












-  Site Boundary
-  Phase 1 Scheme Under Construction
-  Range Rings (1km Intervals)
-  Sensitive Visual Receptors (Minor Routes and Residential Dwellings) potentially affording views across to the site and where the proposal is likely to be discernible
-  Sensitive Visual Receptors (Users of ProW Passing Along Ridgeline of Outer Shallow Valley) potentially affording views across to the site and where the proposal is likely to be discernible
-  Open Agricultural Fields Within Rolling Shallow Valley topography affording potential for views across to the site and where the proposal is likely to be discernible
-  Open Agricultural Fields Where the Site is Screened by Intervening Landform, mature landscape features or interlying built form
-  Robust Mature Landscape Features filter and screen direct views of the site
-  Ridgeline of Outer Valley Features inherently screens the site from views in the wider landscape
-  Minor Routes and Residential Dwellings are screened by intervening landform, mature landscape features or interlying built form
-  Existing Main Railway Line situated in places on elevated landform with landscape features that inherently screen views of the site from the wider landscape and urban area of Sileby and surrounding settlements

### DESIGN CONSIDERATIONS

- Consider views from receptors to the south, particularly on the settlement approach and from the Leicestershire Round; and
- Considered placement of planting along south-eastern boundary to filter views from open countryside and on the approach to Sileby.

