

MELTON NORTH

(LAND EAST OF SCALFORD ROAD, MELTON MOWBRAY)

BARWOOD
LAND

DESIGN AND ACCESS STATEMENT

JULY 2021



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On behalf of:

BARWOOD
LAND

Land East of Scalford Road, Melton Mowbray

Design and Access Statement

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1. INTRODUCTION

1.1 PURPOSE OF THE DESIGN AND ACCESS STATEMENT

This Design and Access Statement (DAS) has been prepared by CSA Environmental on behalf of Barwood Development Securities Ltd (the applicant) in support of their Outline Planning Application for a phase of the Melton Mowbray North Sustainable Neighbourhood, comprising up to 575 dwellings, community, retail and/or health uses (F2(a), F2(b), E(e) provision of medical or health services), community hall / changing rooms pavilion (F1(e) Public halls or exhibition halls, F2 Local community), green infrastructure including strategic landscaping, sports playing pitch and children's play areas, sustainable drainage and engineering works. This application forms one of three outline planning applications being submitted for the residential-led development of the section of the Melton North Sustainable Neighbourhood (MNSN) between Scalford Road and Melton Spinney Road. For the purposes of this DAS, the part of the MNSN located between Scalford Road and Melton Spinney Road will be referred to as "the Wider Allocation Site". The other two planning applications are being submitted by Taylor Wimpey UK Ltd and William Davis Ltd, details of which are provided on page 8 of this DAS. The MNSN is allocated in the Melton Local Plan (October 2018) for some 1,700 new homes, together with supporting uses and green infrastructure.

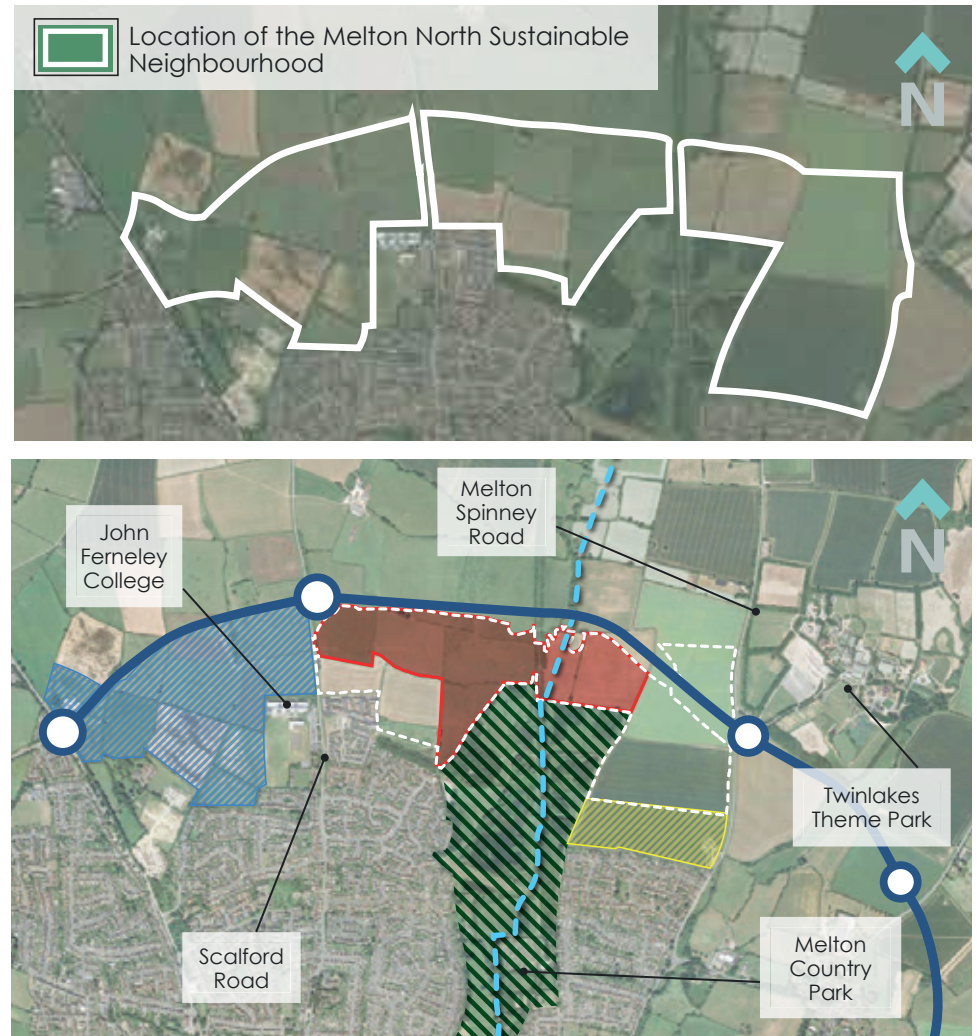


Figure 1.1: Site Location Plan.

An important purpose of this DAS is to demonstrate how the design proposals for the Barwood Land site accord with the emerging Masterplan for the MNSN. A Masterplan document (incorporating a Concept Masterplan and a Design Code) was prepared in Autumn 2020 by CSA Environmental for all of the land between Scalford Road and Melton Spinney Road as part of a collaborative masterplanning process undertaken by Barwood Land, Taylor Wimpey UK Ltd and William Davis in close collaboration with Melton Borough Council. The Masterplan is a requirement of Adopted Local Plan Policy SS5 (Melton Mowbray North Sustainable Neighbourhood), and will be a material consideration to be taken into account in all relevant planning applications to which MBC will assign significant weight, building upon, and in addition to, Policy SS5.

As part of its preparation, the Masterplan was consulted upon with Officers from Leicestershire County Council (LCC), who provided feedback on a number of matters, including access, the proposed street hierarchy and detailed design matters, particularly in relation to the need to accord with the Leicestershire Highways Design Guide (LHDG). The Masterplan was subsequently amended to address these comments.

The Masterplan was originally submitted to MBC's Cabinet for approval at their meeting on 18th November 2020. However, following submission of the Cabinet Agenda Reports Pack recommending approval and prior to the Cabinet Meeting, LCC submitted further comments to MBC on the Masterplan. Therefore, the Cabinet agreed to defer consideration of the Masterplan to a future meeting. At the time of submission, a date for a future meeting has yet to be set. However, it has been agreed that the scope of the Melton North Masterplan is to be extended to include the area of the Melton Mowbray North Sustainable Neighbourhood to the west of Scalford Road. It has also been agreed that the Design Codes, which were included as part of the original iteration of the Masterplan, are to be decoupled from the Masterplan and submitted with the outline planning applications as a separate document which will underpin the more detailed design matters on the Wider Allocation Site at the reserved matters stage.

As set out in the DAS, the content of this outline planning application has been prepared to accord with the design framework set out in the Concept Masterplan and the Design Code.

1.2 STRUCTURE OF THE DESIGN AND ACCESS STATEMENT

The DAS explains the narrative for the design approach and design rationale for the development of the Barwood Land site, relating them to the masterplanning proposals for the Wider Allocation Site as well. It also demonstrates how the influences and opportunities have been taken into account and how good principles of design will be applied to achieve high quality design. The DAS achieves this within the following sections:

01. Introduction: Outlines the purpose of the document and introduces the fundamental components of both this planning application and the other two planning applications being submitted on the Wider Allocation Site.

PART A: SITE CONTEXT AND ANALYSIS

02. The Concept Masterplan for the Wider Allocation Site: Summarises the design framework established by the Concept Masterplan contained within the emerging Melton North Masterplan.

03. Site Assessment: Demonstrates the steps taken to appraise the Barwood Land site and its surroundings.

PART B: DESIGN PROPOSALS

04. Design Proposals: Describes the masterplan proposals for Barwood Land's outline application, including a breakdown of land uses, the level of proposed development and a description of the access proposals.

05. Masterplan and Design Code Compliance Statement: Demonstrates how the planning application is in compliance with the Melton North Masterplan and Design Code.

06. Conclusion: Summarises and assesses the proposals against Building for a Healthy Life criteria.

1.3 DESIGN CODE

To avoid unnecessary repetition, and recognising that subsequent reserved matters applications will address more detailed design matters, the Design Code should be referred to with regards to design aspects such as scale, continuity and enclosure, appearance, car parking and landscape. The Design Code is submitted as part of this outline planning application and should be read in conjunction with the DAS to understand the detailed design matters which underpin the proposals for the Barwood Land site and which will be fully addressed at the reserved matters stage.

The Design Code Compliance Statement in Section 5 of the DAS demonstrates how the outline planning application accords with the Design Code. The Compliance Statement is accompanied by a plan (Figure 5.1) which shows how the illustrative layout proposals which support this outline planning application accord with the Design Code.



View looking south across the Barwood Land site towards the existing homes at Discovery Drive.

1.4 THE PLANNING APPLICATIONS

Figure 1.2 shows the location of the three outline planning applications that comprise the Wider Allocation Site. The outline planning applications reserve all matters for subsequent determination, with the exception of access. In total, the planning applications propose up to 1,230 dwellings. These new homes will be supported by a range of community facilities, as listed opposite, and a connected and accessible network of public open spaces, which will deliver a range of benefits, including a range of recreational activities, space for food growing and children's play area.

1.5 COMMUNITY ENGAGEMENT

Together, Barwood Land, Taylor Wimpey UK Ltd and William Davis Ltd have consulted jointly on their proposals to provide clarity for how the proposed schemes would link together cohesively to help deliver the new neighbourhood on the Wider Allocation Site.

The consultation took place between 8th March and 26th March 2021 and invited stakeholders, residents and local businesses to share their feedback about the proposals. Due to Covid-19 restrictions, a physical exhibition of the proposals was not possible. As a result, a project website – www.meltonnorth.co.uk – was created and the consultation was widely promoted with letters sent to stakeholders, a newsletter delivered to homes located closest to the proposed site, posters displayed in the local area and an advert in the local press. People could submit their comments about the proposals via a survey on the website, a consultation email address, Freephone number and Freepost address.

The online survey was completed by 32 people and a further 16 emails and three voicemails were received via the project email address and Freephone respectively. No Freepost letters were received during the consultation.

The results and findings of the public consultation exercise are contained in the Statement of Community Involvement which accompanies this planning application.

Barwood Land (Site Boundary: 30.00 ha)

- Up to 575 new homes
- A potential community, retail and/or health use
- Community Hall/Changing Rooms Pavilion
- Green infrastructure, including sports pitches and children's play areas
- SuDS features
- Detailed approval is sought for vehicular access from Scalford Road

Taylor Wimpey UK Ltd (Site Boundary: 21.91 ha)

- Up to 480 new homes
- Potential additional primary school site
- Green infrastructure, including children's play areas
- SuDS features
- Detailed approval is sought for vehicular access from Melton Spinney Road and the adjacent new Taylor Wimpey development to the south

William Davis (Site Boundary: 8.40 ha)

- 160 - 175 new homes
- Green infrastructure, including allotments, community orchard and a children's play area.
- SuDS features
- Detailed approval is sought for vehicular access from Scalford Road

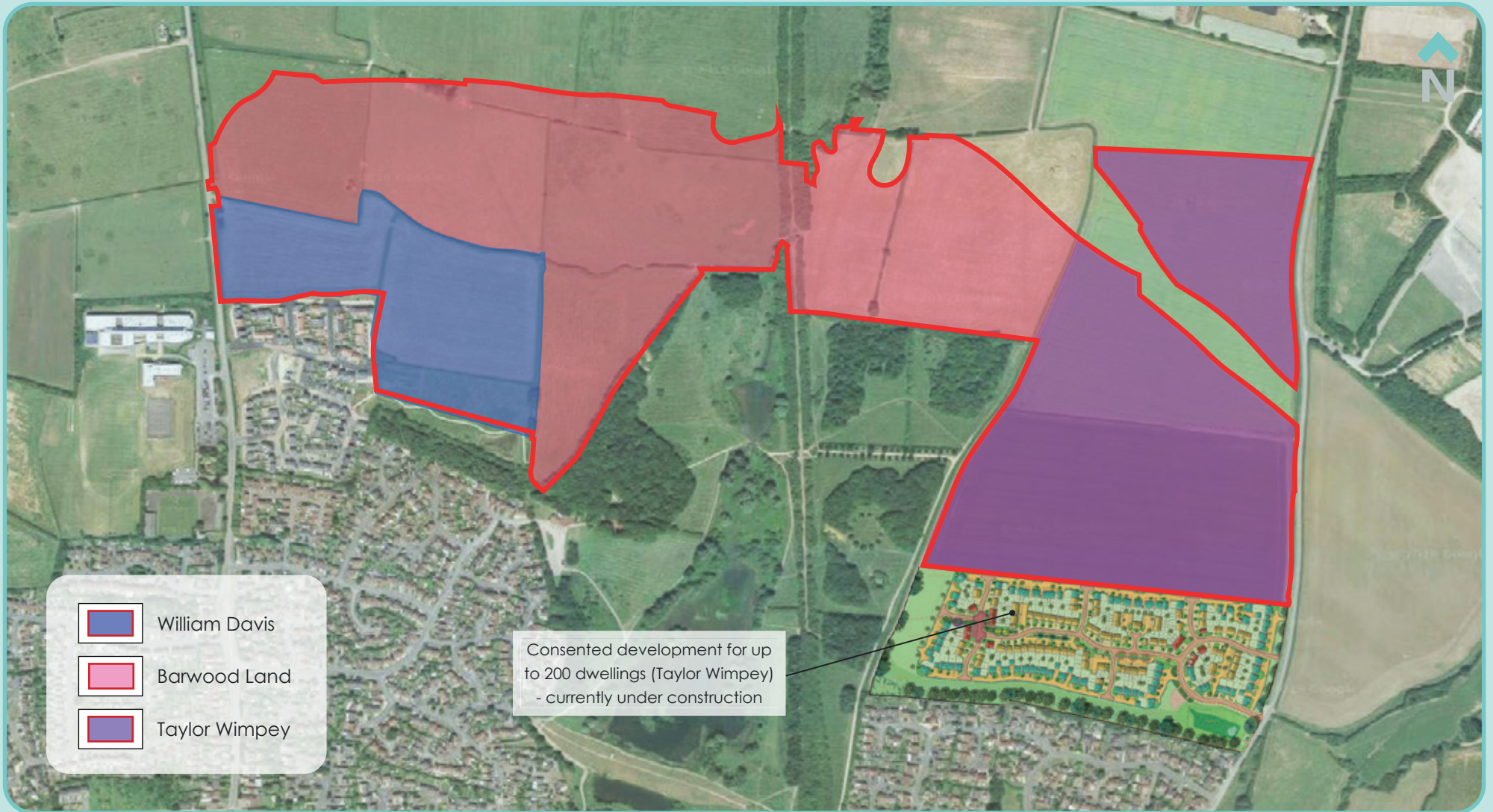


Figure 1.2: Developers/Land Promoters Interests.



PART A SITE CONTEXT AND ANALYSIS



2. THE CONCEPT MASTERPLAN FOR THE WIDER ALLOCATION SITE

2.1 PURPOSE OF THE CONCEPT MASTERPLAN





This section summarises the design framework established by the Concept Masterplan (Figure 2.1) contained within the Melton North Masterplan. The Concept Masterplan is a key element of the Melton North Masterplan as it represents the overall spatial masterplanning proposals for the wider site. It underpins the design proposals for the individual applications to ensure that the wider site is brought forward and designed in a comprehensive and co-ordinated manner.

