

# Proposal for public realm improvements to the centre of Barwell

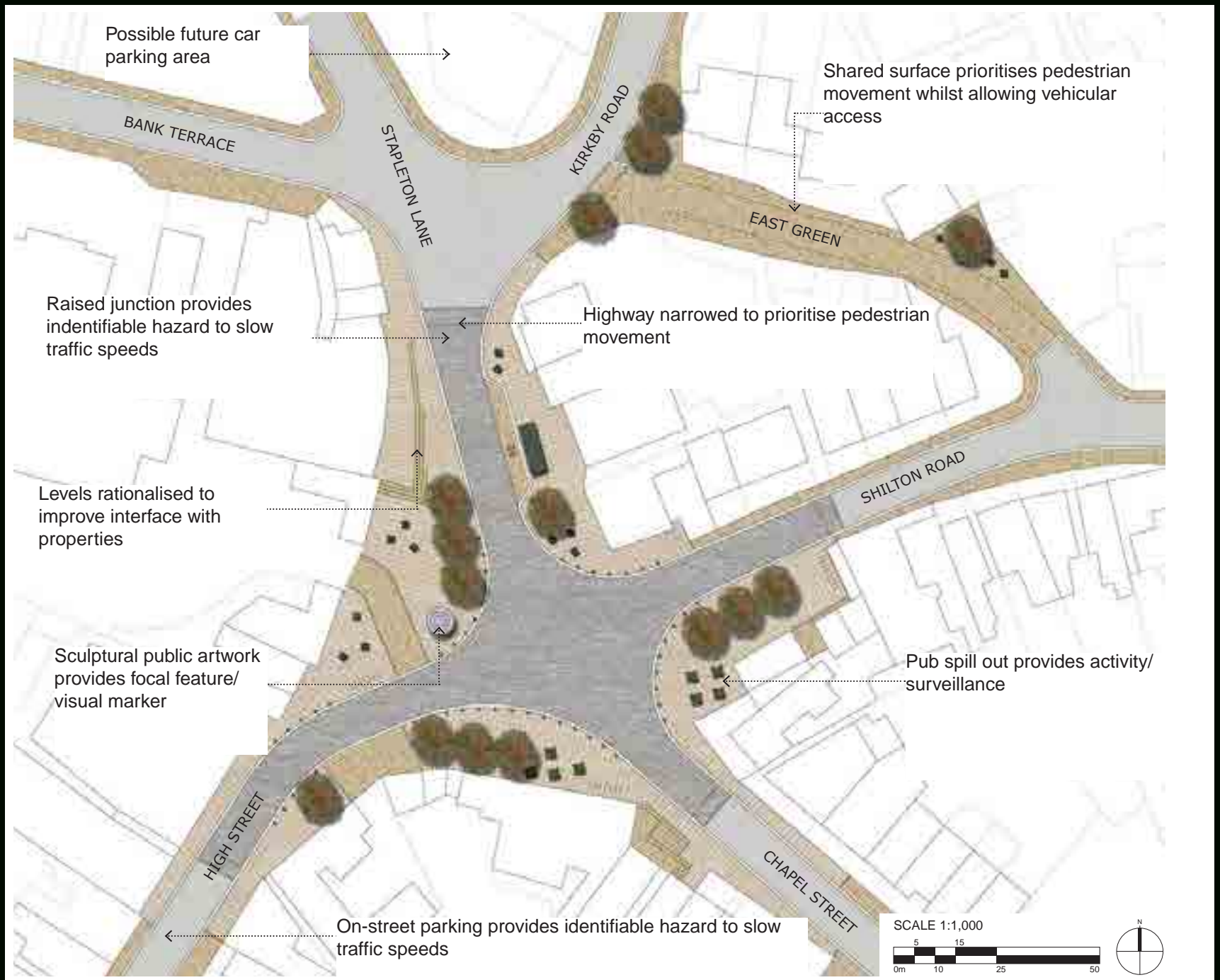
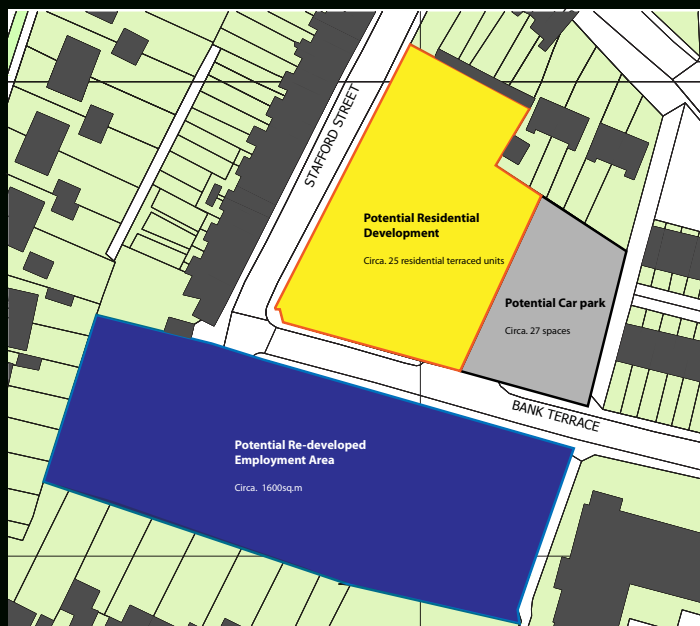


FIGURE 4.7 POTENTIAL BANK TERRACE REDEVELOPMENT

FIGURE 4.8 POTENTIAL CAR PARKING ARRANGEMENT FOR THE TOP RANGE MOTORS SITE





05

# USE, AMOUNT & DENSITY PARAMETERS

# 05

# USE, AMOUNT & DENSITY PARAMETERS

## 5.1 LAND USE

5.1.1 The quantum and location of the proposed land uses across the site are consistent with the Area Action Plan (AAP). This includes 2,500 new residential dwellings, employment land, a new Community Hub, and a range of formal and informal open space.