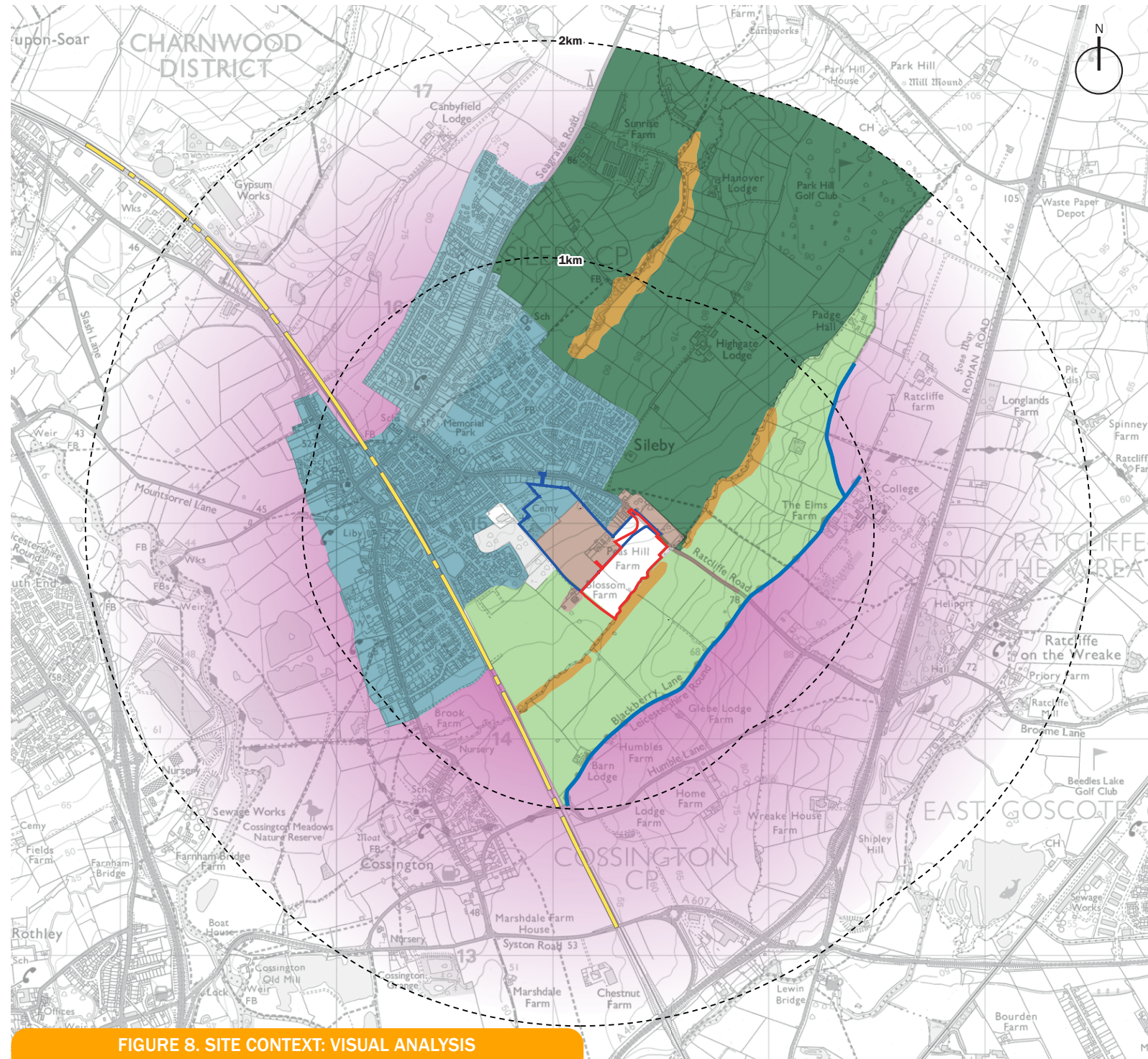


FIGURE 8. SITE CONTEXT: VISUAL ANALYSIS

## 3.6 Ecology

- 3.6.1 EDP was commissioned by Barwood Development Securities to undertake an Ecological Appraisal of proposals at Peashill Farm Phase II. The baseline ecological investigations undertaken by EDP between 2016 and 2020 as part of the appraisal included a desk study, Extended Phase 1 survey and detailed Phase II surveys relating to bats, badgers and great crested newts. All surveys were undertaken with reference to best practice guidance.
- 3.6.2 There are no statutory designations within the site or within its zone of influence. There are no non-statutory Local Wildlife Sites (LWS) within 1km of the site. There is one Candidate LWS and three Potential/Historic LWSs within 1km, none of which will be affected by the development due to the small scale of these features, lack of public access and their poor connectivity with the site.
- 3.6.3 This site comprises two arable fields of negligible intrinsic value, with a defunct species-poor hedgerow and dry ditch bisecting the two. The site is bounded to the south-east by a stream corridor of local ecological value and to the north-east and south-west by species-poor hedgerows. While the hedgerows are of relatively low ecological value in their own right, they also provide suitable habitat for protected species including birds and bats.