The Concept Masterplan is based upon a detailed technical evidence base, including work on flood risk, access, landscape, ecology, heritage/archaeology and arboriculture in order to establish a robust and realistic masterplanning solution.






The three outline planning applications accord with the design and access principles and spatial parameters set out on the Concept Masterplan.



LAND USE

-  Proposed Residential Development
-  Potential Additional Primary School Site
-  Proposed Community Hall/ Changing Rooms Pavilion
-  Potential community, retail and/or health use

CONTEXT & INFRASTRUCTURE

-  Existing vegetation
-  Existing facilities
-  Dismantled railway
-  Proposed foul pump stations and associated cordon sanitaire
-  Existing water main (6m easement)

GREEN & BLUE INFRASTRUCTURE

-  Attenuation basins (SuDS)
-  Existing ditches
-  Existing on-site vegetation to be retained where appropriate
-  Proposed amenity and natural and semi-natural greenspace
-  Proposed Allotments
-  Proposed Community Orchard
-  Proposed Sports Pitches
-  Proposed children's/young persons play provision

ACCESS & MOVEMENT













-  Proposed vehicular access points
-  North East Melton Mowbray Distributor Road (NEMMDR)
-  Proposed spine street/bus route
-  Proposed cycleway/footway along Spine Street (westbound carriageway) and Scaford Road
-  Proposed secondary routes
-  Proposed recreational routes (pedestrian)
-  Proposed pedestrian connections
-  Proposed recreational routes (cycle)
-  Proposed cycle connection
-  Existing public footpath
-  Existing National Cycle Network Route 64 and Link Routes
-  Existing recreational routes through Melton Park



Figure 2.1: Concept Masterplan.

2.2 CONCEPT MASTERPLAN VISION

The Concept Masterplan has been designed to work with and value the Wider Allocation Site's existing landscape features. The Site's existing trees and the vast majority of its hedgerows will be retained to provide the basis for a connected and accessible network of public open spaces. Traffic-free recreational routes running into and through the spaces provide connections to the existing settlement edge, including Melton Country Park, to create an integrated new neighbourhood that promotes more sustainable movement patterns and active travel for local trips. The new open spaces, which include sports pitches, children's play areas, a community orchard and allotments, will encourage active lifestyles, healthy living and support a strong sense of wellbeing.

The connected green infrastructure will provide wildlife corridors and opportunities for habitat creation, which are to be weaved into the green spaces. The new SuDS features will also form an important part of the green infrastructure and will be designed to provide rich habitat for a range of flora and fauna.

Another key function of the green spaces is the creation of a green buffer around Melton Country Park where new woodland, thicket, tree and hedgerow planting will be provided along the Wider Allocation Site's boundaries with Melton Country Park. The sports pitches have been located to also form part of the open space buffer to Melton Country Park. Equally, the location of the potential additional primary school adjacent to the eastern boundary of the country park means its field will also form part of the buffer.

By shaping the green spaces around the retention of the Wider Allocation Site's existing landscape features, the Concept Masterplan provides a logical framework within which the new homes will sit. This means that all of the new homes will be located within easy reach of a range of open spaces where the new neighbourhood's residents and visitors alike can meet and exercise, and

where children can play.

The aforementioned sports pitches will be overlooked on their eastern side by a new community hall and changing rooms pavilion. The co-location of the sports pitches, community hall and changing rooms pavilion, and the potential additional primary school combine to create a vibrant hub of community activity for the new neighbourhood.

A potential community, retail and/or health use is located within the western part of the Wider Allocation Site in an accessible and prominent location adjacent to the Spine Street. Its location close to a nearby play area will create a hub of activity, with the building's design presenting the opportunity to create a new local landmark that will aid legibility and provide character to the new neighbourhood.

The Concept Masterplan shows how the new neighbourhood will be focussed upon a new Spine Street which provides the principal means of access between Scalford Road to the west and Melton Spinney Road to the east. The alignment of the Spine Street shown on the Concept Masterplan has already been subject to detailed design work to ensure that it responds to the Wider Allocation Site's topography, traversing the contours wherever possible in order to provide as gentle a climb/descent along the Wider Allocation Site's slopes as possible.

A new bus route will run along the Spine Street. A further vehicular access point will be provided from Scalford Road into the south western part of the Wider Allocation Site where it will lead into a street that will lead eastwards and then northwards to connect with the Spine Street. In the south eastern part of the Wider Allocation Site, two additional vehicular access points will provide access to the new neighbourhood from the adjacent Taylor Wimpey development.



2.3 CONCEPT MASTERPLAN: SITE OVERVIEW AND CONTEXT

The Wider Allocation Site measures approximately 60.31 hectares in total and comprises a mix of arable and pastoral fields located on the northern edge of Melton Mowbray. It is currently bound to the north by neighbouring agricultural fields. Scalford Brook, which runs in a north to south direction through the central part of the Wider Allocation Site, continues northwards towards the village of Scalford some 1.68 miles (2.71km) to the north. The presence of the Brook results in an incised valley located with the central part of the Wider Allocation Site.

The majority of the Wider Allocation Site's northern boundary, save for the easternmost section, will eventually be defined by the North and East Melton Mowbray Distributor Road (NEMMDR). Construction of the NEMMDR is due to commence in 2022, with an anticipated build programme of approximately 2 years.

The Site's eastern boundary is bound by Melton Spinney Road, beyond which lies further agricultural fields. To the north east of the Wider Allocation Site is Twinlakes Family Theme Park, which is accessed via Melton Spinney Road. The small village of Thorpe Arnold is located approximately 0.52 miles (0.84km) to the south east of the Wider Allocation Site.

The existing and emerging built edge of Melton Mowbray lies adjacent to the western and eastern sections of the Wider Allocation Site's southern boundary, with Melton Country Park indenting the central part of the Wider Allocation Site. The homes that abut the westernmost section of the southern boundary comprise a recently built development of mostly 2 and 2½ storey detached, semi-detached and terraced houses, together with a small number of maisonette units. The easternmost section of the southern boundary abuts

a development of 200 new homes, which at the time of writing was under construction by Taylor Wimpey. These new homes will comprise a mix of mostly 2 and 2½ storey detached, semi-detached and terraced houses, orientated to front onto its four boundaries.

Melton Country Park measures 55.5 hectares in size and provides an important recreational facility for the town. It occupies a central location within the context of the Wider Allocation Site. It is crossed by a number of informal cycle and pedestrian paths. These routes provide a number of traffic-free connections with the existing settlement, including to Snow Hill to the south, which in turn provides a direct connection to the town centre. It is considered the opportunity exists to provide new pedestrian connections to the routes that run alongside the Wider Allocation Site. Jubilee Way (footpath E18), a long-distance walk which leads from Melton Mowbray to the countryside to the north, also runs through the Country Park. A short section of Jubilee Way crosses the central section of the Wider Allocation Site. National Cycle Route 64 also crosses through the southern part of Melton Country Park and connects with Melton Spinney Road passing alongside the Wider Allocation Site's eastern boundary.

The Site's western boundary is defined by Scalford Road, beyond which lies farmland to the west and north west. The fields to the west of Scalford Road comprise the remainder of the MNSN and will deliver 690 dwellings, together with a new primary school, local centre and 1.22 hectares of land to facilitate the expansion of John Ferneley College. John Ferneley College and its associated playing fields lie immediately to the south west of the Wider Allocation Site on the opposite side of Scalford Road.

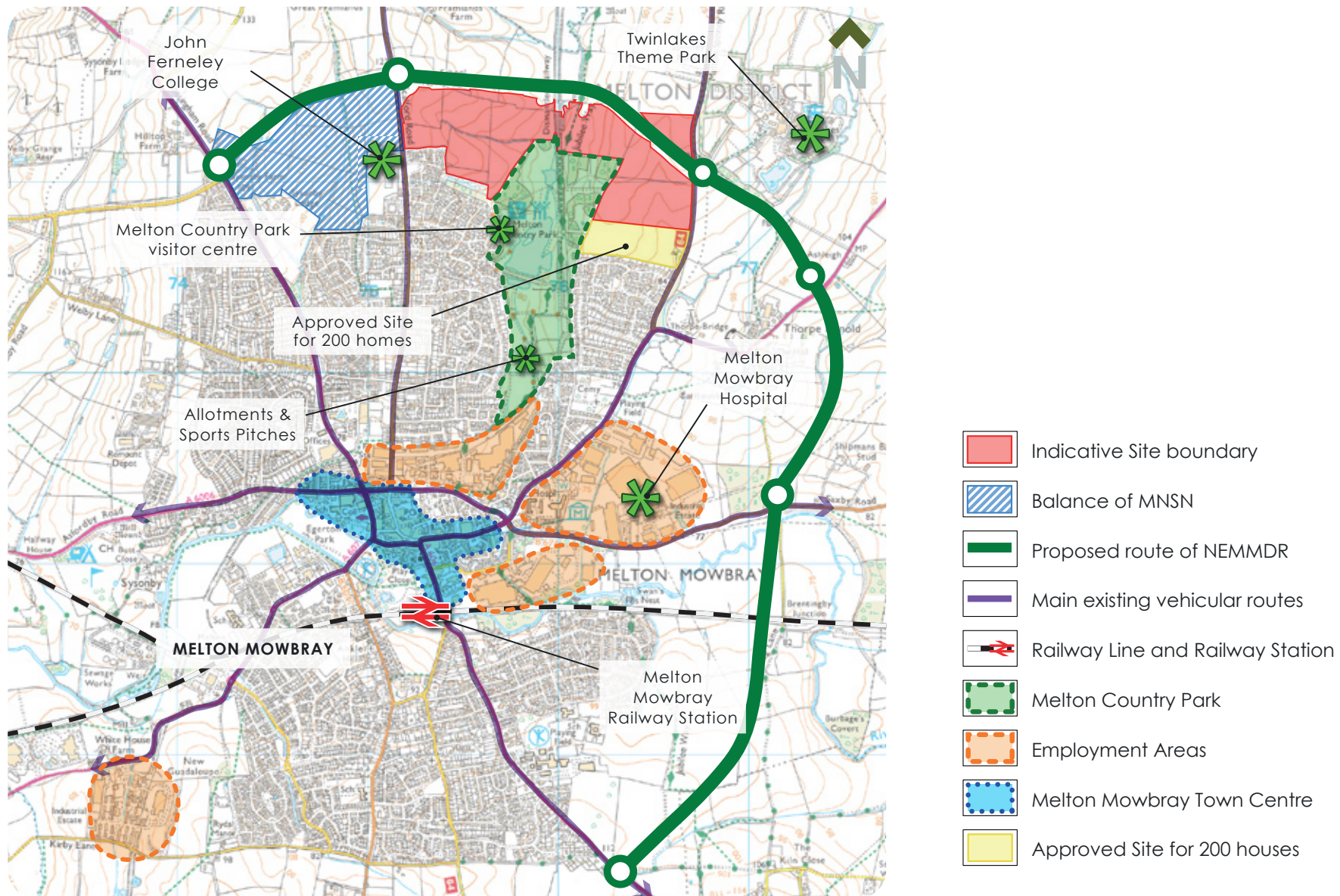


Figure 2.2: Site Context Plan.

2.4 SITE-WIDE OPPORTUNITIES & INFLUENCES

The Opportunities and Influences associated with the proposed development have been identified following the assessment of the Wider Allocation Site and its surroundings, as detailed both within the Melton North Masterplan and Section 3 of the DAS. These are summarised below and shown on the Opportunities and Influences Plan at Figure 2.3.

CONNECTIVITY

The Site is located on the northern edge of Melton Mowbray and should be designed to maximise connectivity and integration with the existing and emerging settlement edge. The access proposals outlined in Section 3 show that the Wider Allocation Site will principally be accessed via Scalford Road to the west and Melton Spinney Road to the east. Connectivity across the Wider Allocation Site, and particularly in an east to west direction, will be key to the new neighbourhood's success. The Melton North Masterplan establishes how new pedestrian linkages to Melton Country Park will play a key part achieving this connectivity, particularly during the initial phases of development. Therefore, safe and direct recreational routes should connect to these linkages in order to encourage the new residents to choose more sustainable movement patterns for local trips, particularly in relation to the new neighbourhood's potential additional primary school, the community hall, playing fields and other areas of open space, together with John Ferneley College, which lies immediately to the west of the Wider Allocation Site.

Equally, strong connections should be provided to both sides of the pedestrian crossing on the NEMMDR to ensure the new homes to the north of the NEMMDR form an integrated part of the neighbourhood, particularly in relation to providing direct and convenient routes to the potential additional primary school, community hall, playing fields and Melton Country Park.

FLOOD RISK AND WORKING WITH THE SITE'S TOPOGRAPHY

Managing flood risk and drainage is a key consideration when masterplanning new development. It is, therefore, necessary to develop a robust drainage strategy which seeks to eliminate any future risk of increased flooding on the Wider Allocation Site or its immediate context. The Concept Masterplan already provides a robust framework for achieving this through blue and green infrastructure planning, which will ensure that effective flood mitigation measures are incorporated as an integral part of the development's green spaces and that the area of flood risk associated with Scalford Brook remains free from development, save for where the new Spine Road crosses it.

The topography of the Wider Allocation Site will be a key driver which will dictate in places the layout of the masterplanning proposals. The alignment of the Spine Street shown on the Concept Masterplan has already been subject to a large amount of detailed design work. Therefore, its alignment, particularly within the western and central parts of the Wider Allocation Site, can be seen to traverse the contours wherever possible in order to provide as gentle a climb/descent along the Wider Allocation Site's slopes as possible. Similarly, the Wider Allocation Site's topography, particularly within its western and central sections will dictate the exact alignment of the new streets that lead off the Spine Street. An important function of the masterplanning proposals should, therefore, be to balance the need to adhere to highway design standards against the need to create a strong sense of place that is underpinned by strong urban design principles. The key to this is working with the topography of the Wider Allocation Site to ensure that the street layout has a successful flow, using building placement and the location of the open space network to reinforce the sense of place.

PROVIDING A BUFFER TO MELTON COUNTRY PARK

Melton Country Park indents the central parts of the Wider Allocation Site and, therefore, its relationship with the new neighbourhood is a key consideration. New open space uses should be located where the Wider Allocation Site abuts the Country Park. These spaces are designed to respect and enhance the existing edge of Melton Country Park and to maximise the recreation, ecological and landscape value of the open space uses, rather than simply seen as a strict application of a standard width buffer.

EXISTING LANDSCAPE

The Site comprises a number of trees and hedgerows, with the prevalence of these existing landscape features being located to the west of Scalford Brook and the dismantled railway line. These trees and hedgerows should be retained and, therefore, form important structural elements of the proposed layout which will define the location of the new neighbourhood's built uses. A wider network of green spaces will add to the existing landscape characteristics, enabling the development to positively respond to the transition between the settlement edge and the countryside beyond.

THE NEMMDR INTERFACE

The NEMMDR will form the majority of the Wider Allocation Site's northern boundary and to the east, will be fronted on both sides by the new neighbourhood. Therefore, a positive relationship between the new neighbourhood and the NEMMDR should be created. The new homes should front the NEMMDR in order to create attractive aspects and overlooking along the NEMMDR and countryside beyond.

A narrow green corridor should be located between the NEMMDR and the new homes. It should contain new and existing landscaping which complements that being provided as part of the NEMMDR proposals and to filter views of the new homes from both the new road and the countryside beyond.