5.1.2 The locations of each use are set out in the Land Use Plan opposite (Figure 5.1) and quantum in table 5.1. The main components of the development are identified below:

### RESIDENTIAL

5.1.3 The majority of the site is to be developed for residential uses and will comprise some 2500 dwellings. This includes approximately xx units within the Community Hub. The location and extent of the residential use is shown in Figure 5.1

5.1.4 In accordance with the definition as set out in PPS3 Appendix B the net development is 79.50 ha. See figure 5.3.

### RESIDENTIAL MIX

5.1.5 The development will provide a mix of dwellings in terms of size and tenure. The mix will range from 2 bed apartments to five bedroom houses. The precise mix will vary across the site in response to a variety of influences including market demand, location and character. However, the overall indicative mix is as follows:

- 2 bed apartment 5%
- 2 bed houses 20%
- 3 bed houses 40%
- 4/5 bed houses 35%

5.1.6 Affordable housing provision will be provided in line with Hinckley and Bosworth District Council requirements, currently set at 20%. It is anticipated that this will be provided on site. Pre-application discussions have indicated that it may be appropriate to make a contribution towards some off-site affordable housing provision or improvements and the precise approach will be determined during consideration of the application.

### EMPLOYMENT

5.1.7 6ha of employment land has been identified in the master plan and is located next to the existing Nork Way industrial area and provides the opportunity for the two areas to be joined via a vehicular link at a later date, should this be desirable. Particular care has also been taken to ensure the employment area is distanced from existing residential properties along Hinckley Road to preserve residential amenity.

5.1.8 The employment area will comprise a mix of (B2) general industry uses and (B8) distribution and storage facilities, providing up to 24,000 sqm of floorspace.

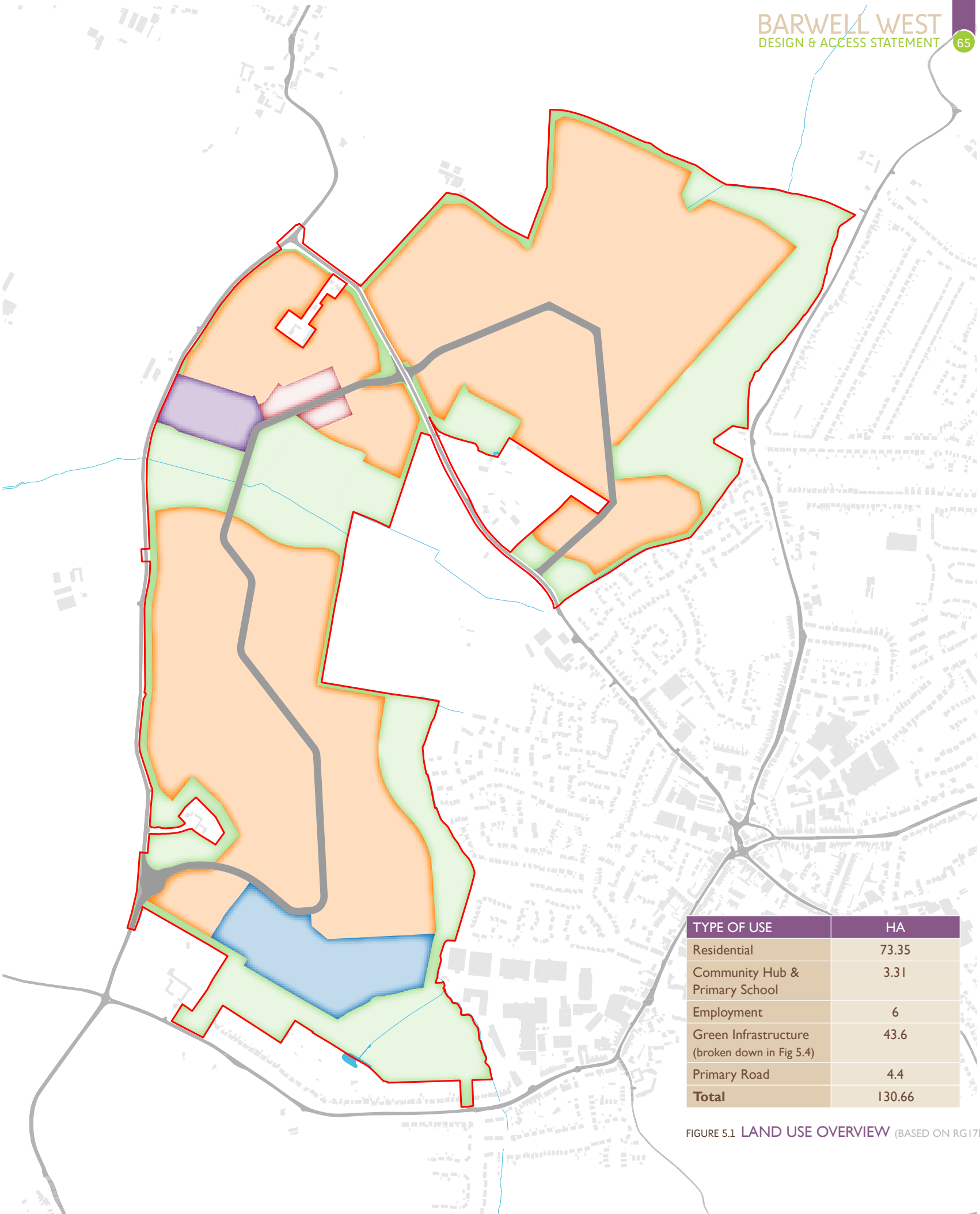
### COMMUNITY HUB

5.1.9 The Community Hub will comprise a mix of retail and community uses integrated with adjacent residential units and designed not to compete with the centre of Barwell. The Community Hub is located in a similar central position to that identified in the AAP, maximising accessibility to these facilities from all parts of the site. A proportion of the residential uses within the Community Hub will be located above the retail component. The retail component will provide up to 500 sqm GIA, including a 300 sqm retail store and a series of small shops to meet the everyday convenience needs of the new community.