3.6.4 In terms of protected species, surveys have confirmed the presence or likely presence of populations of breeding birds, foraging/-commuting bats and badger foraging within the site, whereas great crested newts are very likely to be absent.

3.6.5 Policy for the conservation and enhancement of the natural environment at all levels aims to “minimise impacts on biodiversity and provide net gains in biodiversity” (National Planning Policy Framework (NPPF) para 170d). Accordingly, from the outset of the design process, EDP was chosen to undertake the ecology work in order for it to contribute meaningfully to the design of the masterplan.

3.6.6 As a result of an iterative design process, habitat loss has been reduced as far as possible. Impacts to ecology, including those on associated protected species (principally birds and bats), are proposed to be offset by native planting of species-rich meadow flower grassland habitat, tree planting and the creation of new attenuation features, along with other contributions to appropriate biodiversity offsetting schemes locally.

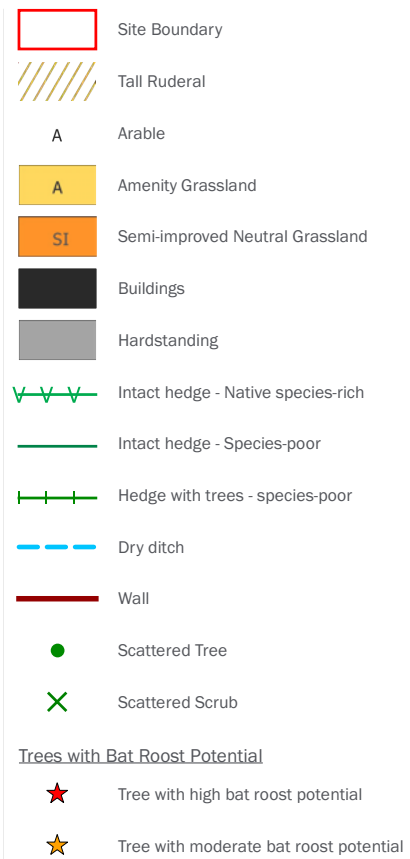
3.6.7 Retained habitats, most notably the stream corridor, have been buffered from the development footprint and recommendations made for their protection during construction,

and management during operation, to ensure their long-term viability. The integrated green infrastructure network proposed, including enhancement of the stream, will potentially deliver benefits for both wildlife and local community in line with planning policy.