COUNTRYSIDE EDGE

The northernmost boundary of the Taylor Wimpey UK Ltd site is currently undefined by any landscape features. Therefore, new landscaping should be provided to create a strong, well-landscaped edge in this location in order to filter views of the new homes from the countryside to the north.














Figure 2.3: Opportunities and Influences Plan.






Site Boundary



OPPORTUNITIES

-  Residential area
-  New dwelling frontages orientated to create an outward facing development
-  Potential new community facilities
-  Vehicular access points from Melton Spinney Road and Scalford Road
-  Vehicular accesses from Taylor Wimpey development currently under construction
-  Cycleway/footway along the spine street (westbound carriageway) and Scalford Road.
-  Recreational routes
-  Pedestrian access points
-  Pedestrian and cycle access point
-  Existing watercourses/ditches should be incorporated within a network of green corridors
-  Key green corridors
-  Focal green spaces
-  Children's play provision
-  Tree belt to filter views of the new development

INFLUENCES

-  Land at risk of fluvial flooding
-  Land at risk from surface water flooding
-  Local Wildlife Site
-  Buffer to Melton Country Park
-  Pump station (15m offset to new homes required)
-  Existing vegetation to be retained where appropriate
-  Vehicular connections between development parcels
-  Existing water main (6m easement required)
-  LV electricity cable (Potential to be underground)

CONTEXT

-  North East Melton Mowbray Distributor Road (NEMMDR)
-  Existing key routes through Melton Mowbray and existing bus stops
-  Existing facilities
-  Dismantled railway
-  Existing public footpath
-  National Cycle Network Route 64 and Link Routes
-  Existing recreational routes within Melton Mowbray Country Park

3. SITE ASSESSMENT

The Melton North Masterplan contains a detailed description of the Barwood Land site and should be read in conjunction with this section.

Site Features

The Barwood Land site occupies a series of six predominantly rectangular agricultural fields and smaller parts of two others, currently comprising semi-improved grassland, and a short stretch of dismantled railway. It equates to approximately 50% of the total Site. For clarity, the land parcels will be referred to as Areas A, B, C, D, E, F and G, as shown on Figure 3.3 (page 26).

Scalford Brook crosses through this part of the Site, within Area E, in a roughly north to south orientation and a tributary of the brook crosses the northern boundary of Area D, in a roughly west to east orientation. The remaining landscape features on the Site comprise the internal field boundaries, which are formed of mixed native hedgerows, with some hedgerow trees and vegetation along the dismantled railway line.

The northern boundary of the Barwood Land site will eventually be defined by the NEMMDR. A 3 metre high noise barrier on the southern side of the NEMMDR will be erected for a length of 440 metres to the east of the new NEMMDR / Scalford Road roundabout. The roundabout will be raised slightly above the existing ground level of the site in this location. The initial section of the NEMMDR where it leads eastward from the roundabout will also be slightly raised above the Barwood Land site before passing through a short section of cutting and crossing the dismantled railway line on a raised section. The land associated with the NEMMDR will include two new balancing ponds located on its southern side, to either side of Scalford Brook and the dismantled road, together with new native broadleaf woodland, native shrubs, grassland and wildflower.

Where the NEMMDR crosses Scalford Brook, a clear span bridge is to be built. This bridge will include an underpass in order to maintain connectivity of Jubilee Way (footpath E18) where it crosses the NEMMDR.

Areas A, B and C

The northern boundary of Areas A, B and C is undefined. However, for the majority of its length it is in close proximity to a field boundary which comprises a post and wire fence, backed by a mixed native hedgerow, with some hedgerow trees within Area B.

The southern boundary of Areas A, B and C also comprise post and wire fencing backed by a mixed native hedgerow. The internal field boundaries, which separate Areas A, B and C, comprise mixed native hedgerow, lined by post and wire fencing on both sides.

The eastern boundary of Area C comprises post and wire fencing backed by the vegetation on the bank which rises up to the dismantled rail line. Scalford Brook runs adjacent to the boundary along its southern half. The western Site boundary (within Area A) comprises a post and wire fence and a hedgerow.

Area D

The northern boundary of Area D is marked by the tributary that feeds into Scalford Brook, which is lined with mixed native vegetation and post and wire fencing. The eastern boundary of Area D comprises post and rail fencing, with vegetation within the Melton Country Park extending beyond. The southern boundary of Area D comprises a post and wire fence backed by a mature hedgerow, with a bank rising towards the housing on Wymondham Way beyond. The western boundary of Area D comprises some post and wire fencing and some post and rail fencing. These are backed in places by mixed native hedgerow, with some hedgerow trees located to the approximate centre of the boundary.

Areas E and F

The northern boundary of Areas E and F comprises post and wire fencing backed by mixed native hedgerow and some mature hedgerow trees. There is a pedestrian gate for the public footpath which crosses this part of the Site.

The eastern Site boundary (within Area F), comprises a post and wire fence backed by a mixed native hedgerow. The southern boundary of Areas E and F comprises a post and wire fence backed by dense vegetation within the northern extents of the Melton Country Park. There is a stile with the aforementioned public footpath into Area E.

The internal field boundary between Areas E and F comprises a hedgerow lined ditch, which in turn, is bound by post and wire fencing on both sides. The western boundary of Area E comprises a post and wire fence backed by vegetation on the rising bank to the dismantled rail line.

Area G

Area G comprises the embankment of the dismantled rail line which crosses the Site in a roughly north to south orientation. There is a cutting in the dismantled railway line which provides access between the two fields that lie to either side of the embankment.



Figure 3.1: Aerial photograph showing the Barwood Land site.

Topography

The Barwood Land site has a valley character, falling from the high point on the eastern Site boundary in Area F, which sits at approximately 110m AOD to approximately 85m AOD in the central part of the site and at the base of the banks to the dismantled railway, before rising again to the western boundary which sits at approximately 120m AOD.



Figure 3.2: Topography Plan

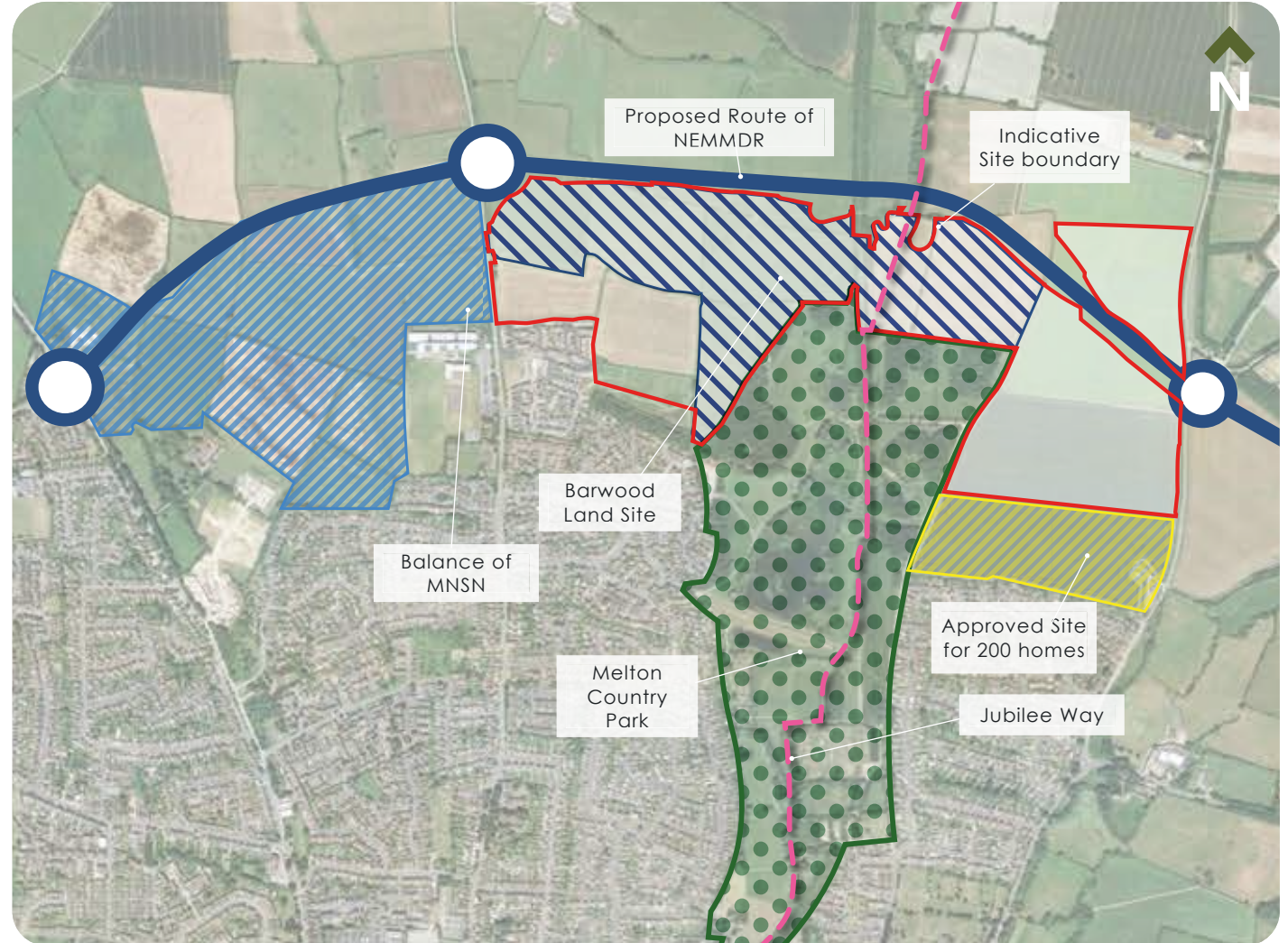


Figure 3.3: Aerial photograph showing the Barwood Land site in context.

Landscape and Visual Character

The Barwood Land site will be contained by the NEMMDR to the north, which will separate the site from the wider agricultural landscape. The site is also contained by the wider MNSN to the south, east and west. Proposed new landscaping should be planted along the northern boundary to bolster the new landscaping associated with the NEMMDR and it create a soft, well-landscaped development edge that helps to screen and filter views of the new homes from the north.

The internal hedgerows should be integrated into the proposed green corridors and areas of open space to define the shape of the development parcels and be planted with additional landscaping. This will help to create a 'layering' of vegetation to help break up the proposed built form in views from the countryside to the north.



Figure 3.4: Aerial photograph showing photo location points.

Vegetation with Melton Country Park
Melton Mowbray
Area G
Area F
Area C
Area B
Area A



1: View from the northeast corner of field, near to area G, looking west.

Residential properties on Discovery Drive



2: View from eastern boundary of Area C, looking west across the Site.

Area D
Residential properties on Discovery Drive
John Ferneley College



3: View from northern boundary of Area B, looking south across Site.

Access and Connectivity

A short section of Jubilee Way (footpath E18) crosses the Barwood Land site just to the east of the dismantled railway. New pedestrian connections should be provided to Jubilee Way, which provides connections to Melton Country Park to the south and the countryside to the north.

The Melton North Masterplan sets out that the principal vehicular access point will be provided from Scalford Road comprising a fourth arm leading off the already approved roundabout that serves new housing development within the MNSN to the west of Scalford Road. This access point will connect with the western section of the Spine Street, which will in turn run through the heart of the Barwood Land site connecting with the Taylor Wimpey site at the eastern boundary where the Spine Street will continue south eastwards to Melton Spinney Road. A Secondary Street leading southwards from the Spine Road will provide a direct vehicular connection with the William Davis site to the south.

The Melton North Masterplan sets out that the following non-vehicular points of connection are to be provided:

- Four pedestrian connections will be provided to Melton Country Park linking into the existing pedestrian routes that lie adjacent to the Site's boundaries with the Country Park.
- A number of pedestrian and/or pedestrian/cycle access points are to be provided into the William Davis and Taylor Wimpey sites to maximise connectivity and integration across the Wider Allocation Site.



A short section of the Jubilee Way passes through the Barwood Land site.

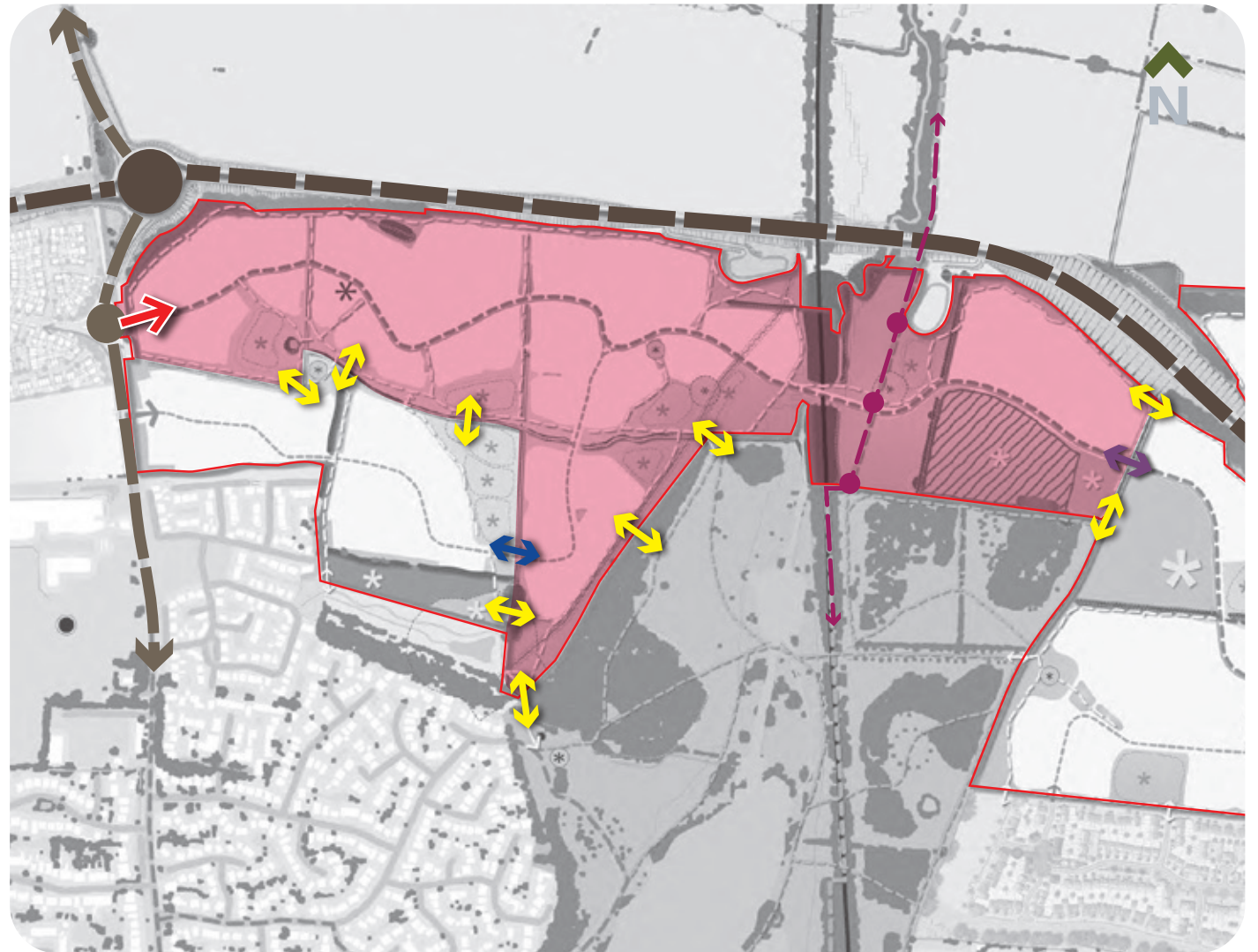


Figure 3.5: Access and Connectivity.