5.1.10 A 2 form of entry Primary School is located at the heart of the Community Hub and covers 2.1ha of land. Subject to discussions with the Education Authority, there may be scope for the Primary School to incorporate some shared use facilities for the wider community such as a sports hall.

5.1.11 Land has been identified for the provision of up to 700 sqm doctors surgery within the Community Hub should a site not become available in the centre of Barwell. This approach is consistent with the requirements of the AAP, where a central location is preferred.

Land has also been identified for up to 900 sqm 'food based' public house within the Community



TYPE OF USE	HA
Residential	73.35
Community Hub & Primary School	3.31
Employment	6
Green Infrastructure (broken down in Fig 5.4)	43.6
Primary Road	4.4
<b>Total</b>	<b>130.66</b>

FIGURE 5.1 LAND USE OVERVIEW (BASED ON RG17L)








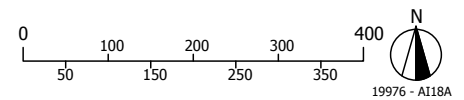
-  Outline Planning Application Boundary
-  Residential
-  Primary School
-  Employment
-  Green Open Space
-  Main Route Corridor
-  Mixed Use Community Hub

FIGURE 5.2 LAND USE



Hub.

## DENSITY

5.1.12 The overall average density, based on the methodology in Annex B of PPS3, measured approximately 31 dwellings per hectare.

5.1.13 The development has been subdivided into 3 density bands as illustrated in Figure xx. The density bands exclude all identifiable areas of open space and non access roads. The location of the density bands responds to the location of the Community Hub, the existing built up area of Barwell and the rural landscape to the west and north.

5.1.14 The Community Hub lies adjacent to Stapleton Lane and the higher densities within the site respond to and reinforce this original arterial route from the centre of Barwell. Lower densities characterise the western and northern boundaries provide a transition to the rural landscape beyond.

