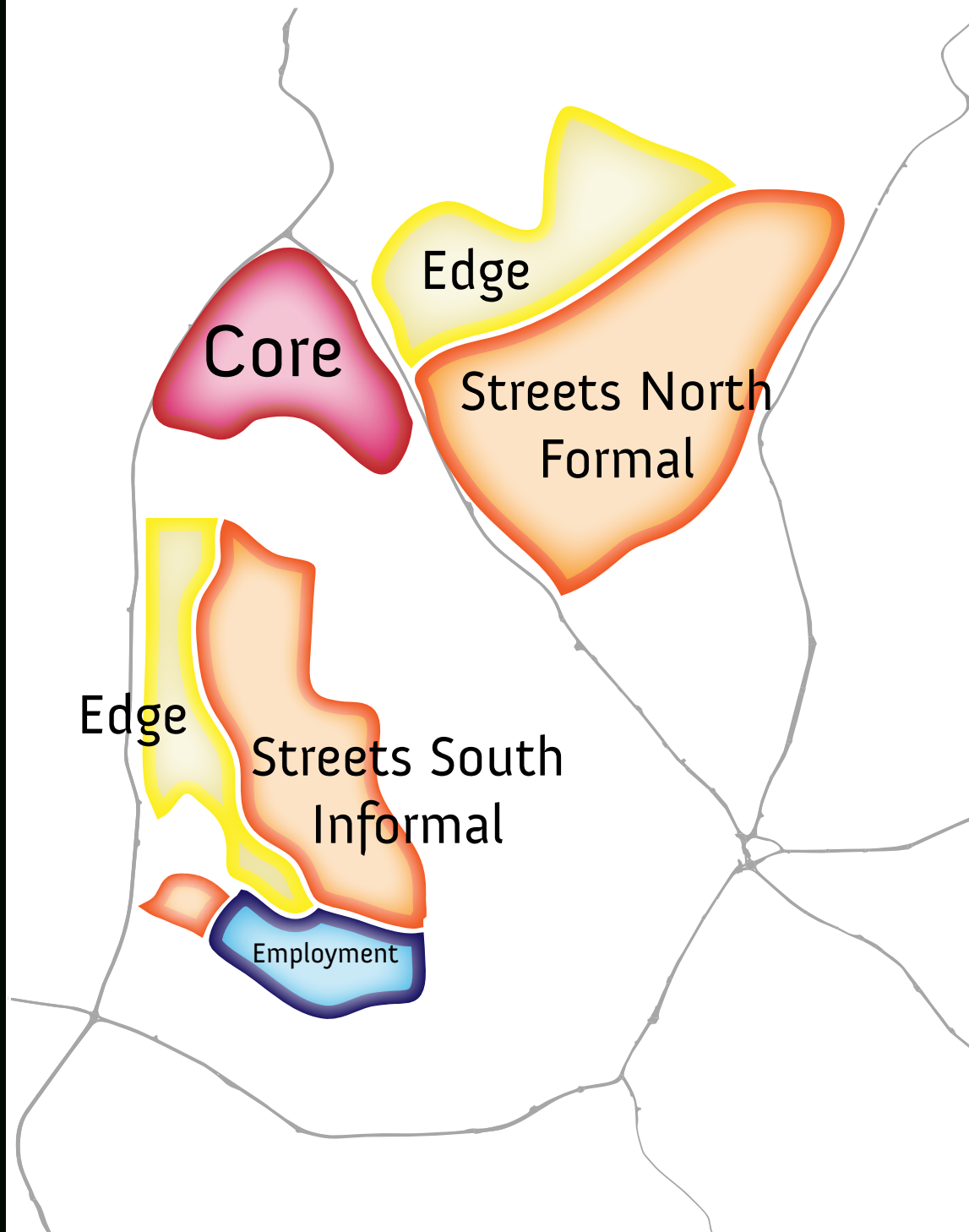


FIGURE 2.10
CHARACTER CONDITIONS

ILLUSTRATIVE MASTER PLAN

2.1.5 The adjacent plan incorporates all the key concepts and shows how these can be articulated into a high quality, sustainable and deliverable development. Alternative layout arrangements may be possible.