Ecology

A full suite of ecological surveys and assessment have been undertaken at the Barwood Land site between 2017 and 2021. The site is dominated by habitats of lower ecological interest, including nine improved grassland fields used for grazing pasture with a small area of poor semi-improved grassland. Boundary habitats are of greater interest with numerous hedgerows which bound and divide fields, some of which are species-rich. Additionally, Scalford Brook and the Melton to Bingham disused railway (LWS candidate) run through the centre of the Site with neutral semi-improved grassland and scrub habitats. Melton Country Park is located adjacent to the Site to the south.

The disused railway has been identified as supporting a small breeding population of grass snake *Natrix natrix* (syn. *N. helvetica*). Scalford Brook also bisects the site and is culverted under the disused railway line. The culvert has been confirmed as supporting small numbers of roosting Daubenton's and soprano pipistrelle bats. Additionally otter are known to use the section of brook which crosses the site, although no evidence of holts has been identified. A single ephemeral pond is located within the north-west of the site, this pond has a confirmed great crested newt population, although dries regularly and would benefit from improved management. A network of hedgerows is present across the site providing intrinsic ecological value and connectivity. Over half of the hedgerows were found to be species-rich and all of moderate or good condition.

The following habitats/protected species have been identified on-site, with robust safeguards and mitigation measures proposed to avoid potential impacts to these species and ensure construction works are lawful:

- Melton to Bingham disused railway (LWS candidate) [semi-improved neutral grassland and scrub]
- Hedgerows
- Bats
- Badger
- Otter
- Grass snake
- Great crested newt
- Nesting birds

Measures have been set out to safeguard and seek betterment of habitats associated with the on-site LWS (candidate) and Scalford Brook and a sensitive external lighting scheme is proposed in order to minimise adverse effects on nocturnal animals making use of the Site and surrounding habitats.

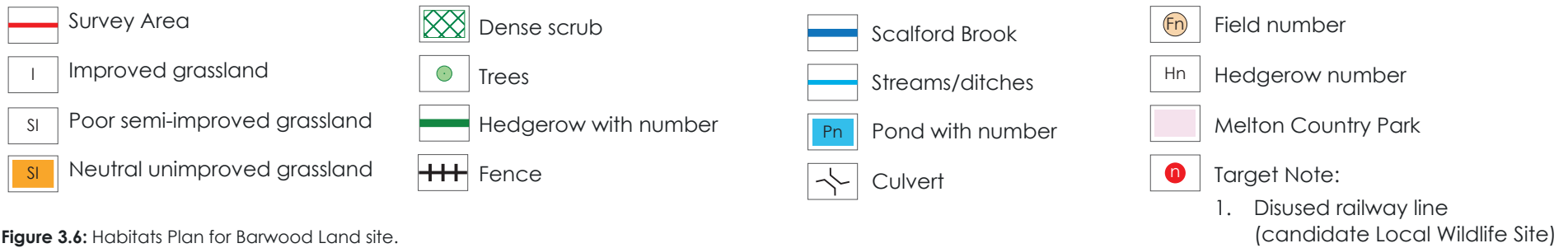
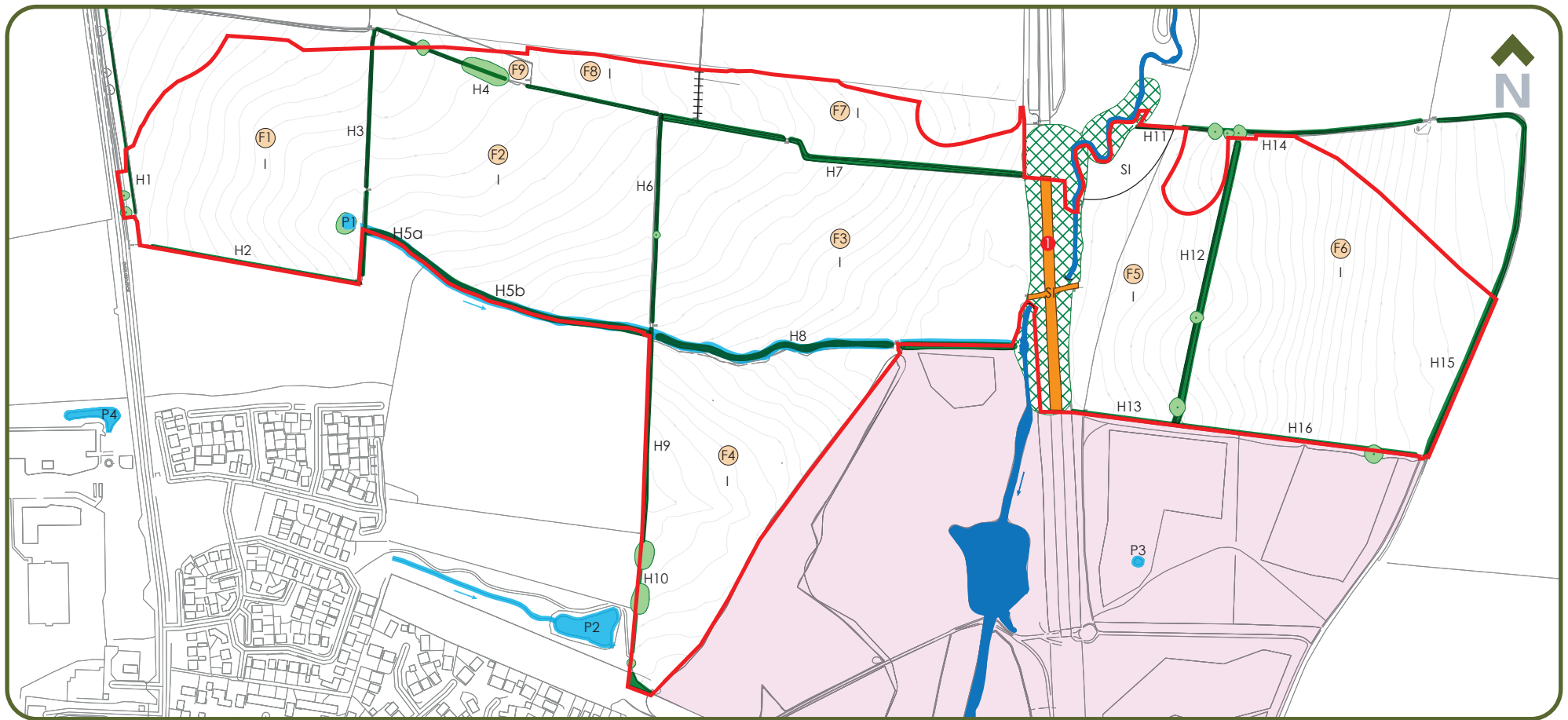


Figure 3.6: Habitats Plan for Barwood Land site.

Flood Risk and Drainage

The Flood Risk Assessment carried out for the Barwood Land site shows the majority of the site has less than 1 in 1,000 annual probability of flooding from fluvial sources (Flood Zone 1), the majority of the site has a less than 1 in 1,000 annual probability of flooding from fluvial sources (Flood Zone 1). As shown on Figure 3.6, part of the site is located in an area identified as at fluvial flood risk (Flood Zone 2 and 3), which is associated with Scaford Brook where it passes through the site. This part of the site, is therefore, to remain undeveloped, with the exception of the Spine Street which passes through it (the Spine Street is to be raised above the design flood level (1 in 100 year plus climate change event) with flood volume compensation being provided along the eastern bank of the Scaford Brook). These proposals will ensure that safe movement is achieved throughout the development for its lifetime.

Figure 3.7 shows that the majority of the site is at very low risk of surface water flooding. There is, however, an area of surface water flooding centred upon the route of Scaford Brook where it bisects the site. There are also a number of small areas of surface water flow routes within the site, including a flow route associated with an existing ditch running along the western section of the southern site boundary.

To mitigate an increase in surface water flood risk, a series of attenuation basins and ponds are proposed within the site, close to the western section of the southern site boundary and to the east of Scaford Brook. These features have been designed to store and release surface water runoff at a greenfield runoff rate up to the 1 in 100 year plus climate change event in order to mimic the natural drainage regime of the site.

The development's foul flows will discharge to the existing Severn Trent Water foul sewer network. Due to the topography of the site, waste water will require pumping toward the public foul sewer network at an agreed rate with Severn Trent Water. Any foul pumping station will be located outside areas of flood risk.



Figure 3.7: Fluvial flood risk map.

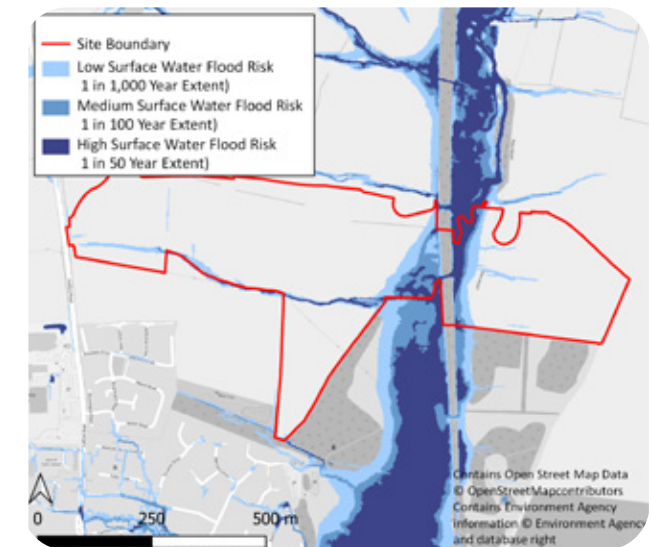


Figure 3.8: Surface water flood risk map.

Utilities

A low voltage (33kV) overhead powerline crosses the southern part of the section of the Barwood Land site that lies to the west of Scalford Brook. The opportunity exists to underground the powerline.

An underground water main runs in broadly north east to south west direction through the site, to the west of Scalford Brook and the disused railway. The water main should remain within a green corridor, save for where the Spine Street will pass over it.

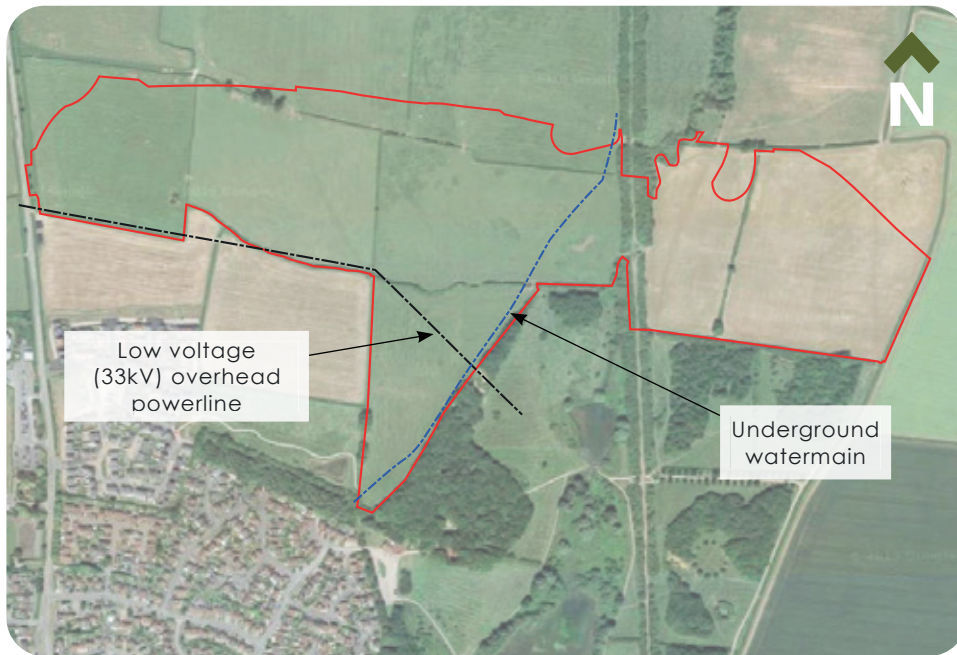
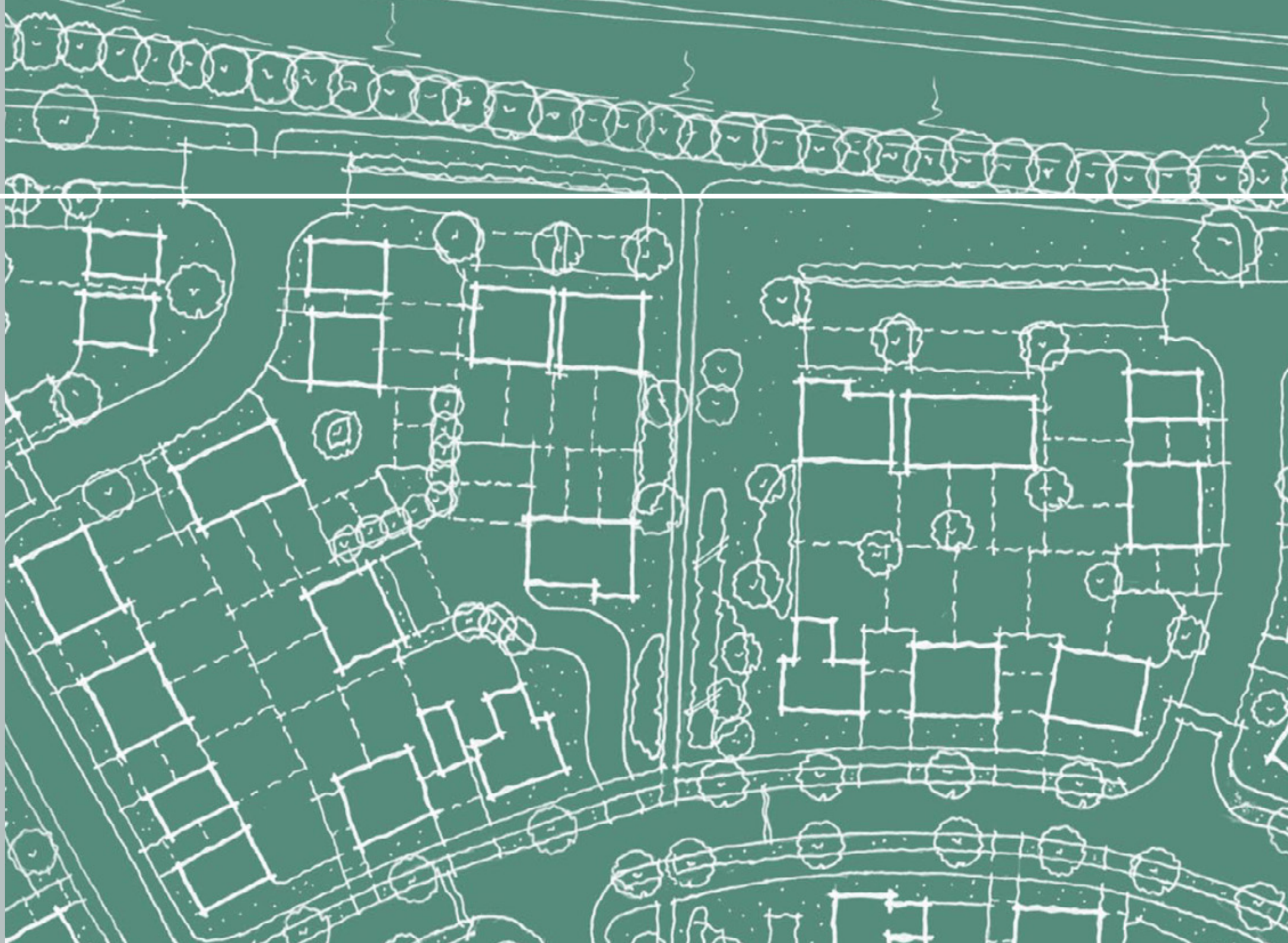


Figure 3.9: Utilities Plan.