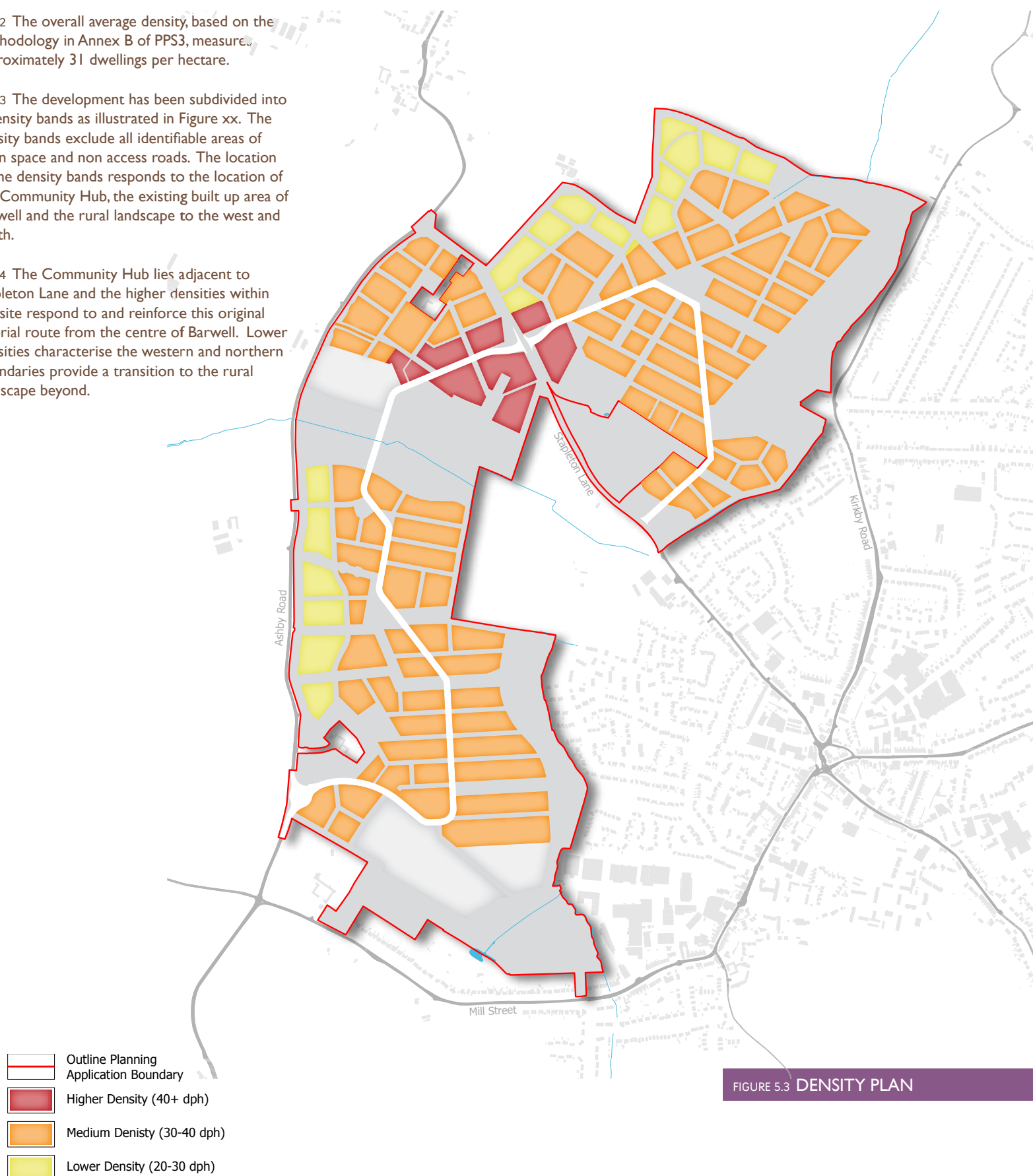
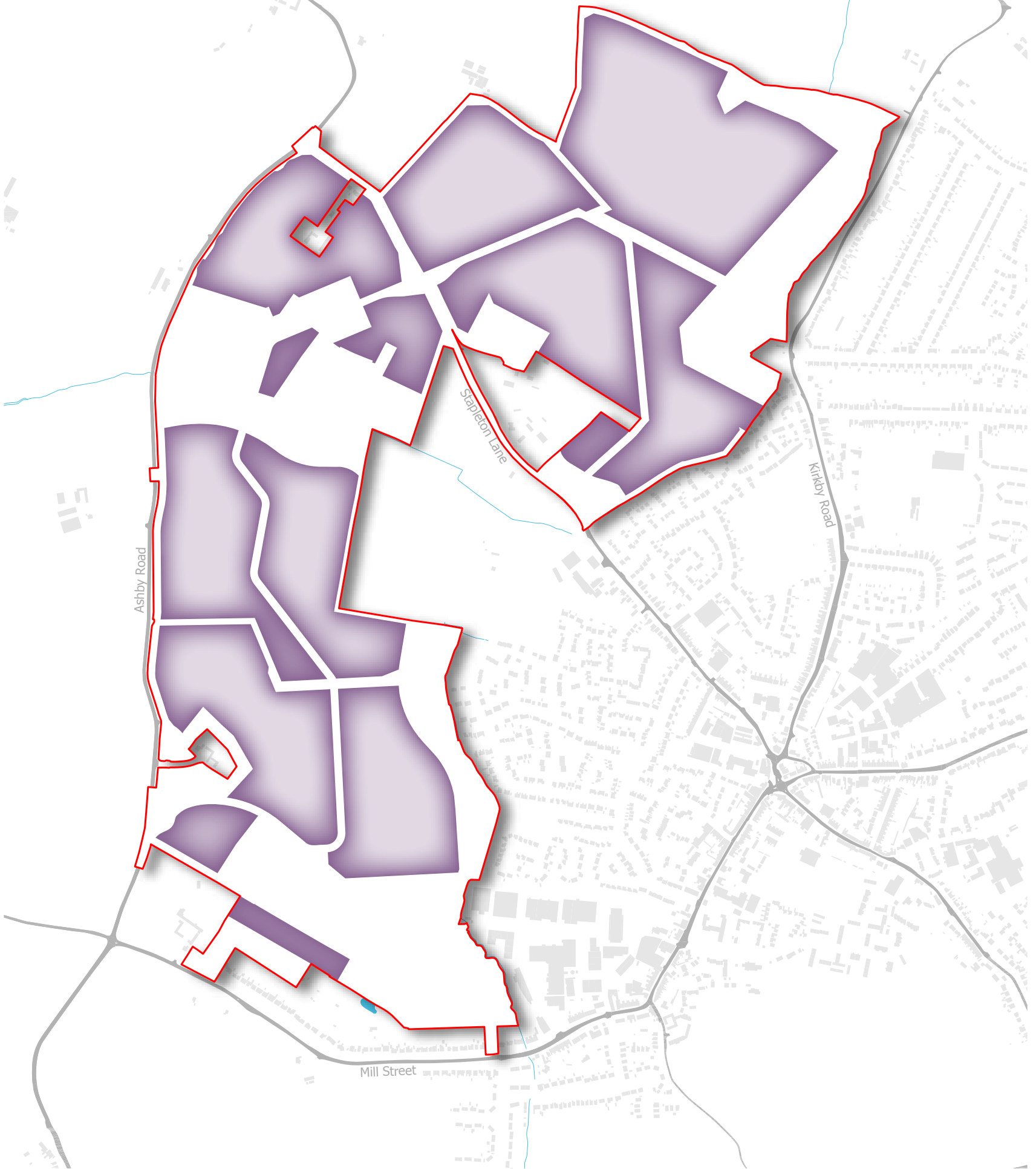
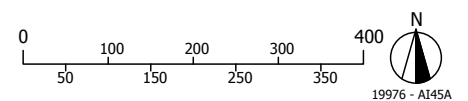


FIGURE 5.3 DENSITY PLAN



- Outline Planning
- Application Boundary
- PPS3 Area - 79.09Ha

FIGURE 5.4 PPS 3 DEVELOPMENT AREA



## 5.2 LANDSCAPE AND OPEN SPACE QUANTUM

5.2.1 The site provides a total of 28.92 ha of open space as defined by Core Strategy Policy 19. The quantum of open space provision has been agreed with Hinckley and Bosworth Borough Council officers and represents an over provision of open space of 2 ha compared with the Policy 19 requirement. The open space provision has four distinct components or typologies which are illustrated in Table xxxx and can be summarised as follows:

5.2.2 Equipped Children's Play Space – 0.9ha is provided, equivalent to 0.15ha per 1000 population. ECPS includes 4 Locally Equipped Areas of Play (LEAP) and 1 Neighbourhood Equipped Area of Play (NEAP). These have been carefully located so that all residential properties are within a 400 metre walking distance of a play area. The NEAP is centrally located and adjacent to the Community Hub, thereby maximising accessibility to all residents.