3.6.8 In summary, the ecological mitigation strategy for the scheme includes: (1) avoidance measures already embedded within the masterplan; (2) measures that should be incorporated at the construction stage; (3) those that should be designed and specified within the landscaping scheme; and (4) management measures to ensure that the design vision is achieved in the long term.

3.6.9 On this basis, EDP finds that by virtue of the limited constraint posed by the site’s habitats and protected species interest, coupled with the scale and scope of the proposed mitigation measures, the scheme is capable of compliance with relevant planning policy for the conservation of the natural environment at all levels.





**DESIGN CONSIDERATIONS**

- Retain and enhance existing features such as dry ditch and hedgerow which bisects the site, and trees and hedges on the site's periphery; and
- Ensure a biodiversity net gain through on site habitat creation and appropriate contributions to biodiversity schemes.



**FIGURE 9. ECOLOGY - PHASE 1 HABITAT SURVEY**

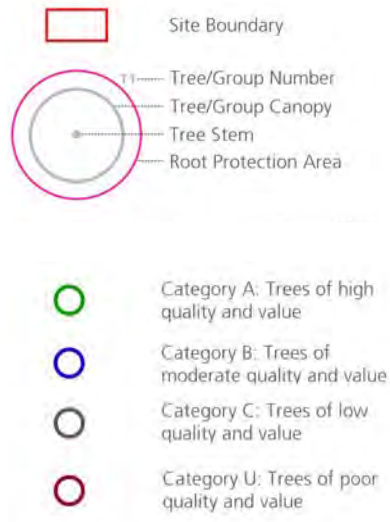
## 3.7 Arboriculture

- 3.7.1 EDP was commissioned by Barwood Development Securities to undertake an Arboricultural Assessment. The baseline arboricultural assessment included a desk-top study and tree survey based on guidelines set out in BS 5837:2012 Trees in relation to Design, Demolition and Construction, especially Section 4.4, 'Tree Survey'. The purpose of the tree survey is to:
- Identify principal trees suitable for retention that may be directly and/or indirectly affected by the proposed scheme;
  - Identify the constraints associated with retained trees to inform the conceptual design and layout of the proposed scheme; and
  - Compile an appropriate tree protection and management strategy, for incorporation into the development's construction plans, to allow the trees affected by the proposal to be safely and successfully retained.
- 3.7.2 Consultation of the online resource of Charnwood Borough Council has ascertained that no trees within the site are afforded the protection of a Tree Preservation Order (TPO). No part of the site lies within a designated conservation area.

- 3.7.3 The survey process recorded a total of 20 individual trees, six groups of trees and six hedgerows totalling 32 items across the whole site. Across the Application Site there are 13 category B items of moderate quality and value and 17 category C items of low quality and value. There are also two category U items considered unsuitable for retention.
- 3.7.4 Three of the four boundaries of the site were formed by hedgerows or trees with the site dissected by a sporadic line of trees of low quality. The majority of the moderate quality trees are located in the southern half of the site and to the north of Ratcliffe Road which provides the greatest constraint with the remainder of the site only providing a minor constraint to the development.
- 3.7.5 The distribution of species, age and grading categories is indicative of a site where little arboricultural management has been undertaken and extensive agricultural management has resulted in restricted natural regeneration. The tree stock is biased towards the early mature, with no young items recorded and only a handful of mature items. Therefore appropriate planting and future management can ensure diversity of species and age, as well as secure succession to the tree stock into the future.

### Tree Constraints - Root Protection Areas

- 3.7.6 The below-ground constraints are defined as the likely spread and disposition of the root system of the tree and are depicted on Figure 10 as root protection areas (RPAs). These have been calculated using the methodology set out in Section 4.6 and Annex C and D of BS 5837:2012.