Heritage and Archaeology

A heritage assessment has been prepared in support of the outline planning application. The assessment sets out that data available from Historic England and the Local Planning Authority shows that there are no Scheduled Monuments within the site. There is a Scheduled Monument, a moated site north of Spinney Farm, located c.500m north west of the site and there are seven Listed Buildings within the search area. The assessment finds that there is no evidence of a historic functional association between any of the identified designated heritage assets and the site, and that the proposed development will not impact on the heritage significance of the Scheduled Monument or the Listed Buildings due to their distance and screening by local topography and vegetation.

Geophysical survey carried out across the site identified no evidence indicative of archaeological activity. The potential for significant archaeological remains of all periods is considered to be low. Any surviving remains are likely to be of local interest and would be significant for their archaeological interest and potential to contribute to local - regional research agendas. The assessment concludes that due to the low archaeological potential identified there are no fundamental archaeological constraints to development on the site.





PART B
DESIGN PROPOSALS

4. DESIGN PROPOSALS

4.1 THE DEVELOPMENT FRAMEWORK PLAN

The Development Framework Plan for the Barwood Land site (Figure 4.1) builds upon the level of detail shown on the Concept Masterplan to show the potential layout of the streets and the grain of development in respect of the size and proportions of the principal perimeter blocks. It shows how the Barwood Land site is to be structured along the new tree-lined Spine Street, which runs between Scalford Road to the west and the Taylor Wimpey site to the east. From the Spine Street, the Development Framework Plan shows how a number of streets and lanes radiate out to the rest of the site and how a new secondary street provides a direct connection with the Barwood Land site to the south.

In accordance with the Melton North Masterplan and the Concept Masterplan, the Development Framework Plan shows how the existing hedgerows are to be retained within green corridors which provide direct, traffic-free routes and connections to the wider areas of public open space, including the new Jubilee Way Park, which coincides with an area of the site that is subject to flooding from Scalford Brook. The new park also forms an important part of an open space buffer to Melton Country Park, with the Development Framework Plan showing how the sports pitches to the east and areas of natural and semi-natural greenspace to the south west form a continuous open space buffer alongside the Country Park. These open spaces will include new woodland, thicket and tree planting. This new landscaping will help to screen and filter the views of the new homes from within the Country Park and will form a transitional habitat between the Country Park and the proposed built development.

The Development Framework Plan shows how new traffic-free routes will pass through the site's green spaces, demonstrating one of the key principles of achieving a healthy green environment. Furthermore, the Development Framework Plan depicts the locations and sizes of the proposed attenuation basins, which are located within the lower parts of the Barwood Land site.

As per the provisions of the Melton North Masterplan, the Development Framework Plan also demonstrates how it will play a key role in creating a vibrant and lively new neighbourhood with the provision of the potential community, retail and/or health use, the sports pitches, the community hall/ changing rooms pavilion and new children's play areas. These uses will combine the new green spaces to foster a strong sense of community by providing space where the new residents can meet each other and socially interact, therefore, helping to improve public health by encouraging physical activity and helping to tackle those affected by loneliness and isolation.

ACCESS & MOVEMENT














	Proposed vehicular access points		Recreational Routes (Pedestrian - 2m wide footways)
	North East Melton Mowbray Distributor Road (NEMMDR)		National Cycle Network Links Routes
	Proposed spine street through the development		Proposed pedestrian links
	Proposed cycleway/footway along Spine Street (westbound carriageway) and Scalford Road		Proposed 3m wide cycleway/footway along eastern side of Scalford Road (refer to detailed access drawings for individual planning applications)
	Proposed secondary streets		Existing public rights of way
	Proposed private drives/lanes		Existing recreational routes in Melton Country Park
			Proposed foul pump station and associated cordon sanitaire



Figure 4.1: Development Framework Plan.

4.2 THE ILLUSTRATIVE MASTERPLAN

The Illustrative Masterplan for the Barwood Land site (Figure 4.2), which is based upon the Development Framework Plan, has been prepared to demonstrate in more detail the general design principles that will be adopted through the development of the Barwood Land site.

It is important to note that the layout of the development is a Reserved Matter. However, the Illustrative Masterplan, together with this DAS and the Design Code, communicate the key design principles that a subsequent Reserved Matters application should reflect in order to respect the in-depth analysis of the Site and its surrounding context.

The Illustrative Masterplan indicates the principles of the development's urban structure; the proposed patterns of streets and spaces, and the urban grain; the location, arrangement and design of the principal development blocks and the green infrastructure that the new development will sit within.

The Masterplan provides for up to 575 dwellings as well as the provision of large areas of public open space. The development is proposed to be set within a strong green infrastructure framework, which will allow easy and convenient access to the various areas of public open space. Within the public open space, green corridors will help to enhance the Site's ecological value, particularly along existing hedgerows.

The Illustrative Masterplan also accommodates Sustainable Drainage System (SuDS) features in the form of several attenuation basins, located at the low points of the site. These basins will help manage the flow of surface water during periods of heavy and persistent rainfall. The drainage basins are proposed to form an integral part of the site's green infrastructure framework and provide opportunities for habitat creation.



Site Boundary: **30.00ha**



Vehicular access points



Vehicular connection to Site



Pedestrian connections



Pedestrian recreational routes



Jubilee Way



Combined foot/cycle routes and connection



Proposed attenuation basins (SuDS)



Children's/young persons play provision: 1No. LEAP



Community hall/changing rooms pavilion and sports pitches



New dwellings



Existing vegetation



New planting



Figure 4.2: Illustrative Masterplan.



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Key Design Principles

Topography and Flood Risk Management: The layout of the new development has been strongly influenced by the topography of the Barwood Land site, ensuring that an achievable and robust design framework is achieved. The route of the tree-lined Spine Street has been carefully designed to ensure it traverses the contours wherever possible in order to provide as gentle a climb/descent along the site's slopes as possible. The Illustrative Masterplan indicates how the other streets will follow this design principle, which will be subject to further detailed design at the reserved matters stage. The parts of the Barwood Land site at risk from flooding associated with Scalford Brook will remain undeveloped and the lower parts of the site will be used to locate the attenuation basins.

Points of community activity: The potential community, retail and/or health use will provide a focal point of activity in the western part of the site. Its location on the Spine Street means it sits just to the north of the Focal Green located within the William Davis site. A linear area of open space will provide a short and direct traffic-free link between the two focal points in order to encourage easy movement between them. To the east, Jubilee Way Park, the sports pitches and the community hall/changing rooms pavilion will create another hub of activity, which complements that created by the adjacent potential additional primary school located within the Taylor Wimpey site. Elsewhere, the new children's play area will create an additional point of community activity. Together, these uses will create character to the new neighbourhood through the social interactions they will generate, helping to bring the place to life.

Relationship of Spine Street with green spaces: Along its route, a number of open spaces of varying sizes and character will open out onto the Spine Street. These spaces range from the new Jubilee Way Park and the sports pitches through to more intimate scaled green spaces centred upon existing hedgerows. These green spaces will break up the built form along the Spine Street, where new and existing landscaping will provide an interesting contrast to the new buildings fronting the street.

Scalford Road Frontage: In accordance with the Design Code, the Illustrative Masterplan shows how a distinctive streetscene will be created along the Scalford Road frontage (CA1: Scalford Road Frontage). It shows how the new homes will create a strong and positive relationship with Scalford Road, with new tree and hedgerow planting creating a verdant character along the road.

Interface with the NEMMDR : As per the Design Code, the Illustrative Masterplan shows how the new homes will provide overlooking and attractive aspects along the site's interface with the NEMMDR (CA3: NEMMDR Frontage), with new landscaping located between the NEMMDR and the new homes to screen and filter views of the new neighbourhood from the countryside beyond.

Jubilee Way Park: Jubilee Way passes through the new Jubilee Way Park and will be retained along its current alignment so that it benefits from the attractive landscaped setting afforded by the new park. New pedestrian routes connecting with the existing right of way will maximise its integration with the new neighbourhood. Equally, these connections will facilitate convenient access to both Melton Country Park to the south and the countryside to the north. In accordance with the Melton North Masterplan and the Design Code, Jubilee Way Park will have a semi-formal character, with new woodland, thicket, orchard and tree planting reinforcing its buffer function to Melton Country Park. The new park will also provide well-designed spaces for the new residents to relax and for informal recreational opportunities, such as exercising, dog walking informal play.

Strong Landscape Framework: One of the fundamental principles of a high-quality place is for it to be set within a strong, attractively landscaped green framework and structured to respect the existing landscape features within and surrounding the Barwood Land site. This has been achieved through the provision of several prominent green corridors and the open space buffer to Melton Country Park, which link the various areas of open space together.

1. Pedestrian connections maximise integration with Melton Country Park and the wider allocation site.

2. Jubilee Way maintained along current alignment.

3. Network of recreational routes running through the new green spaces.

4. Combined footway/cycleway running along westbound carriageway of the Spine Street.

5. Drainage basins form an integral part of the green infrastructure.

6. Children's play area provides a community focal point.

7. Community focal point created by potential community, retail and/or health use (bus stop to be located close to the use).

8. Community hall/changing rooms pavilion and sports pitches forms create a community hub of activity with adjacent primary school in Taylor Wimpey site. (bus stop to be located close to the use).

9. Jubilee Way Park provides a centrally located area of open space serving the wider allocation site.

10. Open space buffer to Melton Country Park.

11. Vehicular connection to William Davis site.

12. Vehicular connection to Taylor Wimpey Land site.

13. An outward looking development to provide attractive aspects and overlooking.

14. New homes front Scalford Road with new tree and hedgerow planting creating a verdant edge.

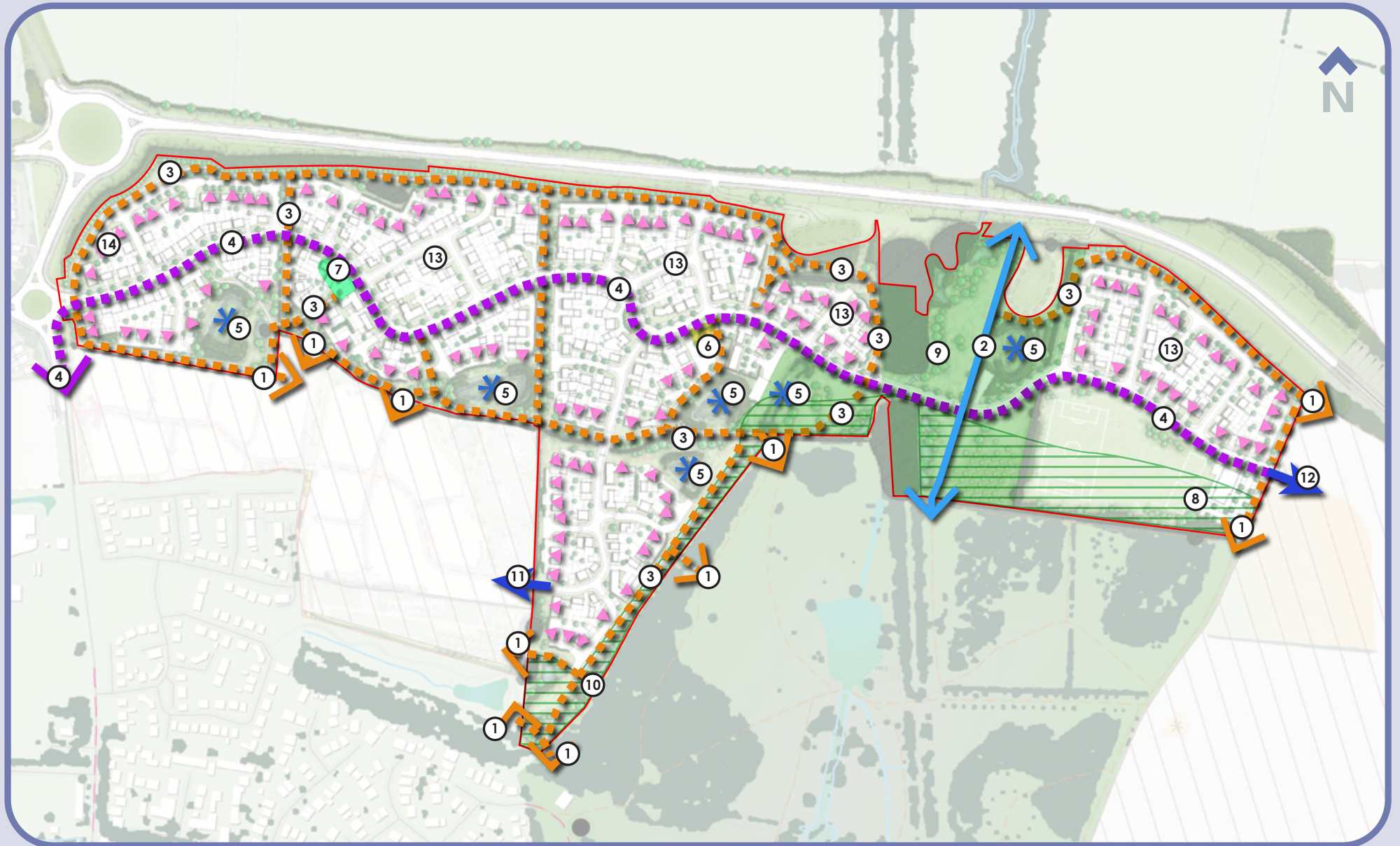


Figure 4.3: Design Principles.

4.3 USE AND AMOUNT

The outline planning application for the Barwood Land site covers a total area of 30.00 hectares. The proposals encompass the following:

Residential Development Area– up to 575 dwellings (15.93 hectares)

The development accommodates a residential development area measuring 15.93 hectares, providing for up to 575 dwellings. The average net density for the residential development area is 36 dwellings per hectare (dph).

The housing mix will be determined at the Reserved Matters stage, but it is expected to include a broad range of types, sizes and tenures. 15% of the homes will be affordable (subject to viability considerations) and will be fully integrated within the market housing.

Potential community, retail and/or health use (part of residential development area)

In accordance with the location established by the Melton North Masterplan and Concept Masterplan, a potential community, retail and/or health use is accommodated. It will comprise a mixed-use building up to 2½ storeys in height, with the non-residential uses to the ground floor and apartments above. More details on the design parameters and requirements of the community, retail and/or health use are contained within the Melton North Masterplan.