5.2.3 Casual/ Informal Play Space – 4.20 ha is provided, equivalent to 0.7ha per 1000 population. These spaces surround ECPS and other parts of the site to provide for more informal types of play does not require equipment in proximity to residential areas.

5.2.4 Outdoor Sports Provision – Sports provision is located north of Stapleton Lane and west of Kirkby Road consistent with the requirements of the AAP. 7ha is provided versus the 9.6ha Policy 19 requirement. The under provision of this particular open space typology is a direct response to the public consultation process (see Section 4.3) and the request that pitch provision is not made behind the existing residential properties along Hinckley Road. Provision of OSP can be further enhanced if shared use of the proposed Primary School site can be agreed with the Education Authority.

5.2.5 Natural Green Space – 15.16ha is provided, equivalent to over 2ha per 1000 population and exceeds the Policy 19 requirement. This is distributed in 4 main areas: in a linear corridor along the Tweed River, east-west and north-south; the western and northern edges of the site north of Stapleton Lane; to the rear of existing properties along Hinckley Road; and in a linear corridor following Ashby Road to the south of Stapleton Lane. Natural Green Space has been proposed in these locations to maintain hedgerows and public rights of way, provide flood attenuation and sustainable urban drainage and mitigate the visual impact of the development on surrounding areas.

5.2.6 In addition to the above open space typologies, 25% of the Local Wildlife Site (LWS) and 15% of the attenuation areas are counted as contributing towards the open space requirements by virtue of their ability to serve a dual function.

5.2.7 0.71 ha of allotment space has also been provided as part of the proposals. Whilst this does not formally contribute to the open space provision as defined under Policy 19, it further increases the functional open space provided within Barwell West for the benefit of residents to 30.3 ha.

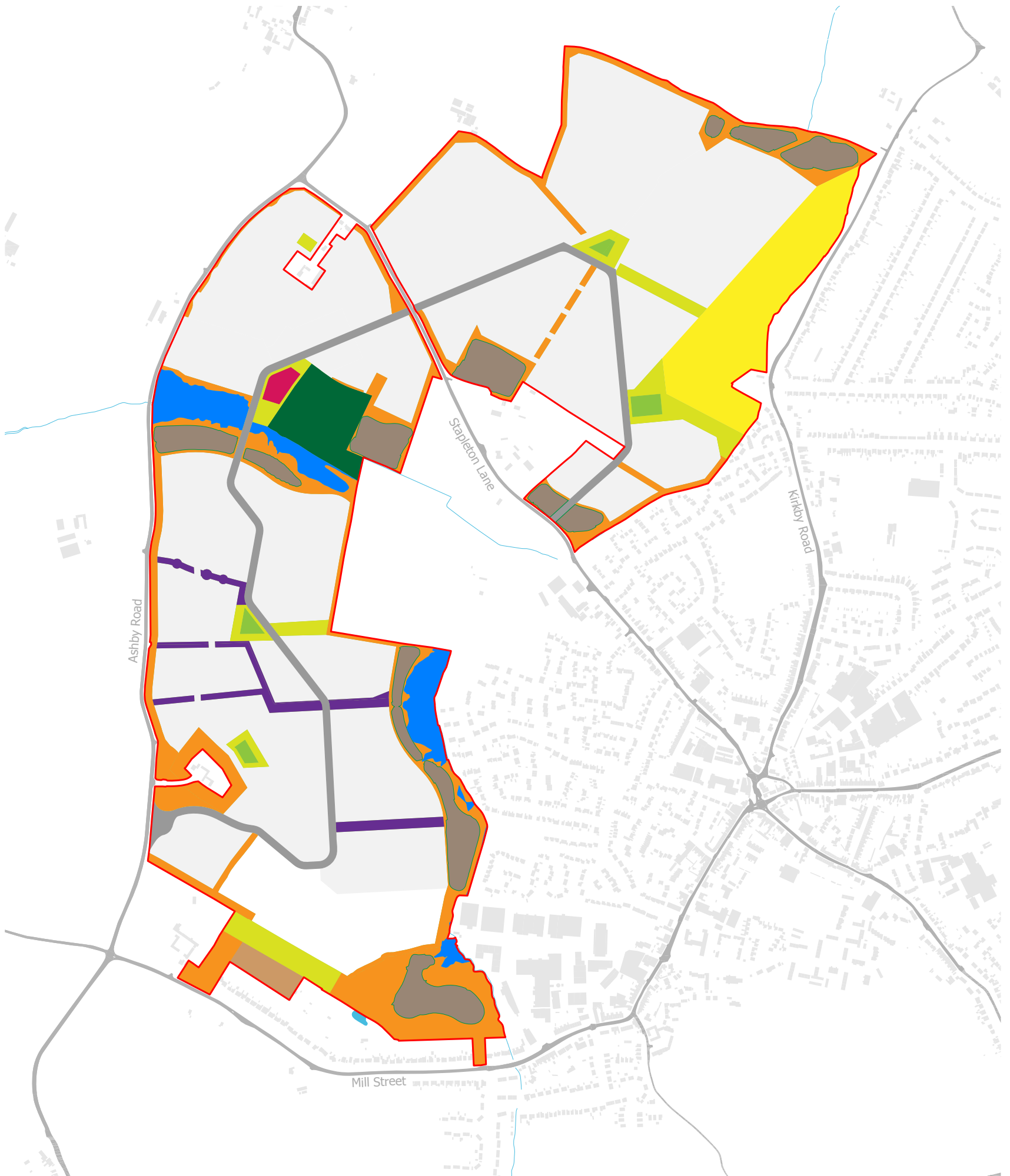
	HA	POP	CONSORTIUM LAND	
Residential (Ha)			73.35	
Units totals 33.9 dph			2500	
Calculation Ratios Population 2.4			6001.20	
Core Strategy as per Policy 19	ECPS	0.15	1000	0.9
	C/IPS	0.7	1000	4.2
	OSP	1.6	1000	9.6
	NGS	2	1000	12
	<b>SUB TOTAL</b>			<b>26.71</b>
Open Space as per BW Plan RG17J	ECPS	0.15	1000	0.9
	C/IPS	0.7	1000	4.2
	OSP	1.6	1000	7
	NGS	2	1000	15.16
	<b>SUB TOTAL</b>			<b>27.26</b>
Difference per Category	ECPS	0.15	1000	0
	C/IPS	0.7	1000	0
	OSP	1.6	1000	-2.60
	NGS	2	1000	+3.16
	<b>TOTAL</b>			<b>+0.55</b>