2.1.6 Key elements include:

01. Up to 2,500 new homes
02. Public open space, children's play areas and landscaping
03. A new primary school
04. Community Hub with local shops and services, food and drink uses and other community facilities
05. New sports pitches with pavilion, car park and changing rooms
06. Land to the south to provide a mix of employment opportunities
07. Retention of the existing good quality vegetation, where possible, such as hedgerows and trees
08. Ecological enhancement and access to the Tweed River and Local Wildlife Sites
09. Strong, safe, naturally surveilled connections to the centre of Barwell are provided
10. A potential new bus route linking the centre of Barwell, proposed employment, leisure facilities, residential dwellings and Hinckley Rail Station
11. Potential vehicular access points into the site
12. Sustainable Drainage Systems (SuDS) are provided to ensure that there is no increase in flood risk arising from the development.
13. Space made for the existing floodplain



FIGURE 2.11 ILLUSTRATIVE MASTER PLAN

2.2 APPLICATION MASTER PLAN

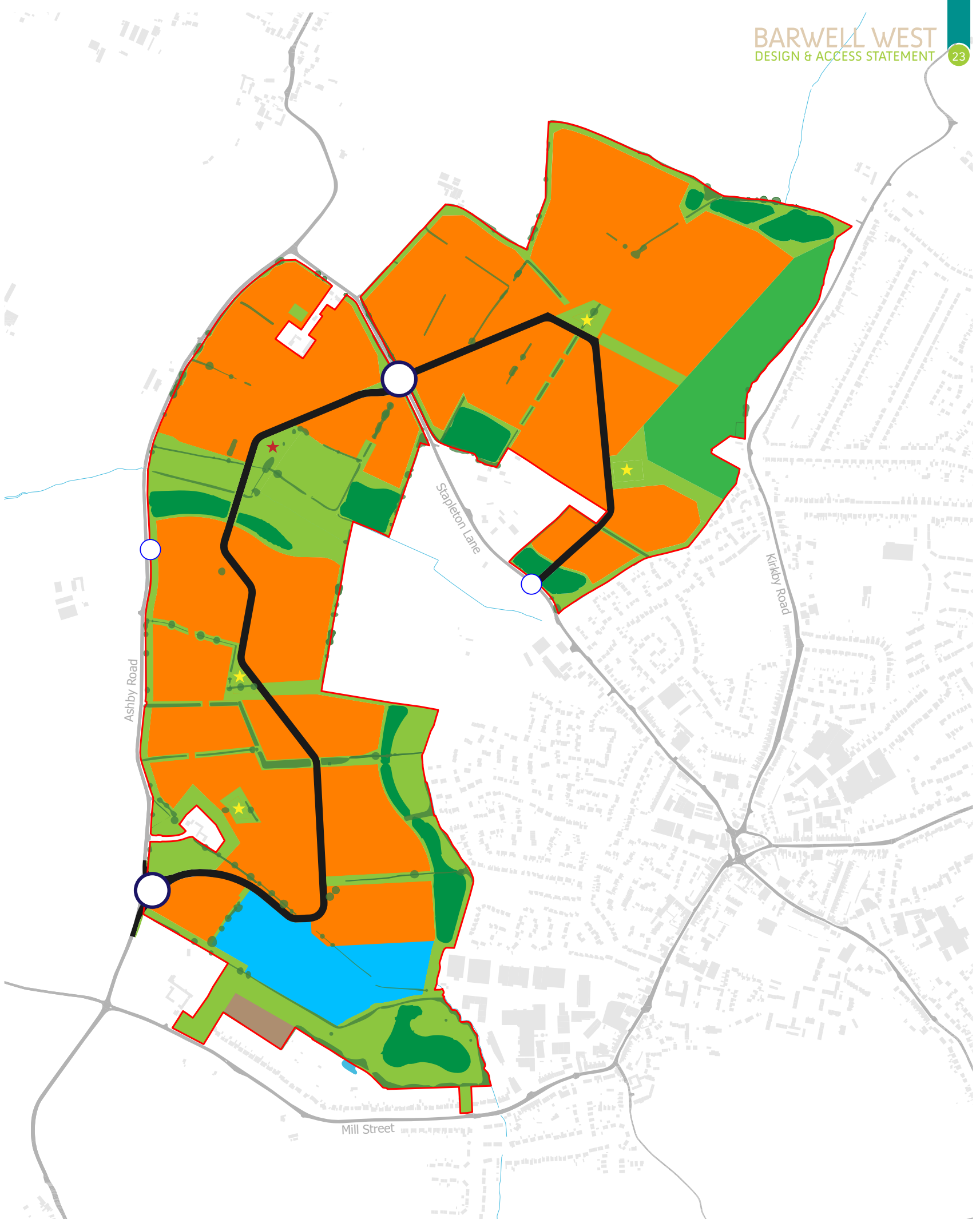
2.2.1 The master plan as set out in figure 2.12 is the formal application master plan for the Barwell West Development.