Green Infrastructure – 13.43 hectares (including sports pitches – 1.91 hectares)

The Barwood Land site accommodates 13.43 hectares of green infrastructure. In accordance with the green infrastructure principles established

by the Melton North Masterplan, a range of space typologies will be accommodated, comprising amenity green space, natural and semi-natural greenspace, parks and gardens, sports pitches and a children's play area. The play area will comprise a Local Equipped Area for Play (LEAP). The Melton North Masterplan provides a full description of the exact location, function, character and design parameters of the different open space typologies, including that for the children's play area.

The 13.38 hectares of green infrastructure also includes the proposed attenuation basins. The SuDS basins are located within the lowest parts of the Site to manage excess surface water run-off during periods of heavy or persistent rainfall. The basins will also be designed to create new habitats for wildlife, contributing to the setting of the new neighbourhood.

Community Hall and Changing Rooms Pavilion – 0.3 hectares

In accordance with the Melton North Masterplan and the Concept Masterplan, a community hall and changing rooms pavilion is provided on a 0.3 hectare parcel of land, located on the eastern side of the sports pitches. The function, character and design parameters of the community hall and changing rooms pavilion is set out in the Melton North Masterplan.

Remaining Infrastructure – 0.34 hectares

The remaining infrastructure comprises the foul pump stations and sections of highway not directly serving residential development.

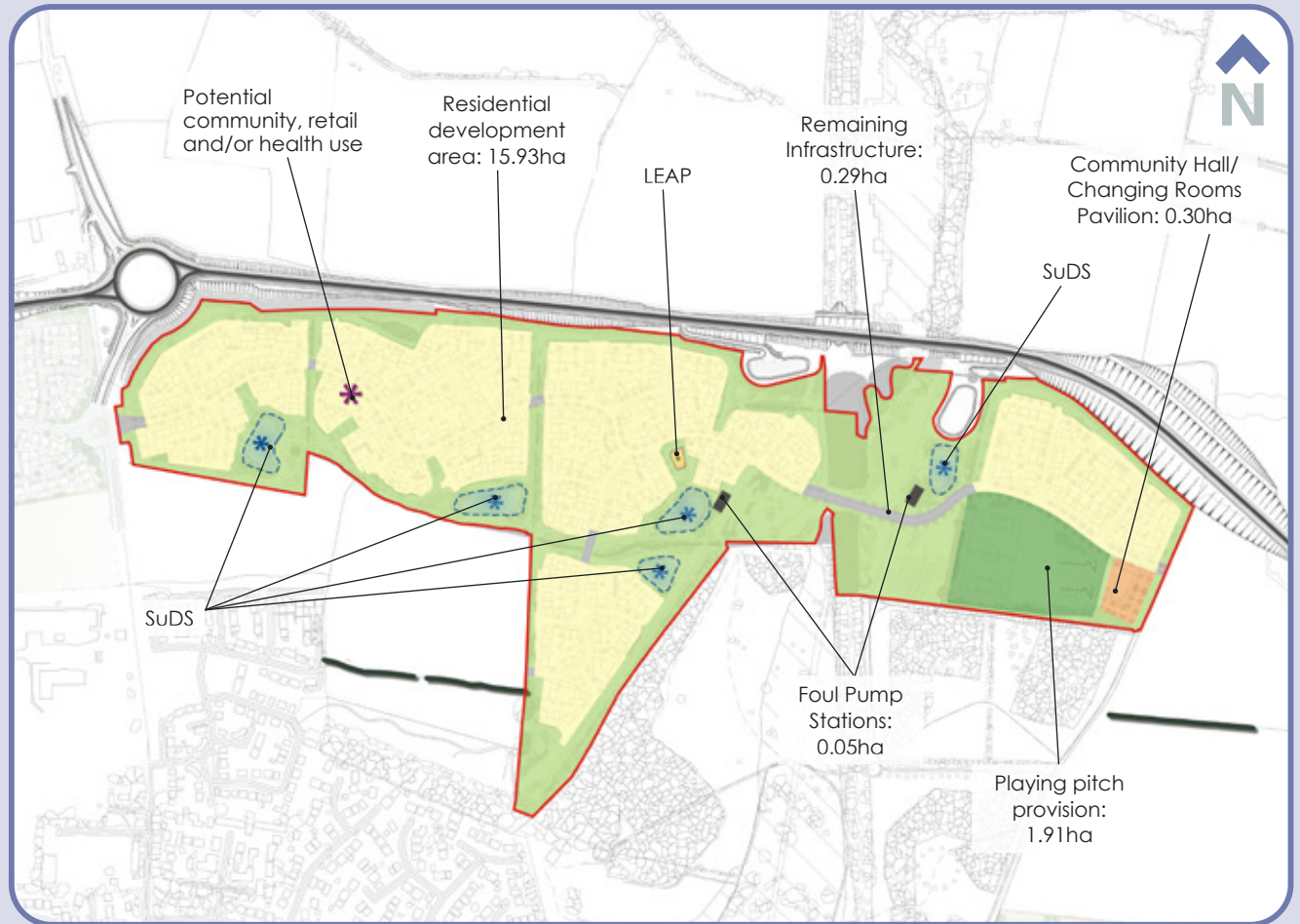
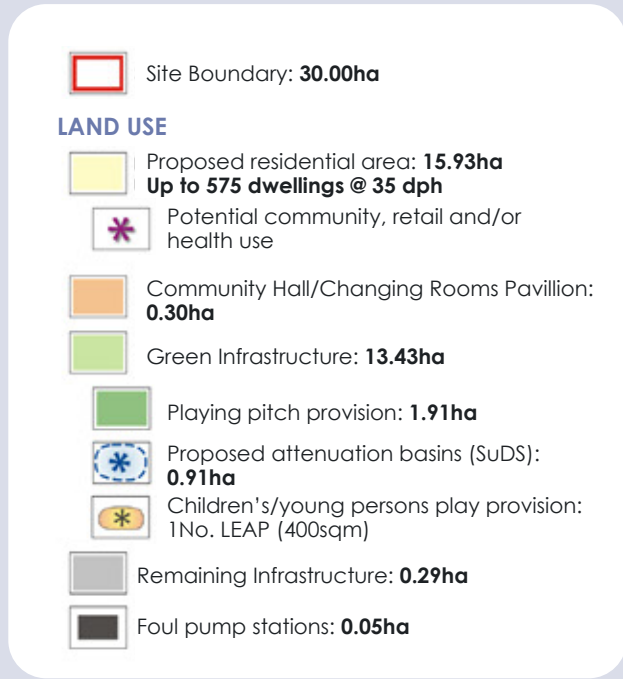


Figure 4.4: Land Use Plan.

4.4 ACCESS AND MOVEMENT

Vehicular Access

The outline application for the Barwood Land site seeks detailed consent for the vehicular access point from Scalford Road, which comprises a fourth arm leading off the already approved roundabout that will serve the approved new development within the MNSN to the west of Scalford Road. This vehicular access point will lead directly to the Spine Street that will pass through the heart of the Barwood Land site. This vehicular access point will serve the initial phase of development within the Barwood Land site. In accordance with the Phasing Plan contained within the Melton North Masterplan, two additional points of vehicular access will be provided to the Barwood Land site. In Phase 2, a vehicular linkage will be provided from the William Davis site. In Phase 3, a vehicular access will be provided from the Taylor Wimpey site. The detailed design of the Phases 2 and 3 access points will be submitted as part of future reserved matters applications.

In accordance with the movement framework principles established by the Melton North Masterplan, the Design Code and the Concept Masterplan, the design proposals for the Barwood Land site establish a well-connected movement network, accessible by all users, which will ensure all areas of the development are easy to navigate, safe and secure. The movement hierarchy accords with that established by the Melton North Masterplan and the Design Code, which should be referred to for more details on the function, character and design parameters of each street type (referred to as Streetscape Character Frontages).

Pedestrian and Cycle Access

In accordance with the Melton North Masterplan, the following non-vehicular points of connection are to be provided:

- Four pedestrian connections will be provided to Melton Country Park linking into the existing pedestrian routes that lie adjacent to the Site's boundaries with the Country Park.
- A number of traffic-free connections are to be provided into the William Davis site to maximise connectivity and integration across the Wider Allocation Site.
- A traffic-free linkage will be provided to the Taylor Wimpey site at the eastern boundary.

The phasing of these linkages will accord with the Melton North Masterplan.

Jubilee Way, which is to be retained along its current alignment, will be accommodated within a 2m wide tarmacked surface (or similar) and have a minimum of 1m wide clear verge on either side where it passes through the Barwood Land site. This will ensure that the route of the right of way does not appear narrow and unattractive to users and is available to all users all year round. In accordance with the Melton North Masterplan, where the Jubilee Way crosses the Spine Street, a safe crossing point will be provided that includes dropped kerbs, tactile paving and appropriate signage.

Similarly, the new recreational routes running through the Barwood Land site will be provided with a tarmacked surface (or similar) with no trees or shrubs planted within 1m of the edge of the routes. All trees and shrubs planted alongside Jubilee Way and the recreational routes will be non-invasive. In accordance with the Melton North Masterplan, signage along the recreational routes will be incorporated to clearly direct travellers and identify cycle routes and pedestrian-only paths. Together, these design principles will encourage new and existing residents to use these traffic-free routes, particularly for local journeys, and provide access for all users regardless of physical ability.



Public Transport

As per the Melton North Masterplan, LCC are looking at an emerging bus strategy for the Site as a whole and the wider MNSN, details of which will be agreed as part of the individual outline applications. At 6.75m in width, the carriageway of the Spine Street will be wide enough to accommodate a bus route running through the Wider Allocation Site between Scaford Road and Melton Spinney Road. As per the provisions of the Melton North Masterplan, a bus stop is to be located within the Barwood Land site, adjacent to the potential community, retail and/or health use. A bus stop is also to be located on the Spine Street close to the eastern boundary of the Barwood Land site, where it will serve the new homes in the eastern parts of the Wider Allocation Site, together with the community hall/changing rooms pavilion, the sports pitches and the potential additional primary school.

In the interim period prior to the completion of the Spine Street in its entirety, the western parts of the Barwood Land site will be served by an extension of existing bus services along Scaford Road. Depending on the exact timing of the completion of the Spine Street in Phase 3, the new homes in the easternmost parts of the Barwood Land site can be served by the turnaround area being provided within Taylor Wimpey's development for 200 dwellings until such time that the Spine Road is fully complete.

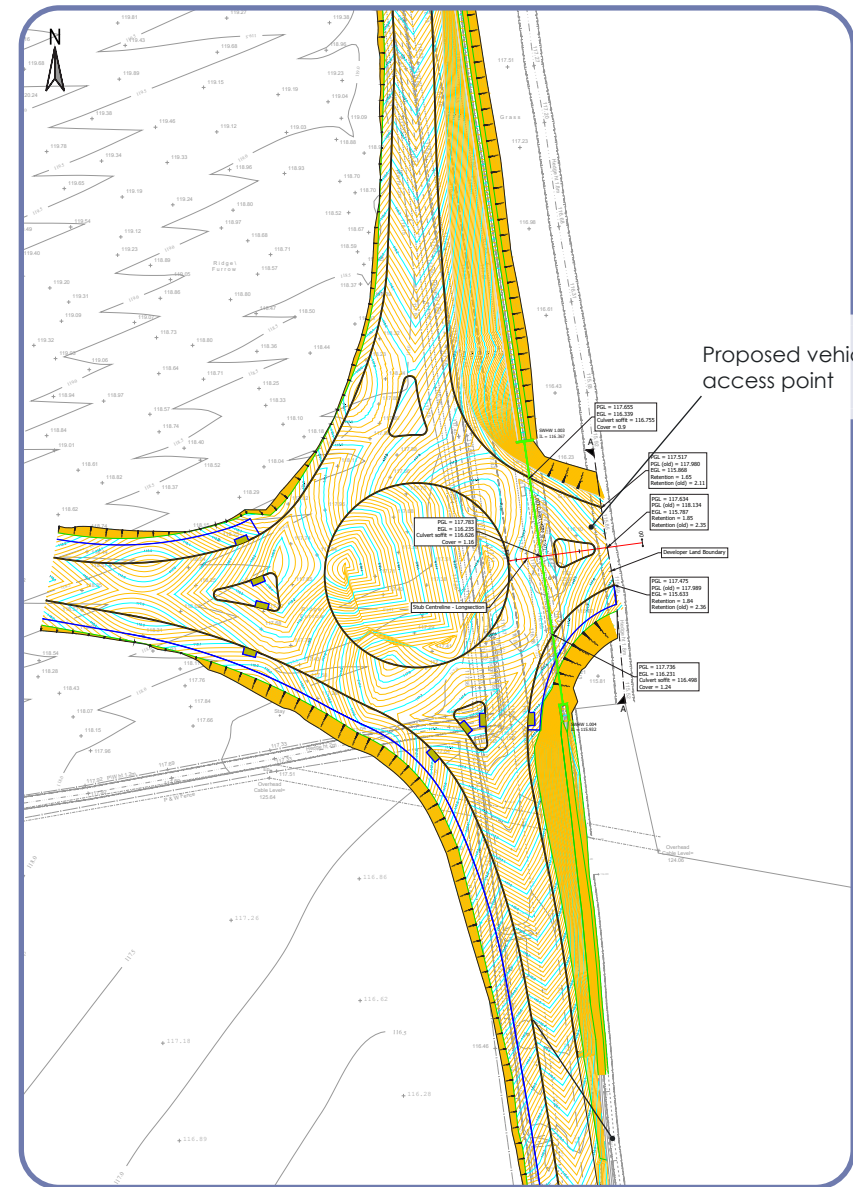


Figure 4.5: Vehicular Access Proposals off Scaffold Proposals.

4.5 GREEN INFRASTRUCTURE

The indicative landscape proposals shown on the Illustrative Masterplan have evolved through an analysis of the site and its wider setting within the MNSN, as well as best practice design guidance. As set out earlier in the DAS, the development comprises 13.43 hectares of green infrastructure. This green infrastructure will comprise green corridors with retained hedgerows, new tree and hedgerow planting, amenity public open space, well-landscaped SuDS basins a children's play areas (LEAP), and playing pitches.

The following key green infrastructure and landscape design principles are proposed:

- The vast majority of existing trees and hedgerows will be retained and supplemented with new native tree and hedgerow planting, especially along the site's boundaries to increase the level of tree and hedgerow planting on the site.
- Robust framework of green corridors will form an integral part of the proposals with new recreational routes running through them, providing key pedestrian connections across the Site and ensuring wildlife connectivity is retained.
- The proposed SuDS features will include permanently wet areas, forming attractive landscaped features, designed to maximise wildlife value.
- The central part of the site, along the route of Scalford Brook and Jubilee Way, will become an attractively landscaped area of public open space, which will include new wildflower meadows and tree planting.
- A green buffer will be provided along the site's boundary with Melton Country Park to ensure the proposed development is suitably set back.
- New areas of greenspace, including new wildlife ponds, will include habitat creation.

Recreation and Play Provision

At the detailed design stage, the LEAP will be designed to complement its attractive settings by incorporating natural materials and play elements, timber equipment and new landscaping. The play area will also be designed to offer inclusive play opportunities for children of all abilities and ages. Informal play opportunities will also be provided within the areas of open space.

Sustainable Drainage Systems

The proposed SuDS strategy for the site includes six drainage basins. Surface water can be conveyed towards the six basins from the developable areas following the gradient of the land.

The drainage basins will condition the quality of the water and provide landscape, amenity and ecological benefits. They will include native emergent and marginal vegetation.