### DESIGN CONSIDERATIONS

- Retain trees on periphery of site and supplement with additional planting to filter views of development;
- The retention of the dry ditch creates opportunity for new planting and enables the reinstatement of the historic field boundary line; and
- Planted verges and swales could emphasise green routes through the development.

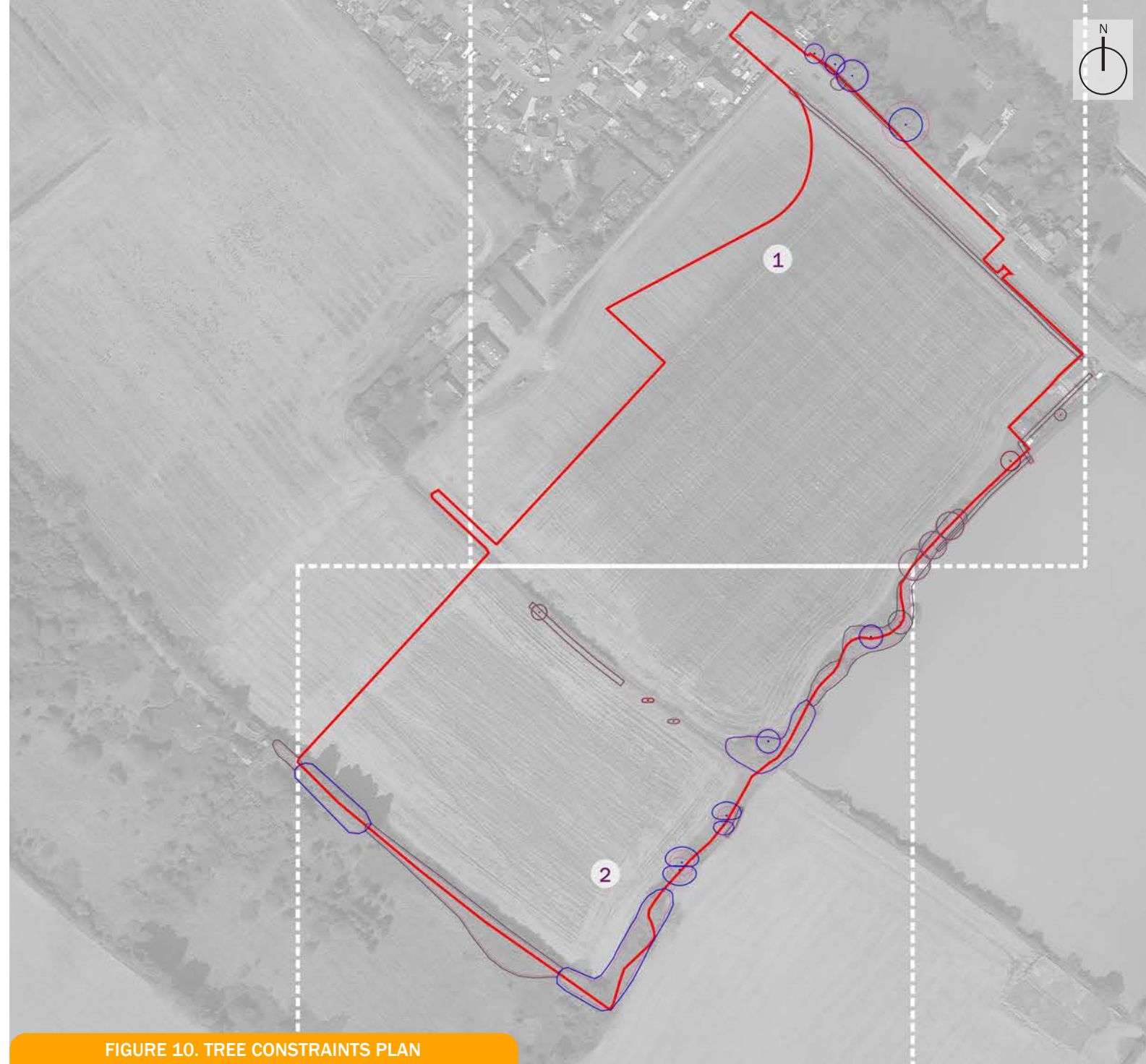


FIGURE 10. TREE CONSTRAINTS PLAN

## 3.8 Flood Risk and Surface Water Drainage

### Fluvial Flood Risk

- 3.8.1 The Environment Agency online flood mapping indicates that the site is located in Flood Zone 1, with less than a 1 in 1,000 year annual probability of flooding.
- 3.8.2 A small ordinary watercourse is located along the sites's south-eastern boundary and flows in a south-westerly direction, ultimately outfalling to the River Soar. Due to the small catchment size of the watercourse, the actual flood risk from this watercourse has not been represented on the EA Flood Map and therefore hydraulic modelling was undertaken to confirm floodplain extents at the site.
- 3.8.3 Hydraulic modelling has confirmed that the proposed development is located within Flood Zone 1. The south eastern fringe of the site is located within the floodplain of the ordinary watercourse. A minimum 8m buffer is to be provided from the watercourse.

### Surface Water Flood Risk

- 3.8.4 The Updated Flood Map for Surface Water received from the Environment Agency indicates that the site is at very low risk of surface water flooding, with less than a 1 in 1,000 annual probability of flooding. Mitigation measures for the site include setting finished floor levels of the

dwellings at least 150mm above the surrounding ground levels. Furthermore, site levels will be set to direct overland flow away from dwellings and third party land boundaries if the capacity of the sustainable drainage (SuDS) features were to be exceeded during a storm of a higher magnitude than the 1 in 100 annual probability event, with allowance for climate change.

### Other Sources of Flooding

- 3.8.5 The Environment Agency noted that the sand and gravel superficial layer within the centre of the site may contain shallow groundwater perched on top of the underlying Edwalton Member bedrock. By setting the finished floor levels of the development 150mm above the surrounding ground levels, this will provide mitigation against this potentially low risk of groundwater flooding and low levels of overland flow, although this is deemed an extremely unlikely event in the case of groundwater.
- 3.8.6 The Environment Agency confirm that they hold no records of historical flooding from any source at the site and the site is not at risk of flooding from reservoirs.
- 3.8.7 Severn Trent Water Ltd have confirmed that they hold no records of any sewer related flooding within 500m of the site.

- 3.8.8 As per the drainage strategy approved through planning for the Phase I development, the proposed surface water drainage strategy for the Phase II development area is to maintain the existing drainage regime by discharging surface water generated by the development at greenfield run-off rates, to either the existing watercourse bounding the southern edge of the site or the ditch bisecting the site.

- 3.8.9 Due to the topography, this area will be drained as two separate drainage catchments with a suitable attenuation feature provided in each catchment. This is principally due to retention of the field drain bisecting this area.





FIGURE 11. REMODELLED FLOOD DATA (STANTEC)