2.2.2 The development comprises:

- 2500 new dwellings;
- A community hub that includes (a new primary school, and limited retail provision);
- Employment land;
- Formal and informal open spaces as well as ancillary green infrastructure.

2.2.3 The following Sections 5-10 provides design principles in accordance with the requirements with requirements of Circular 01/2006 and the DCLG Guidance on the Information Requirements and Validation document (March 2010) and forms the basis for all the plans with in the following pages of the Design and Access Statement.






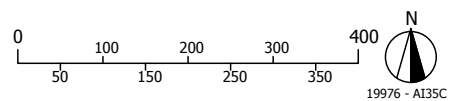
- | | | |
|---|--|---|
|  Outline Planning Application Boundary |  Green Open Space |  Main Route Corridor |
|  Residential |  Sports Pitch Provision |  Primary Access |
|  Mixed Use Community Hub |  Allotments |  Secondary Access |
|  Primary School |  Attenuation Feature |  Neighbourhood Equipped Area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

FIGURE 2.12 APPLICATION MASTER PLAN



03 ASSESSMENT

03 ASSESSMENT

3.1 FACILITIES

3.1.1 In order to understand the physical, social and economic context of the development an assessment of the existing facilities has been undertaken. The assessment highlights existing retail, employment, leisure, community and open space provision.

RETAIL

3.1.2 Barwell currently has a limited provision of retail within the centre, situated on and along the junction of Stapleton Lane, High Street, Shilton Street and Chapel Street. The centre is located circa 1.1km from the centre of the site area.

3.1.3 The centre contains a cluster of small local retail units. These are anchored by the Co-op supermarket which provides a range of convenience goods. The local post office is based to the south along High Street. A planning application has been given consent for a Tesco Food store within the centre, south of the existing centre.

3.1.4 The village of Stapleton to the north west of the site also has a limited range of shops, including a Post Office and The Nags Head Inn.

3.1.5 The proposed development will provide a new mix of retail uses that complement and enhance the existing retail offer; and located to encourage local patronage from on-site residents and neighbouring settlements.

EDUCATION, COMMUNITY AND LEISURE FACILITIES

3.1.6 Within the vicinity of the site a number of schools exists within a 2km catchment:

- Barwell Infant School (Stapleton Lane);
- Barwell Junior School Stapleton Lane (High Street);
- Barwell Newlands Community Primary School;
- William Bradford Community College (Heath Lane);
- Heath Field High School situated on two separate sites along Belle Vue Road and Moore Road; and
- Stapleton also has The Ceders Special needs School located circa 1.2km from the site.

3.1.7 The proposals will mitigate any education impact through financial contributions as set out in the Planning Obligations Standards April 2010. Discussions have been held with the Local Education Authority to determine requirements for education provision. At present there is limited capacity within the existing primary schools, hence the need to provide a new two form of entry primary school on site.