	HA	25%	15%	TOTAL
LWS AREA	2.49	0.62		0.62
ATTENUATION	7.75		1.16	1.16
<b>ADDITIONAL OPEN SPACE PROVISION</b>				<b>1.77</b>

OVER PROVISION OF OPEN SPACE AS PER POLICY 19	2.33 HA
ALLOTMENT PROVISION	0.71 HA
<b>TOTAL OVER PROVISION OF OPEN SPACE</b>	<b>3.04 HA</b>
<b>TOTAL OPEN SPACE PROVISION</b>	<b>30.3 HA</b>

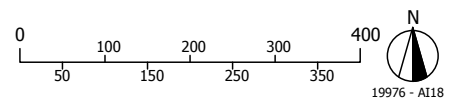
TABLE 5.1 OPEN SPACE PROVISION IN ACCORDANCE WITH POLICY 19 OF THE CORE STRATEGY (BASED ON RG17L)





- |                                       |                                     |                           |
|---------------------------------------|-------------------------------------|---------------------------|
| Outline Planning Application Boundary | Casual/ Informal Play Space         | Allotments                |
| Proposed Development                  | Neighbourhood Equipped Area of Play | Local Wildlife Site (WTS) |
| Natural Green Space                   | Local Equipped Area of Play         | 100 Year Flood Boundary   |
| Sports Pitch Provision                | Local Wildlife Site (WTS)           | Hedgerow stand-off        |
| Allotments                            |                                     | Attenuation Feature       |

FIGURE 5.5 OPEN SPACE AREAS PLAN





## 5.3 PLAY

5.3.1 Within the various public open space areas a range of play facilities will be incorporated, catering for toddlers, young children and adolescents. Outdoor exercise equipment or 'trim trail' features may also be included for older children and adults, providing circuits where possible.

5.3.2 Play equipment will include both traditional elements such as swings, roundabouts and slides but also 'Natural Play' features such as logs, rocks, landforms and sand pits. Such features may be used separately or coherently combined.

5.3.3 Equipped Children's Play space is provided in 5 strategic locations across the site. A Neighbourhood Equipped Area of Play is to be provided as part the Community Hub and adjacent the primary school supported by four Local Equipped Areas of Play.

5.3.4 LEAPs are provided to enable access to play within a 400m walking distance across the site. Two areas of play are located north of Stapleton lane, the first in a large central green square, the other associated with the outdoor sports provision. The remaining two LEAPs are located south of the Tweed River: east of Bosworth Farm House and along a strategic green link just west of the former tip site.

5.3.5 Casual/Informal play areas are to be provided in relation to the LEAPs and are located off major routes to allow ease of access and enable natural surveillance from a mix of users: residents, passer by and vehicular traffic.

5.3.6 Natural Green Space (NGS) is provided throughout the site and is a key component to the setting and character of the development, as well as its relationship to the wider landscape. For example, NGS on the western edge not only provides a softened edge to the proposals, respecting the open landscape, but also provides an amenity for walking and cycling.