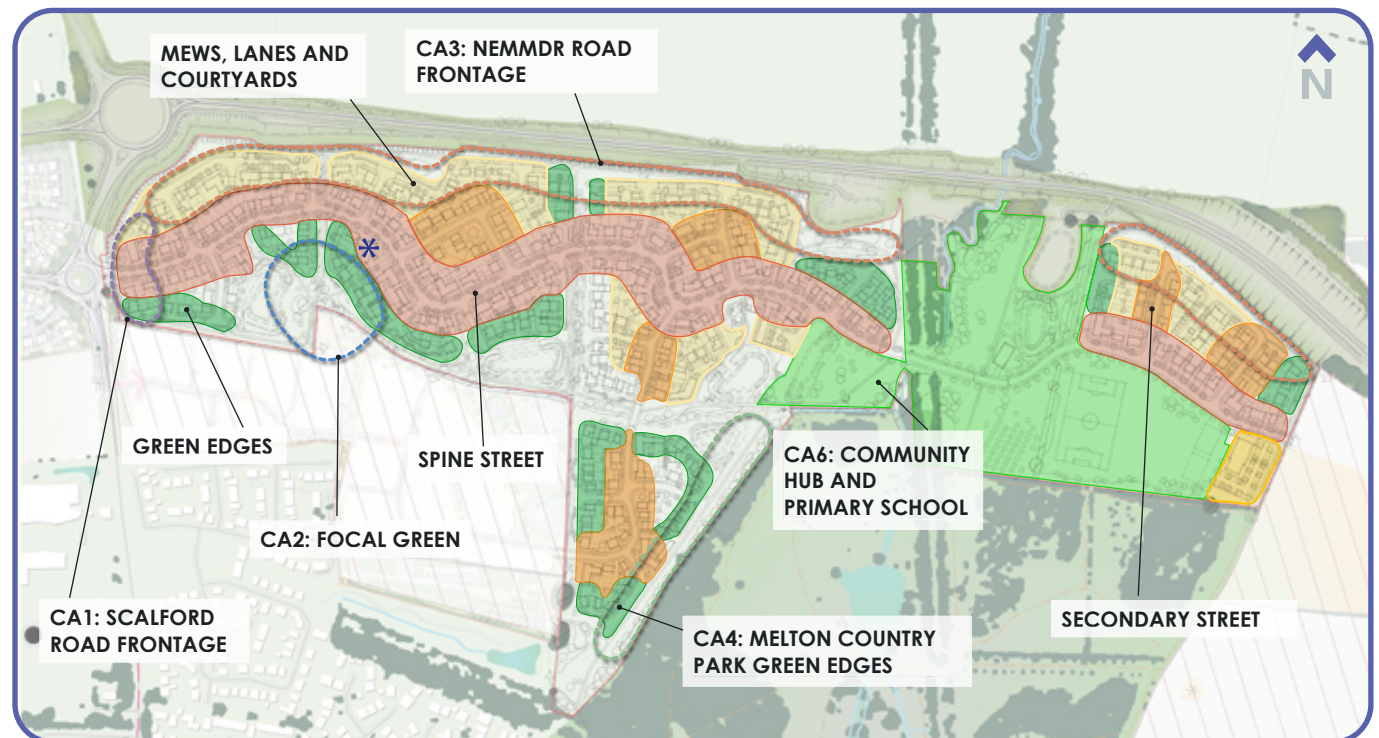
Figure 4.6: Landscape Strategy.

5. MASTERPLAN & DESIGN CODE COMPLIANCE STATEMENT

The Masterplan and Design Code Compliance Statement has been prepared to demonstrate how the outline planning application accords with both the Melton North Masterplan and the Design Code. The Compliance Statement also sets out where more detailed design matters, such as external appearance, detailed highway design and boundary treatments, will be addressed at the reserved matters stage. Critically, the Compliance Statement demonstrates that the outline application does not deviate from the planning and design framework established by both the Melton North Masterplan and the Design Code.

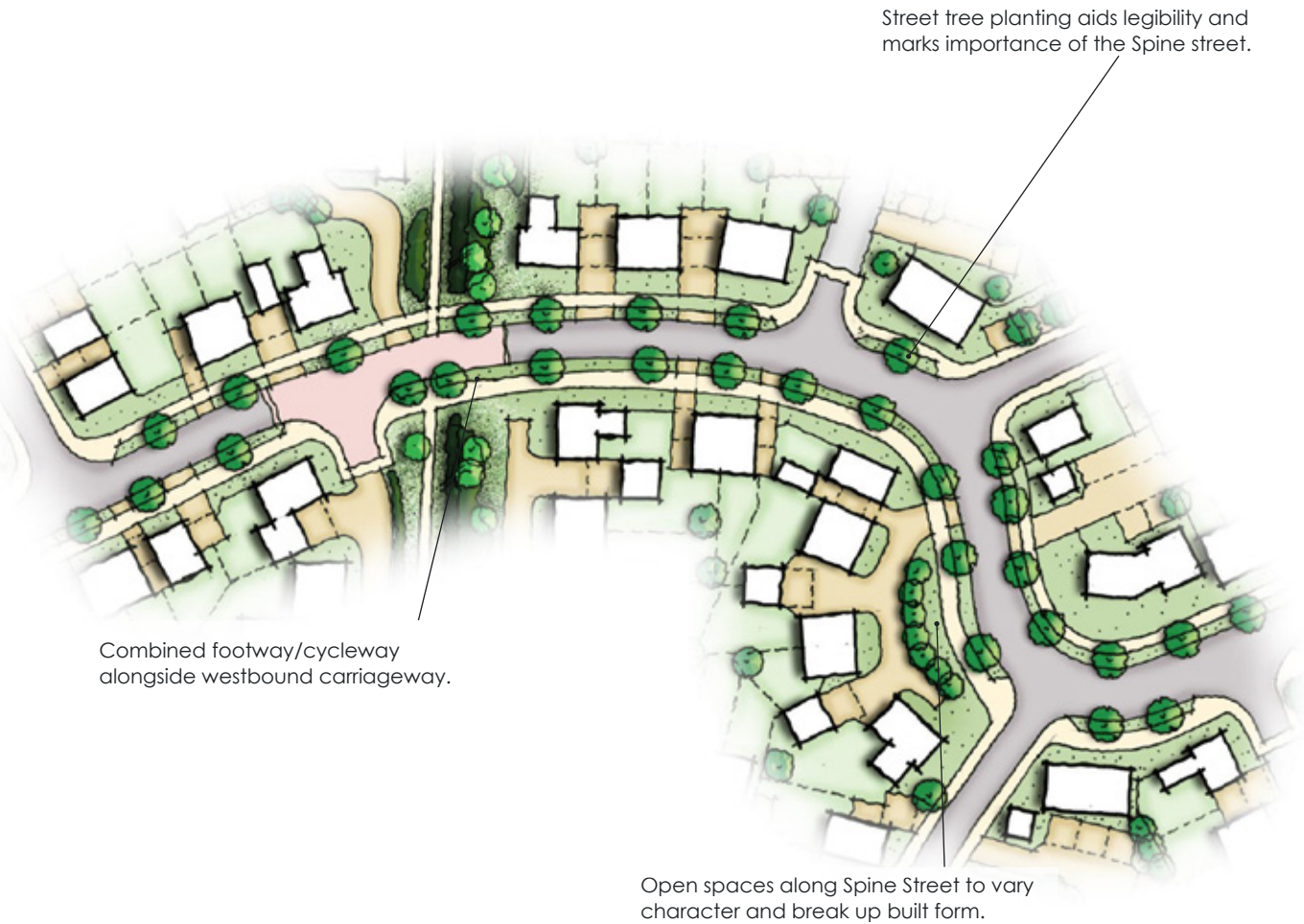
5.1 DESIGN CODE COMPLIANCE PLAN

The Design Code Compliance Plan and following cameo sketches demonstrate in more detail how the indicative design proposals proposed as part of the outline planning application accord with the design framework established by the Design Code.



Spine Street

Forms the main connection between Scaford Road and the Taylor Wimpey UK Ltd site to the east. The carriageway width will measure 6.75 metres and it will also accommodate a bus route. A shared 3 metre wide footway/cycleway will be located alongside westbound carriageway and a 2 metre wide footway will be located alongside the eastbound carriageway. Grass verges along the Spine Street will contain street tree planting to aid legibility and to highlight it as the principal route through the new neighbourhood.



Street tree planting aids legibility and marks importance of the Spine street.

Combined footway/cycleway alongside westbound carriageway.

Open spaces along Spine Street to vary character and break up built form.

Secondary Street

Provides an important connection between the Spine Street and the peripheral parts of the development. Designed to be less formal than the Spine Street, but more formal than the Mews, Lanes & Courtyards. Building typologies will comprise a mix of terraced, semi-detached and detached dwellings, both 2 and 2½ storeys in height.

Informal areas of open space to provide interest and places for residents to meet.



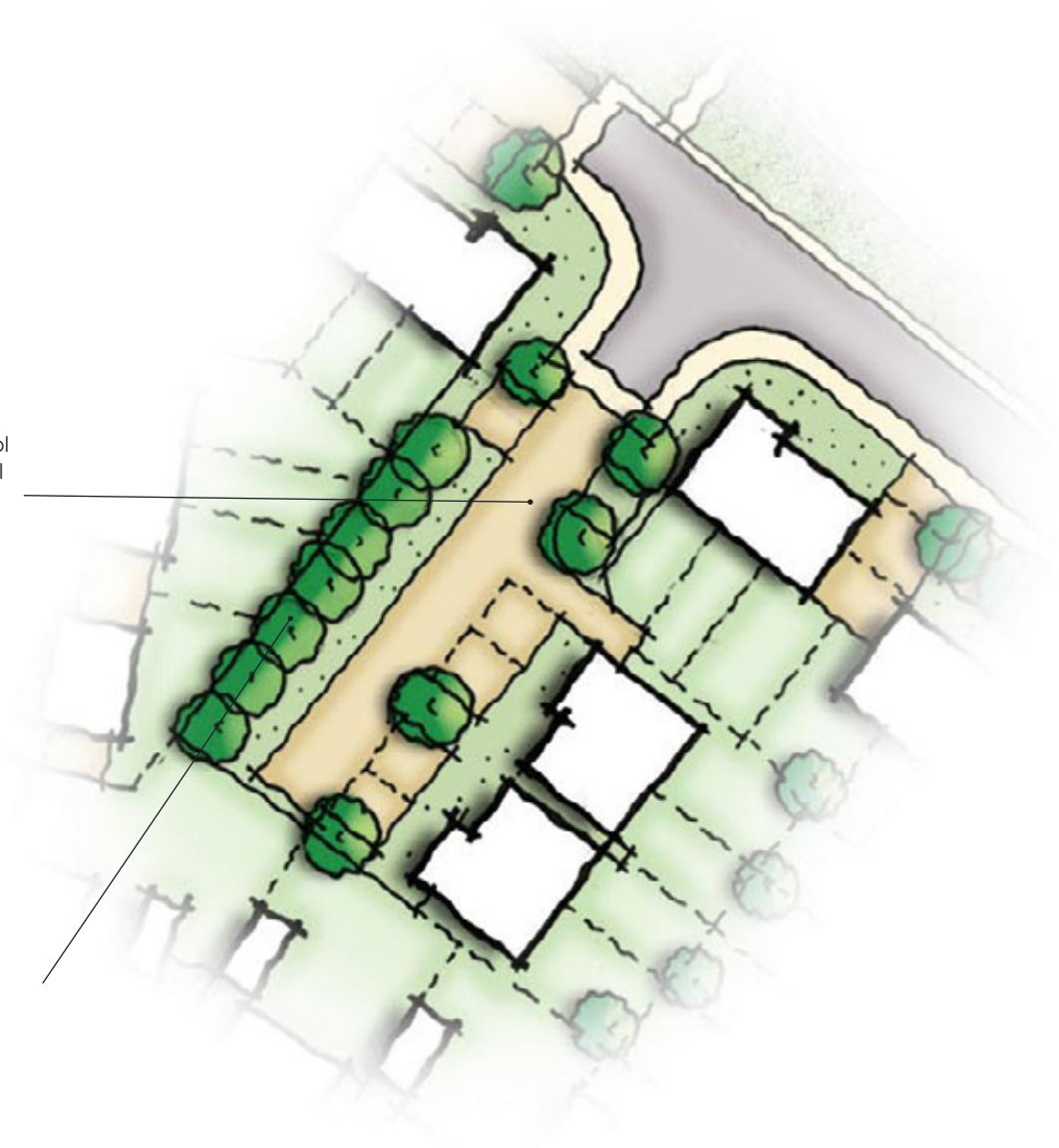
Variation in building forms to create greater variety and less formal character.

Mews, Lanes and Courtyards

Shared surface street spaces designed to create attractive and safe residential environments, where priority is given to pedestrians and cyclists. Contains the highest level of variation to create an informal character.

Shared surfacing to help passively control traffic speeds and create safe residential environments.

Tree planting to break-up parking spaces and soften building lines.



Green Edges

Located at the peripheral parts of the site, the predominant use of detached and semi-detached dwellings create an appropriate transition with the open spaces they overlook. Mostly unadopted private drives.

Mostly detached dwellings creating a lower density of development.

Homes overlook adjacent areas of open space to provide overlooking and attractive aspects.



CA1: Scaford Road Frontage

This character area lies along Scaford Road which is one of the existing radial routes into Melton Mowbray. The relationship of the new buildings fronting onto Scaford Road will create visual integration with the existing and new settlement edge of Melton Mowbray.

New homes front Scaford Road to create an attractive entrance to Melton Mowbray

New tree and hedgerow planting will supplement the existing hedgerow to create a verdant frontage.

Well-overlooked recreational route provides traffic-free connection to the wider allocation site.



CA2: Focal Green

The Focal Green character area is located within the western part of the site, at a point where a number of open space corridors, and also a number of recreational routes, converge. The Focal Green therefore forms a pivotal location within the connected structure of the development's green infrastructure. It forms a seamless open space with the area of the Focal Green located within the adjacent William Davis site to the south, within which a new LEAP is located. The Focal Green within both sites is overlooked by the adjoining homes to provide passive surveillance and create a safe outdoor environment. The existing hedgerows will be complemented with new native and ornamental planting to create an attractive, well-landscape space.

A number of recreational routes converge in this area, marking its pivotal function.

Combines with area of Focal Green in the William Davis site.

Potential community, retail and/or health use.

Direct link to the potential community, retail and/or health use.



CA3: NEMMDR Road Frontage

The new homes will front towards the NEMMDR in order to create an attractive outlook to the development, as well as an attractive and active settlement edge. A narrow green corridor will be located between the NEMMDR and the new homes, and will contain new and existing landscaping, which will filter the new homes in views from the road and beyond. The green corridor will also include a footway, linking the eastern and western parts of the site and the Taylor Wimpey site beyond to the east.

Homes front the NEMMDR to create attractive aspects.

New tree and hedgerow planting will combine with new landscaping associated with the NEMMDR to filter views of the new homes.



Well-overlooked recreational route provides connectivity across the site.

CA4: Melton Country Park Green Edges

The green spaces within this character area will provide a buffer between Melton Country Park and the new homes within the site. New vegetation will be incorporated within the buffer to screen and filter the views of the new homes from within the Country Park, and to form a transitional habitat between the woodland and trees in the Country Park, and the new homes in Barwood Land site. The new homes will face onto the green spaces to provide passive surveillance and attractive aspects.