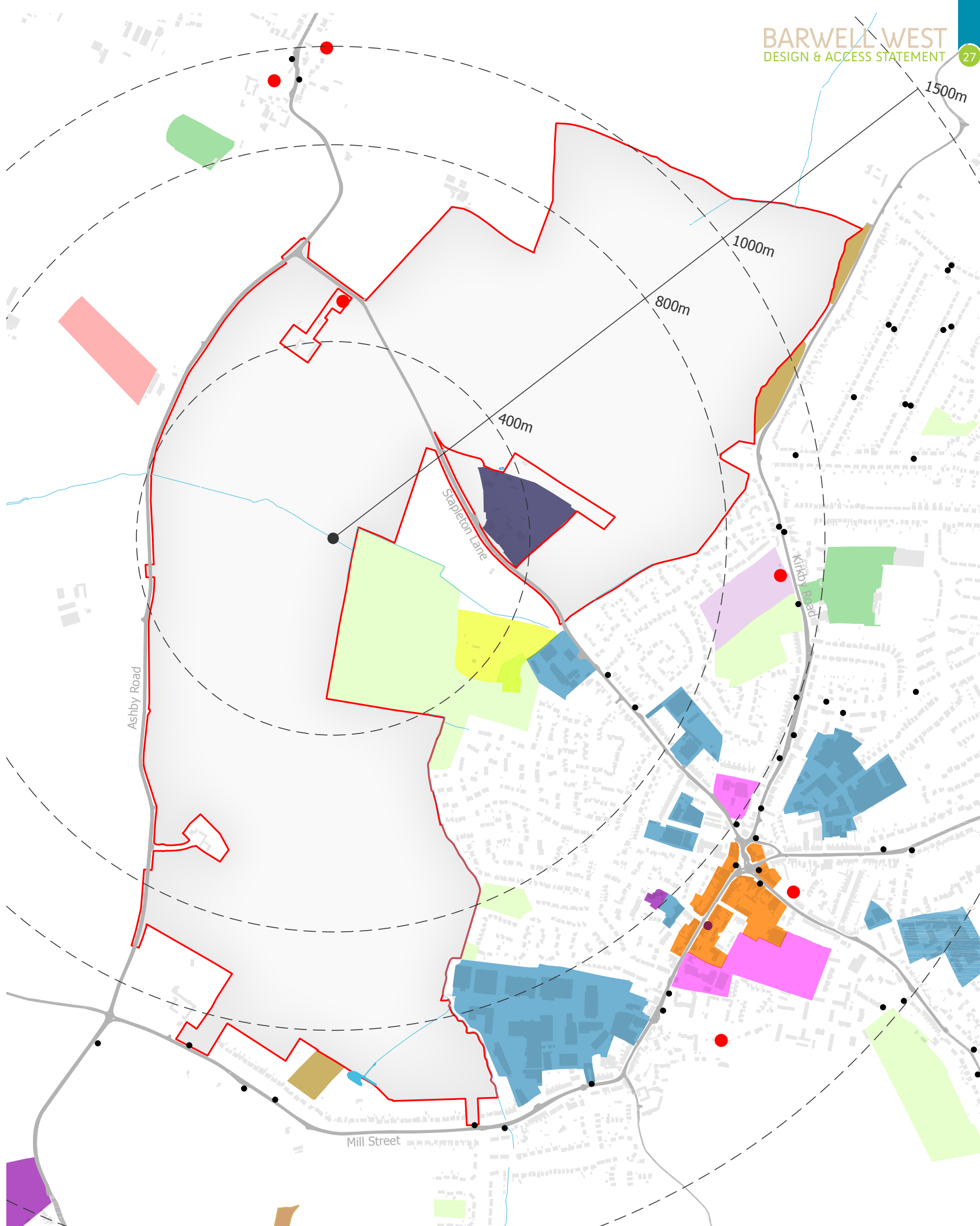
3.1.8 Secondary Education in Barwell is understood to have sufficient capacity, with existing establishments having the ability to expand in the future if required.