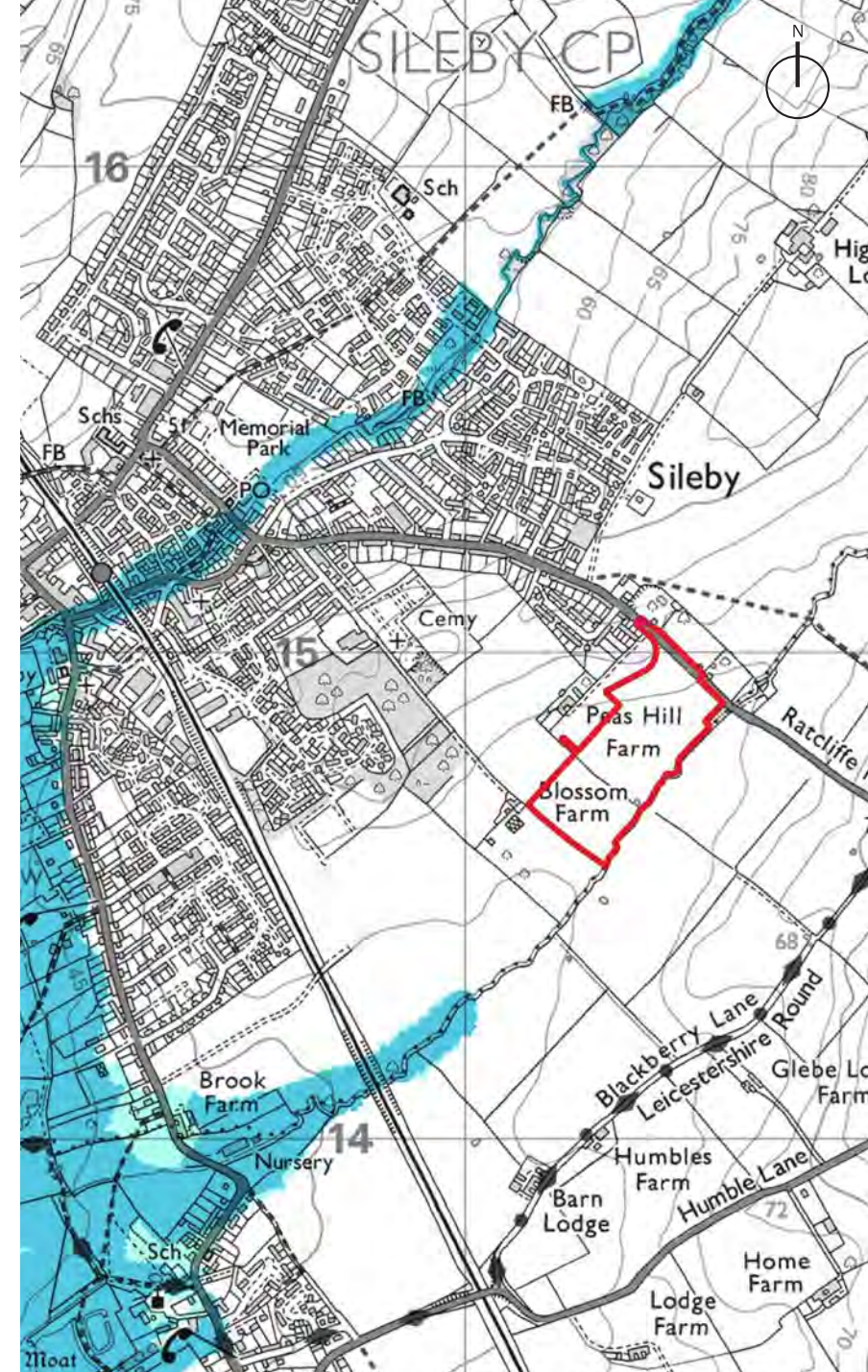


FIGURE 12. FLOOD RISK ZONE (based on Environment Agency data)