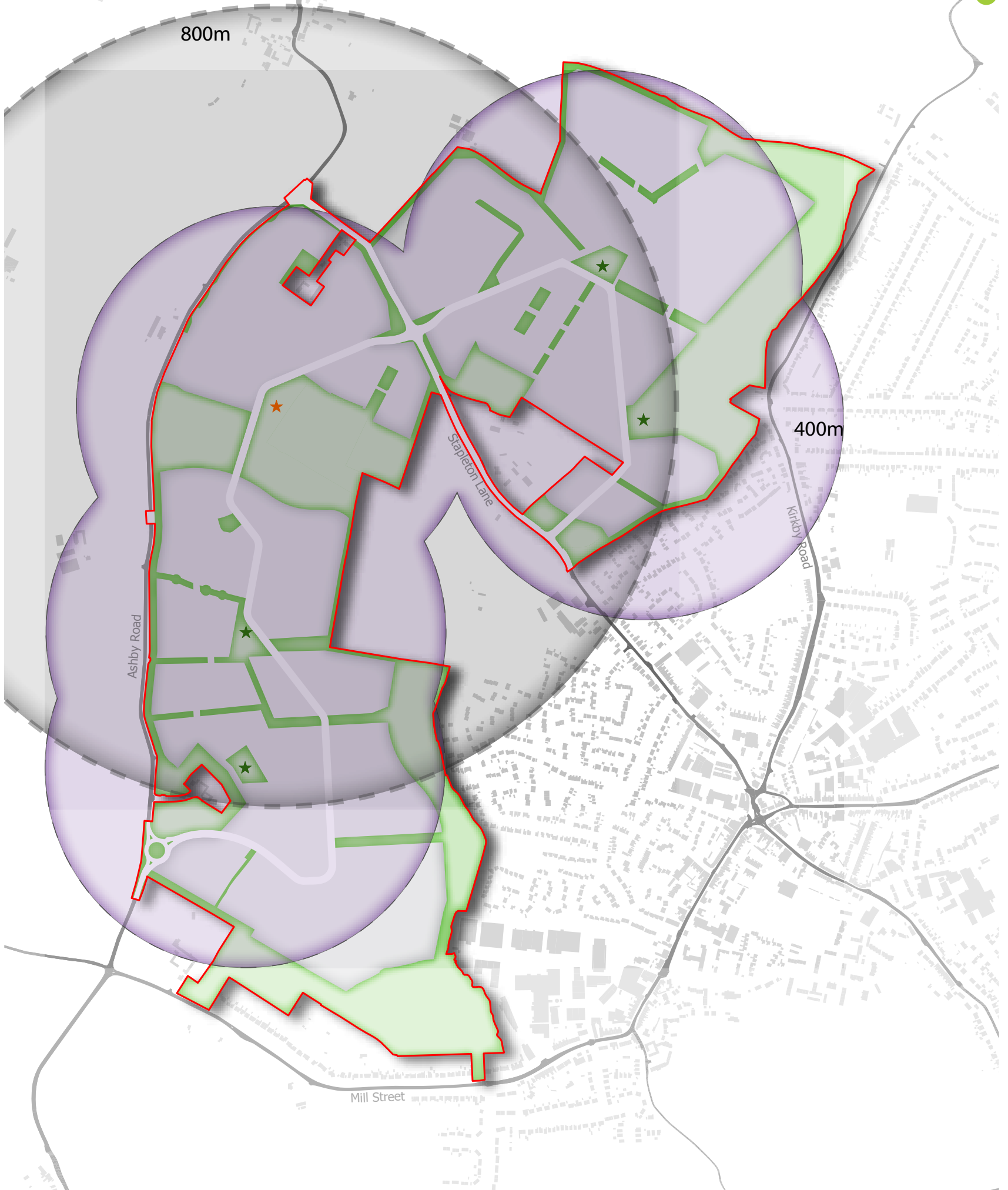
5.3.7 To the south-eastern part of the site NGS is used to create a linear green corridor, running parallel with the Tweed River, and contains a sequence of inter-connected attenuation features. This provides strategic connections between the development, the existing urban fabric of Barwell and the wider countryside.

5.3.8 To the south NGS is provided as a buffer to the existing Hinckley residents and the proposed employment uses. This is a direct response to the strongly expressed wishes of the residents that dates back to the AAP consultation events, as well as providing the opportunity to divert the Leicestershire Round through NGS.

5.3.9 Land designated as a Local Wildlife Site is to be incorporated as part of the Tweed River green corridor and designed to allow people to experience this locally designated ecological site, as well as to gain access to the enhanced water course.

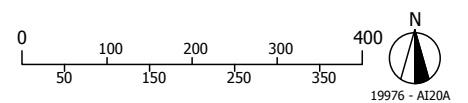
5.3.10 Outdoor Sports Provision (OSP) is to be provided west of Kirkby Road, separated by the existing allotments. The location of this is in correlation within the AAP proposals and represents an opportunity for both new and existing residents to benefit for the new amenity. It is proposed that a pavilion building will be developed with associated parking requirements.

5.3.11 Discussions have also been conducted with the Local Authority to assess the possibility of dual-use of the primary school grounds for OSP.



- Outline Planning Application Boundary
- LEAP with 400m Radius
- NEAP with 800m Radius

FIGURE 5.6 PLAY PROVISION





06

# SCALE & MASSING PARAMETERS

# 06 SCALE & MASSING

## 6.1 BUILDING MASSING.

6.1.1 The proposed scale and massing of the development is informed by a number of key principles, including responding to:

- local character;
- the undulating topography of the site;
- key adjacent uses and the need to preserve amenity;
- internal and surrounding landscape features;
- views into and out of the site
- functional requirements of buildings with different uses.

6.1.2 Table xx sets out the maximum and minimum height, width and depth dimensions for each of the building typologies. Figure xx illustrates the range of building heights, their distribution across the site and relationship to other uses adjacent to the site.

6.1.3 The majority of the development is to be between 2 to 2.5 storeys. This is a direct response to the local vernacular within Barwell and the surrounding area as set out with the Character Area Appraisal. Heights north of the Stapleton Lane have been restricted in order to respect the prominence of the ridgeline in this area..

### BUILDING HEIGHTS

6.1.4 The western edge of the development is to be defined by 2 storey development to respect the rural character as set out in within 7.1. This is in contrast to the north-eastern edge overlooking the sports pitches. Dwellings within this area will be of a formal nature and range between 2.5 and 3 storeys.

6.1.5 Within the vicinity of the Community Hub heights will range from 2.5 to 4 storeys to allow for the proposed mixed used development and to respond to the higher densities. It will also be the principal location for apartments on the site although these will be used sparingly.

6.1.6 The new primary school is located within a prominent part of the site and has the opportunity to provide a landmark feature in this area. The maximum height of 2 storeys is to allow for a sports hall.