3.1.9 Seven places of worship are present in the area. They are of varying faiths, and provide a community function:

- St Martins Church (Stapleton);
- Stapleton Methodist Church (Chapel Street);
- Stapleton Methodist Church (Stapleton Lane);
- Barwell Cemetery Chapel (Kirkby Road);
- Barwell Methodist Church (Chapel Street);
- St Mary's Church (Church Lane); and
- St Christopher's Church Hall (Moore Road).

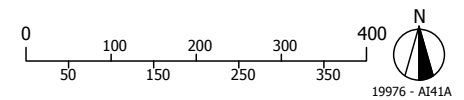
3.1.10 Leisure facilities are lacking in the area. However a number of clubs are located close to the centre of Barwell. These include: Hinckley Trinity Junior Squash club, Barwell Constitutional Club and Barwell Indoor Bowling Club.





- | | | | |
|---------------------------------------|---|----------------------------|-------------------|
| Outline Planning Application Boundary | Post Office | Sports Ground | Walking Distances |
| Education | Bus Stops | Recreation Area | |
| Medical Facilities | Barwell Cemetery | Allotments | |
| Places of Worship | Recycling Centre | Barwell Centre | |
| Employment | The Bradshaws Site of Encampment of Richard III on the Eve of Bosworth Field 21st August 1485 | Show Persons Accommodation | |

FIGURE 3.1 FACILITIES PLAN



HEALTHCARE

3.1.11 Two Medical Centres exist within 1.5 km of the site. The larger of the two is the Hinckley and Bosworth Community Hospital situated off the A447 to the southwest of the site area.

3.1.12 The Barwell Medical Centre is a smaller health centre found within Barwell, west of High Street and approximately 1 km from the core site area.

3.1.13 Discussions with the Primary Care Trust have highlighted the potential for a new facility either within the centre of Barwell or as part of the new Community Hub within the site.

EMPLOYMENT

3.1.14 There are four significant clusters of the employment within Barwell.

3.1.15 Moat Way Employment Area is situated to the south of Barwell and abuts the site boundary. The employment area contains a mix of light and general industry, retail and office space. A number of HGV's frequent this area to load and unload deliveries.

3.1.16 Arthur Street, close to the town core, contains a mix of businesses within a traditional pre-war factory setting. Although traditional industries have long gone they have been replaced by more contemporary employment uses, with some buildings converted into office or studio space. However, many of the units are vacant and underutilised.

3.1.17 To the west of the town core a further industrial estate is situated along Dawsons Lane and includes light industry such as NJ Screen Prints and The Suite Superstore, as well as some generic office development.

3.1.18 Along Stapleton Lane to the west of the town, the firm JP Naylor & Co Ltd, specialising in Architectural stone work, are situated. This business is the single occupant of the large site which is dominated by corrugated shed structures. Adjacent to this site is the local recycling centre, which provides refuse facilities to the local public.



OPEN SPACE, SPORTS AND ALLOTMENTS

3.1.19 There is a sporadic and piecemeal mix of open spaces across Barwell that do not have a coherent structure and are not well linked.

3.1.20 A large common abuts the eastern edge of the site. This former landfill area also contains the district recycling depot and a skate park. The common is underused and is not overlooked by any neighbouring development.

3.1.21 South of Barwell Cemetery Chapel is a green space that contains a new play area, Multi Use Games Area (MUGA) and recreational playing fields. Adjacent to this location, to the east of Kirby Road, is a series of formal sports facilities that include a bowling green, cricket pitch and football pitch for Barwell FC with ancillary stadia.

3.1.22 Allotments are confined to the edge of the town and notably abut the site area to the north. The allotments adjacent to Kirby Road are particularly well maintained and blend in well with the local landscape due to dense perimeter planting.