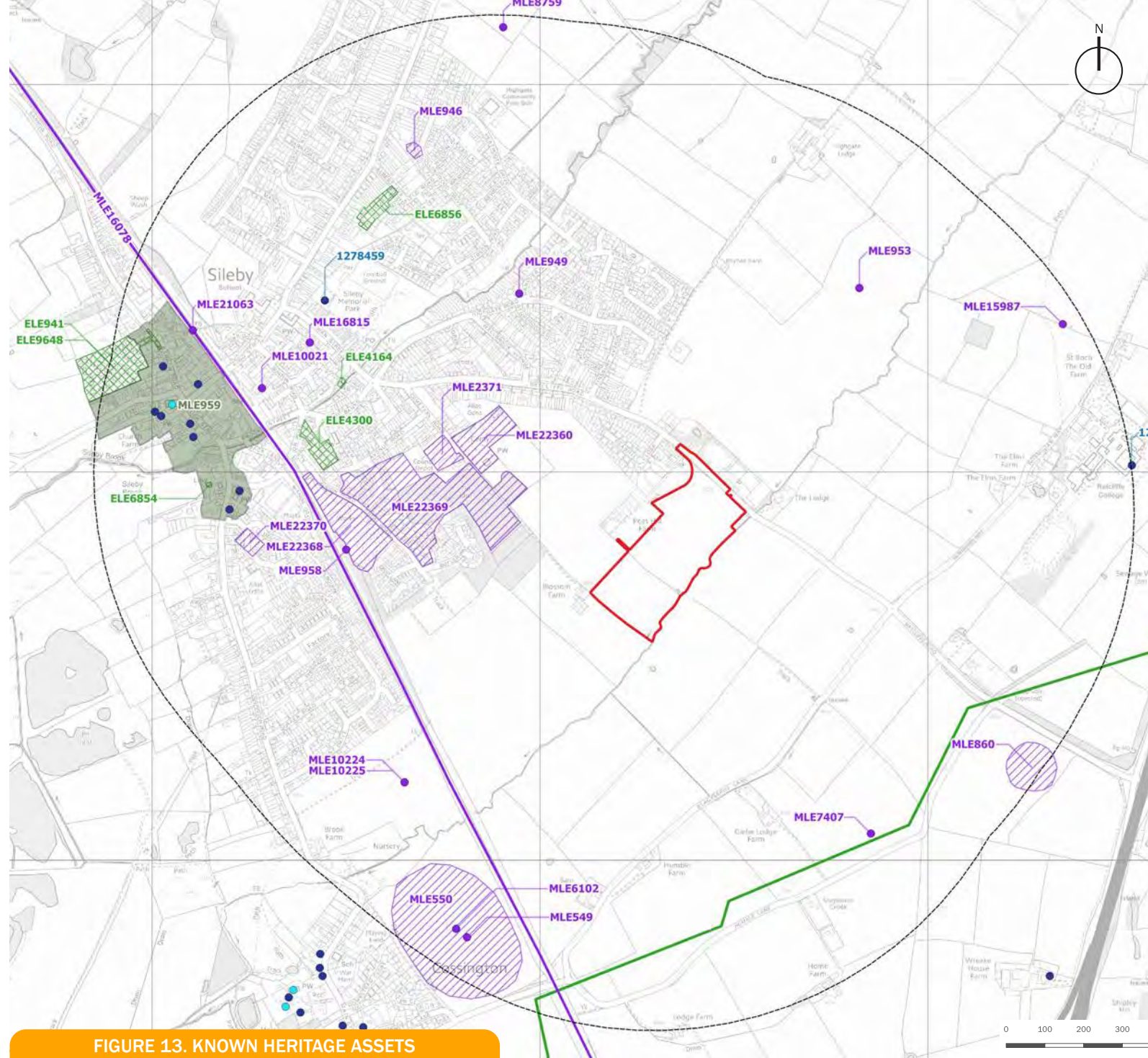
### DESIGN CONSIDERATIONS

- Locate dwellings a minimum of 8m away from the watercourse to mitigate against fluvial flood risk; and
- Two separate drainage catchments with attenuation features on either side of dry ditch.

## 3.9 Archaeology and Heritage

- 3.9.1 An archaeological and heritage assessment has confirmed that the site does not include any designated heritage assets, such as scheduled monuments. A heritage setting assessment of surrounding designated heritage assets (as shown on 'Known Heritage Assets' plan (Figure 13)) was undertaken in line with national guidance, and it was identified that the site does not contribute to, or allow appreciation of, their significance. The proposed development would also not result in harm to the significance of these assets.
- 3.9.2 The closest locally listed buildings to the site is the Sibley Cemetery Chapel, which was therefore also considered in terms of whether it could be affected by the development. Similar to the designated heritage assets, the site is not considered to contribute to, nor allow appreciation of, its significance and this will not be harmed by the proposals.
- 3.9.3 In terms of buried remains, the site has a low potential to contain archaeology from any period, other than negligible value features and deposits related to medieval and later farming practices. As such, it is unlikely that the site contains remains of such significance as to influence the masterplan process.





### DESIGN CONSIDERATIONS

- The site does not contain any designated heritage assets;
- The site does not contribute to the significance of the Sibley Conservation Area; and
- The historic environment is not considered to form a constraint to the development of the site.

FIGURE 13. KNOWN HERITAGE ASSETS

### 3.10 Highways and Access

3.10.1 Vehicle access will be from a new roundabout on Ratcliffe Road (see Figure 14) delivered as part of the Phase 1 development. A new turning off the main access road will provide vehicular access into the site.