CA5: Jubilee Way Park

The Jubilee Way Park will comprise a large, centrally located area of public open space, which will be easily accessible via the proposed new recreational routes. It will also provide access to the Melton Country Park to the south via the existing Jubilee Way.

The park will have a semi-formal character, and form a transition between the more natural Country Park to the south, and the adjoining new built development. The new homes will front onto the park, to provide passive surveillance and to frame the open space.

New landscaping will create a semi-formal character.

Jubilee Way retained along current alignment providing pedestrian access to Melton Country Park.

New homes front the park to provide natural surveillance and attractive aspects.



CA6: Community Hub and Primary School

The new community hall and changing rooms pavilion and sports pitches will combine with the additional primary school in the Taylor Wimpey site to create a vibrant hub of community activity. It will be located along the Spine Street, and pedestrian and cycle routes will lead to it, to enable easy access by car, bus, bicycle and foot.

Elevated position of community hall means it will benefit from views over Jubilee Way Park to the west.

Community hall/changing rooms pavilion presents opportunity to create a landmark building to reinforce function as a key focal point.

Car parking spaces broken up by tree planting.



5.2 MASTERPLAN COMPLIANCE STATEMENT

Subject*		Action
MELTON NORTH MASTERPLAN		
Vision	✓	The outline planning application respects and responds to the vision for the MNSN. This includes responding to the site's landscape features and character to inform the masterplan proposals through to creating a safe neighbourhood where the streets and open spaces are overlooked by the new homes.
Access and Movement	✓	The outline planning application follows the access principles established by the Melton North Masterplan. The proposed movement framework accords with the hierarchy of the Spine Street, Secondary Streets, Mews, Lanes and Courtyards, and Green Edges.
Residential	✓	The Development Framework Plan and Illustrative Masterplan locate the new homes as per the residential development area shown on the Concept Masterplan. The DAS and the supporting plans show how the design proposals create a strong sense of place by adherence to the Streetscape Character Frontages and the Key Residential Character Areas.
Green Infrastructure	✓	The location and provision of the areas of public open space accord with the framework established by the Green Infrastructure Plan contained within Melton North Masterplan. The detailed landscape design of the site will be addressed by future reserved matters submissions.
Delivery	✓	The proposals contained within the outline application accord with the phasing and delivery strategy established by the Melton North Masterplan.

*Chapter numbers of the Melton North Masterplan are subject to change as the document is not finalised prior to submission of the outline planning applications.

5.3 DESIGN CODE COMPLIANCE STATEMENT

Subject		Action
DESIGN CODE		
2. Illustrative Streetscape Character Frontages Plan	✓	The Development Framework Plans and Illustrative Masterplans follow the intent of the Illustrative Streetscape Character Frontages Plan within the Design Code with the indicative streets and lanes following the locations established by the Illustrative Streetscape Character Frontages Plan. The indicative design proposals also accord with the design framework established by the Summary of the Illustrative Streetscape Character Frontages in terms of the general character, urban form and street design. The detailed matters set out in the Summary of the Illustrative Streetscape Character Frontages, such as detailed street design, boundary treatments and architectural treatment will be addressed by the subsequent reserved matters applications.
3. Highway Design Matrix	✓	The indicative design proposals shown on the Development Framework Plan and Illustrative Masterplan follow the design standards and requirements of the Highway Design Matrix in relation to the Illustrative Streetscape Character Frontages. The detailed design matters will be addressed by the subsequent reserved matters applications.
4. Spine Street	✓	The Development Framework Plans and the Illustrative Masterplans accord with the design parameters for the Spine Street, including the alignment of the Spine Street. The detailed design matters will be addressed by the subsequent reserved matters applications.
5. Secondary Streets	✓	The indicative design proposals shown on the Development Framework Plan and the Illustrative Masterplan follow the design characteristics for the Secondary Streets.
6. Mews, Lanes and Courtyards	✓	The Development Framework Plans and the Illustrative Masterplans adhere to the design parameters for the Mews, Lanes and Courtyards. The detailed design matters will be addressed by the subsequent reserved matters applications.
7. Green Edges	✓	The Development Framework Plan and the Illustrative Masterplan align with the design characteristics for the Green Edges. The detailed design matters will be addressed by the subsequent reserved matters applications.

8.2. CA1: Salford Road Frontage	✓	The design proposals for the Barwood Land site shows how a strong and positive relationship can be created between the proposed new homes and Salford Road with new homes providing overlooking and attractive aspects.
8.3 CA2: Focal Green	✓	The Development Framework Plan and the Illustrative Masterplan for the Barwood Land site follows the intent for the Focal Green within the western part of the site. As per the Design Code, the Focal Green forms a pivotal location within the connected structure of the development's green infrastructure. It will be fronted by the surrounding new homes to create a safe and well-used space.
8.4. CA3: NEMMDR Frontage	✓	The design proposals for the Barwood Land site respect the design aspirations for the NEMMDR Frontage where the new homes will front the new road to create an attractive outlook, with new tree and hedgerow planting being incorporated to filter views of the new homes from the road and the countryside beyond.
8.5 CA4: Melton Country Park Green Edges	✓	The Development Framework Plan and the Illustrative Masterplan provide a buffer between Melton Country Park and the new homes. They show how new landscaping will be incorporated within the buffer to screen and filter views of the new homes from within the Country Park.
8.6. CA5: Jubilee Way Park	✓	The provision of Jubilee Way Park forms a key component of the proposals for the Barwood Land site. The design proposals show how the new homes will front the park to provide passive surveillance and to frame the open space.
8.7. CA6: Community Hub and Primary School	✓	The design proposals for the Barwood Land site maintain the intent for creating a focal point of activity created by the community hub and sports pitches.
9. Landscape Design Matrix	✓	The design proposals accord with the design principles established by the Landscape Design Matrix. Many of the design details contained within the Matrix are detailed matters and will, therefore, be addressed by the subsequent reserved matters applications.
10. Detailed Design Guidance	✓	The Illustrative Masterplan complies with the design requirements and standards for car parking. The Development Framework Plan and Illustrative Masterplan provide a design framework for creating a safe neighbourhood where the likelihood of crime and antisocial behaviour is minimised. The subsequent reserved matters submissions will provide further detail on these design aspects, together with further detail on tree planting within the public realm and the external appearance of the new homes.

6. CONCLUSION

This DAS has been prepared on behalf of Barwood Land, and accompanies their Outline Planning Application for a phase of the Melton Mowbray North Sustainable Neighbourhood, comprising up to 575 dwellings, community, retail and/or health uses (F2(a), F2(b), E(e) provision of medical or health services), community hall / changing rooms pavilion (F1 (e) Public halls or exhibition halls, F2 Local community), green infrastructure including strategic landscaping, sports playing pitch and children's play areas, sustainable urban drainage and engineering works. The Barwood Land application is one of three outline planning applications being submitted on the section of the MNSN that lies between Scalford Road and Melton Spinney Road. In summary, the other two applications propose the following:

- **Taylor Wimpey UK:** 480 new homes, potential additional primary school site, children's play areas, SuDS features, supporting green infrastructure and associated infrastructure. Detailed approval is sought for vehicular access from Melton Spinney Road and the adjacent consented development to the south.
- **William Davis Ltd:** 160 -175 homes with associated landscaping, allotments, community orchard, other public open space and infrastructure.

The DAS demonstrates how the proposals on the Barwood Land site form a comprehensively designed and integral part of the proposals for the Wider Allocation Site and how the application accords with the planning and design framework established by both the Melton North Masterplan and the Design Code. This approach means that together all three planning applications put forward a comprehensively planned and vibrant mix of new homes, community and education facilities and green infrastructure, which will be underpinned by a high quality of design.

The Melton North Masterplan sets out the importance of the Building for a Healthy Life publication for achieving best practice design. Therefore, to conclude the DAS, the following pages provide an assessment of this planning application against the principles of good design contained within Building for a Healthy Life.

INTEGRATED NEIGHBOURHOODS		SCORE
Natural connections	<ul style="list-style-type: none"> ✓ The planning application allows for 'edge to edge connectivity' facilitated by the tree lined Spine Street running through the length of the site and a number of traffic-free routes which pass through the site's connected network of green spaces. ✓ The proposals respond to pedestrian and cyclist desire lines, which includes a number of pedestrian connections to Melton Country Park and a cycle connection onto Scaford Road. ✓ A connected street network is achieved. ✓ The principles of 'filtered permeability' are achieved whereby the Mews, Lanes and Courtyards and Green Edges create pleasant low traffic environments with pedestrian connections still allow pedestrian movement through to the neighbouring Taylor Wimpey UK Ltd and William Davis sites, and Melton Country Park. ✓ A connected network of green spaces connect existing and new habitats, safeguard existing wildlife corridors and create new movement corridors for nature. ✓ Existing hedgerows are retained within the public realm, safeguarding their future retention, management and improvement. 	
Walking, cycling and public transport	<ul style="list-style-type: none"> ✓ The Spine Street will be designed to accommodate a bus route and a 3m wide combined footway/cycleway alongside the westbound carriageway. ✓ As per the provisions of the Design Code and as shown by the Illustrative Masterplan, many of the streets (i.e. Mews, Lanes and Courtyards and Green Edges) are to form shared surface street spaces, designed in accordance with the LHDG. ✓ A network of traffic-free routes will provide direct connections to the potential additional primary school site and the children's play areas to encourage more sustainable movement patterns for local trips. Cycle and scooter parking at the primary school is to be provided as per the provisions of the Melton North Masterplan and the Design Code. ✓ All of the homes are located within easy reach of the proposed new bus stops on the Spine Street within the Barwood Land site. 	

Facilities and services	<ul style="list-style-type: none"> ✓ The provision of sports pitches, a community hall and a changing rooms pavilion, co-located adjacent to the potential additional primary school in the Taylor Wimpey UK Ltd Site, create a vibrant hub of community activity for the new neighbourhood. ✓ The sports pitches, community hall and changing rooms pavilion benefit from good accessibility to the bus route along the Spine Street, with a bus stop being located within this part of the site. ✓ The new children's play area will inherently create further points of community activity. The children's play area has been located adjacent to a proposed recreational route to encourage 'play on the way', which can make car-free trips more fun for children making them want to walk or cycle to school. 	
Homes for everyone	<ul style="list-style-type: none"> ✓ At the detailed design stage, the homes and streets will be designed so it is difficult to determine the tenure of properties through architectural, landscape or other differences. ✓ A range of house types, sizes and tenures are to be provided to meet local needs and create a broad-based community. ✓ Affordable homes are to be distributed across the site. 	
DISTINCTIVE PLACES		
Making the most of what's there	<ul style="list-style-type: none"> ✓ A thorough understanding of the site has been gained by site visits and desktop research in order to understand the local area and to understand how the site's existing features can be incorporated into the design proposals. ✓ Existing features, such as the hedgerows, are used as "anchor features" to inform and shape the design proposals. ✓ The SuDs features are to form a key and integral part of the site's green infrastructure, delivering both landscape and ecological enhancements. ✓ Existing habitats are to be protected and enhanced. New habitats are to be created. 	
A memorable character	<ul style="list-style-type: none"> ✓ At the detailed design stage, inspiration will be drawn from local character. ✓ New green spaces and the existing and new landscaping within them will create places with a memorable character. ✓ The masterplan proposals create a design framework within which memorable spaces and building groupings will be created at the detailed design stage. ✓ At the street naming stage, the opportunity exists to have names that have a connection to the locality. 	

<p>Well defined streets and spaces</p>	<ul style="list-style-type: none"> ✓ All streets will benefit from having active frontages. ✓ The streets and spaces are to be well-defined using buildings and landscaping to enclose and define spaces. ✓ At the detailed design stage, front doors will face streets and public spaces. Dual-aspect homes on street corners will have windows serving habitable rooms. ✓ The design proposals are based upon well-defined perimeter blocks. 	
<p>Easy to find your way around</p>	<ul style="list-style-type: none"> ✓ Legibility has been a key consideration from the outset of the design process. The streets have been designed to connect with one another and to be as straight and direct as possible (noting topographical constraints). ✓ The Illustrative Masterplan and the Design Code demonstrate how streets are to be used as the main way to help people find their way around a place. For instance, the Spine Street will be distinguishable from the more minor streets through the use of different spatial characteristics, building typologies, building to street relationships, landscape strategies and boundary treatments. ✓ The different street typologies set out in the Design Code will help people to grasp whether they are on the Spine Street or one of the lesser street types within the hierarchy of routes. 	
<p>STREETS FOR ALL</p>		
<p>Healthy streets</p>	<ul style="list-style-type: none"> ✓ The Design Code sets out how the design speed for the Spine Streets and Secondary Streets will be 20mph and 15mph for the Mews, Lanes and Courtyards and Green Edges. ✓ The Spine Street is to be lined with trees to both sides. ✓ The shared surface nature and low design speeds of the Mews, Lanes and Courtyards and Green Edges will create streets that encourage more social interaction and street life, bringing wider social benefits. ✓ The masterplan proposals show how the street layout can be designed to anticipate and respond to pedestrian and cycle 'desire lines' (the most direct routes between the places people will want to travel between). ✓ At the detailed design stage, new and existing landscape will provide layers that add sensory richness to a place – visual, scent and sound. ✓ The new dwellings will front the streets with active edges that will provide natural surveillance to create the basis for a safe new neighbourhood. 	

Cycle and car parking	<ul style="list-style-type: none"> ✓ The Design Code sets out both the car and cycle parking provision, which is to be provided in accordance with the LHDG. The emphasis is on incorporating adequate, safe and secure parking for vehicles and bicycles in a discreet and sensitive manner. ✓ Cycle parking is to be secure and overlooked, and located as close to (if not closer) than car parking spaces (or car drop off bays) to the entrance of the primary school. ✓ The Design Code sets out how a range of car parking solutions should be applied. ✓ Where used, parking courtyards will have properties within courtyard spaces with habitable rooms providing natural surveillance. 	
Green and blue infrastructure	<ul style="list-style-type: none"> ✓ The connected network of green spaces will maintain movement and feeding corridors for wildlife. ✓ As per the Melton North Masterplan, the character of the open spaces are identified through the use of different open space typologies such as 'allotments', 'natural and semi-natural greenspace' and 'community orchard', rather than just as 'public open space'. ✓ The network of connected recreational routes running through the green spaces will encourage physical activity and social interaction. ✓ The SuDS features will capture and manage water close to where it falls. These features will form an integral part of the development's green spaces to deliver a range of landscape, recreational and ecological benefits. ✓ The masterplan proposals create a habitat network providing residents with opportunities to interact with nature on a day to day basis. ✓ Natural surveillance opportunities are maximised from the adjacent dwellings and buildings and from the connected network of traffic-free routes. 	
Back of pavement, front of home	<ul style="list-style-type: none"> ✓ At the detailed design stage, defensible space and strong boundary treatments will be used, with an emphasis on boundary treatments that add ecological value and/or reinforce distinctive local characteristics. ✓ At the detailed design stage, waste storage and utility boxes will be well-integrated. ✓ In places, such as the Green Edges, deeper front garden spaces will create opportunities for social interaction. ✓ Where used and wherever possible, ground floor apartments with their own front doors and semi-private amenity spaces will be used to help to enliven the street whilst also reducing the amount of people using communal areas. 	

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