3.2 CONSTRAINTS AND EVALUATION

3.2.1 A comprehensive and robust review of the site has been undertaken to understand the variety of constraints and opportunities that are present. This section represents a summary of a series of more detailed and technical studies and documentation submitted in support of this planning application and contained within the Environmental Statement.

LANDSCAPE

Trees and hedgerows

3.2.2 A complete survey of the site's tree stock has been undertaken in line with the provisions of BS5837:2005. None of the site's present stock is protected by Tree Preservation Orders, nor does any of it lie within a Conservation Area.

3.2.3 The tree survey recorded a total of 174 individual trees, 59 groups of trees and 63 hedgerows. Within this, 21 separate species were recorded with Oak and Ash dominating the trees and Hawthorn and Blackthorn dominating the hedgerows.

3.2.4 The majority of the trees and hedgerows on site were found to be either middle-aged or mature and no 'Veteran Trees' were recorded.

3.2.5 Of the trees surveyed, 55% were graded Category B and 5% Category A (as defined by BS5837) and as such, the locations and root protection areas of these trees have influenced the scheme design which has sought to protect the greater majority of these better quality trees.

3.2.6 The full tree survey report is provided as an appendix to the Landscape chapter of the Environmental Statement accompanying this application.

3.2.7 Allotments are located across the town. To the north allotments run parallel with Kirby Road and provide a buffer between the existing low density suburban development and the countryside. The allotments here are well maintained and heavily screened by hedgerows and tree groupings.

3.2.8 To the south, a concealed allotment site exists to the rear of properties along Hinckley Road.

VISUAL IMPACT

3.2.9 A formal Landscape and Visual Impact Assessment (LVIA) for the site and development proposals has been undertaken. This work has established:

- There are no international, national or local landscape designations affecting the site;
- Due to the site's east-sloping topography it is physically and visually well connected with Barwell and has limited visibility from publicly accessible parts of the wider landscape
- Mature vegetation comprising hedgerows and trees creates further containment of the site, further limiting the visual effects on the wider landscape;
- The landscape character is presently agricultural but the site is significantly influenced by the urban character of Barwell, which is clearly visible, and occupies part of a landscape which features a number of large urban settlements;
- Public rights of way within the site are not multifunctional and provide limited opportunities for recreation and visual amenity. Proposed development has the potential to create new opportunities to tie these in with the local Green Infrastructure network;
- The landscape features within the site have an important role in visually containing it and in providing a maturity to the landscape. Furthermore, their contribution to the Green Infrastructure network is in support of adopted Core Strategy policy and form part of the provisions of the Barwell Strategic Urban Extension Master plan, resulting from the Council's own Area Action Plan work;

3.2.10 Further commentary on the Landscape Character of the site and its surroundings and the proposals for new Public Open Space within the development are provided later in this document. The full LVIA is provided as an appendix to the Landscape chapter of the Environmental Statement accompanying this application.

3.2.11 Like much of the local landscape, the site comprises fields featuring hedgerow boundaries which contain infrequent hedgerow trees and occasional individual trees within fields.

3.2.12 The site's topography greatly influences the potential visual impact of the development within its surroundings. Two areas have been identified as visually sensitive. Both areas are located at the highest points of the site.

3.2.13 The first area is located on the south western edge of site and incorporates the locally listed Barwell House Farm. This area extends north along the eastern edge of the A447 up to the Tweed River.

3.2.14 Due to agricultural intensification leading to the loss of hedgerows, there are a number of large fields in the northern portion of the site. These fields are overlooked by properties off Kirkby Road where there is a greater sense of feeling exposed to the wider landscape. *Yet this part of the site is less sensitive in views towards it due to the remaining perimeter boundary hedgerows*

3.2.15 *Development in both these areas will need to mitigate the impact on the landscape character of the locale, with development being accommodated within the varied topography, resulting in the least amount of visual impact.*

3.2.16 *Consideration will also need to be given to the strategic gap between Barwell and Stapleton to ensure that development is designed to reduce the impacts of the views from Stapleton.*