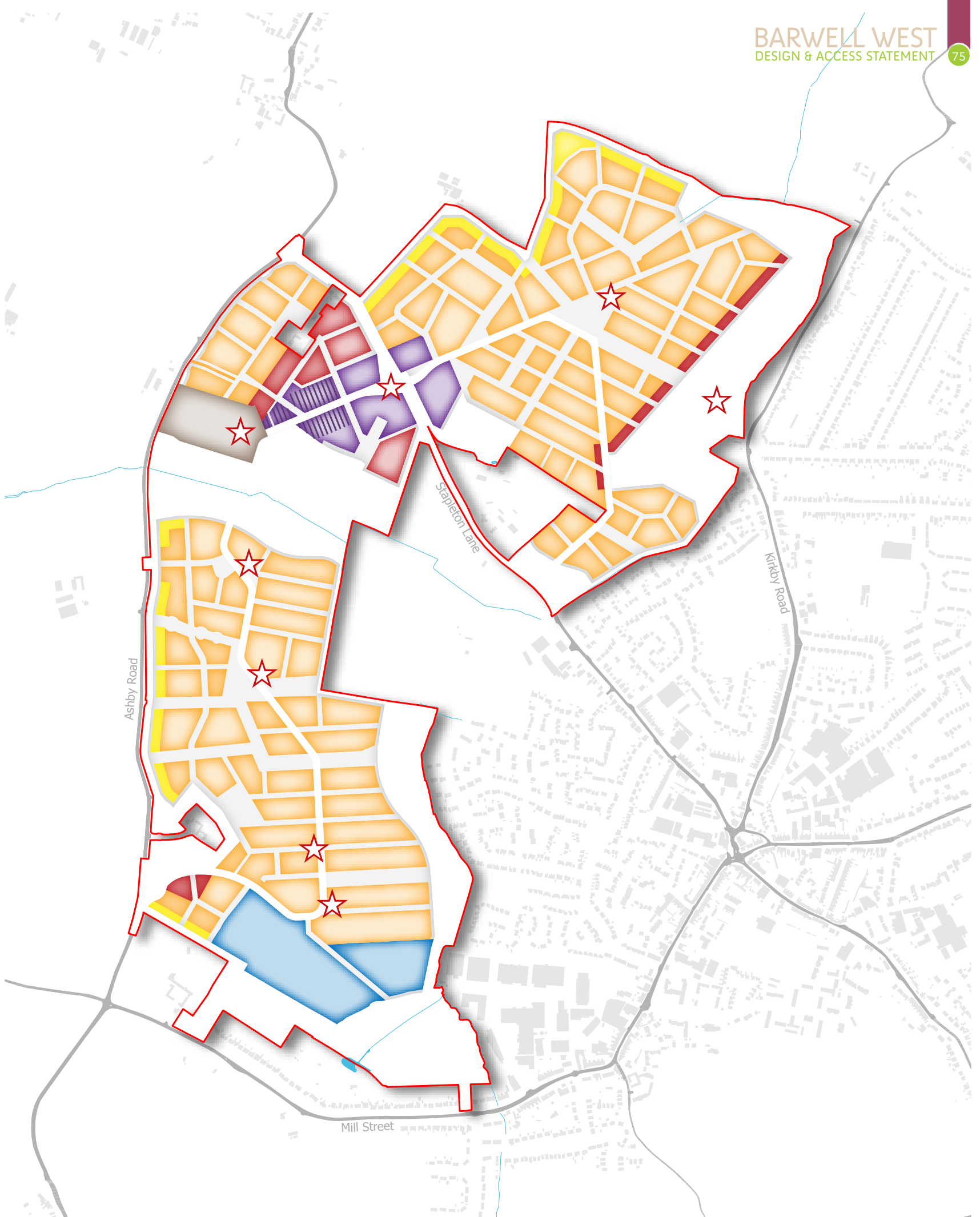
6.1.7 The employment area to the south of the site is to be limited to 2 storeys to respect the setting of the adjacent residential areas. The culmination of the restricted height, substantial landscape gap and planting in this area will ensure that the proposed development has an acceptable relationship to the existing residential properties.

6.1.8 Particular attention has been given to the primary entrance off Ashby Road. Whilst this entrance requires a strong gateway into the site, development in this area must also respect the

listed setting of Bosworth Farm House. Therefore heights adjacent to the farm house edge are restricted to 2 storeys with a steady gradation of heights to the north, increasing to 3 storeys to deliver a well defined entrance.

6.1.9 Landmark buildings/ features are to be strategically located throughout the site to assist with legibility, as well as the definition of key nodes, corners and spaces. They are mostly located along the Primary Street with the exception of the Sports Pavilion. This will provide a landmark feature as part of the Public Right of Way in this area, and provide a visual connection between the existing and new development.











- |   |  |   |   |
|---|--|---|---|
|  | Outline Planning Application Boundary  |  | Residential Dwellings up to 10m (up to 2 Storeys) |
|  | Residential Dwellings up to 15m (up to 4 Storeys)  |  | Employment Buildings up to 10m (up to 2 Storeys)  |
|  | Community Hub to include Mixed Use, Residential above Retail/Community up to 15m (up to 4 Storeys) |  | School Building up to 13m (up to 2 Storeys)       |
|  | Residential Dwellings up to 13m (up to 3 Storeys)  |  | Building / Landmark Feature                       |
|  | Residential Dwellings up to 11.5m (up to 2.5 Storeys)  |   |   |
- \* All buildings heights are Above Floor Level (AFL)

FIGURE 6.1 BUILDING HEIGHTS PLAN