3.10.2 The Kinchbus 2 service is a commercially operated service which runs between Loughborough and Leicester on a half-hourly frequency. The current Kinchbus 2 service follows the route shown in red in Figure 15 opposite. The potential diversion into Phase II of the Peashill Farm development is shown in blue on the inset.

3.10.3 Subject to a post Covid 19 review of its services, Trent Morgan, the operator of the Kinchbus 2 service which currently runs within Sileby, support the provision of a road layout that facilitates a bus loop within the development. The provision of a layby is supported as it reduces impact on residents and makes layover easier. They would wish to see a bus stop located central to the development and close to the mixed-use development area, as this would be a benefit to potential service viability. A shelter with seating and lighting, and connection for real-time or digital information would also be beneficial for bus viability.

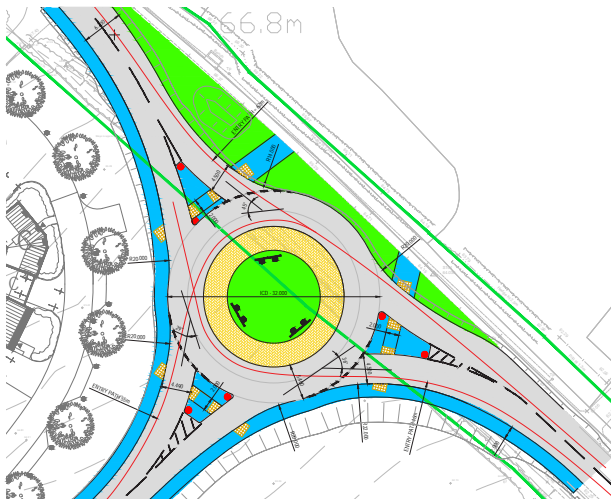


FIGURE 14. Primary Access from Ratcliffe Road



Example of Kinchbus currently serving Sileby





*Inset showing the potential bus diversion/extension route (marked in blue) along Ratcliffe Road and into the Peashill Phase II site.*



**FIGURE 15. EXISTING KINCHBUS 2 ROUTE AND PROPOSED DIVERSION (INFORMATION PROVIDED BY STANTEC)**



### 3.11 Historical Evolution of Sileby

- 3.11.1 Sileby has a wealth of local character, with a fascinating history going back to 840AD. The origins of the village go back to the era when the area was settled by Danes, and the name Sileby is thought to have originated from one of the 9th century Viking settlers named Siglesbie. One of Sileby's most distinguishing landmarks, featuring a gothic bell tower, is the Anglican church of St Mary founded around 1152 and now Grade II\* listed. A conservation area now marks the extents of the medieval core to the village (largely pre-industrial revolution).
- 3.11.2 At the beginning of the 20th century, Sileby was becoming prosperous from new industries and manufacturing businesses. This included industrial scale production of bricks and tiles using local clay pits, as well as factories producing shoes and hosiery. Between the years of 1873 to 1910, a surge of house-building took place, trebling the size of the village.



Anglican church of St Mary - founded around 1152

- 3.11.3 The hosiery and shoe trades continued through until the 1980s, along with wallpaper manufacturing and several engineering companies. These local industries are largely gone now, and most of the factories have disappeared. The village now functions as a commuter village, with its access to employment hubs in the east midlands and London.
- 3.11.4 Sileby Brook flows through the middle of the village, and traditionally split the village into two wards. This forms a key piece of green infrastructure. In a north to south direction, the village is split by the Victorian railway viaduct forming a strong physical feature.



View from St Mary's down historic High Street in centre of Sileby

#### *Medieval to 18th Century - Historic Core*

Sileby is a small scale and compact agricultural village, focussed around St Mary's Church and the crossroads of King Street and the High Street. The surrounding hinterland is split into small field enclosures, and allotment gardens are scattered widely.

#### *19th Century Industrial - Ribbon Development*

A pattern of ribbon development is evident, lining the five radial lanes out of the village. The railway has arrived, new businesses and industries have begun to spring up nearby – primarily hosiery, bootmaking and brickworks.








#### *20th Century - Infill Development*

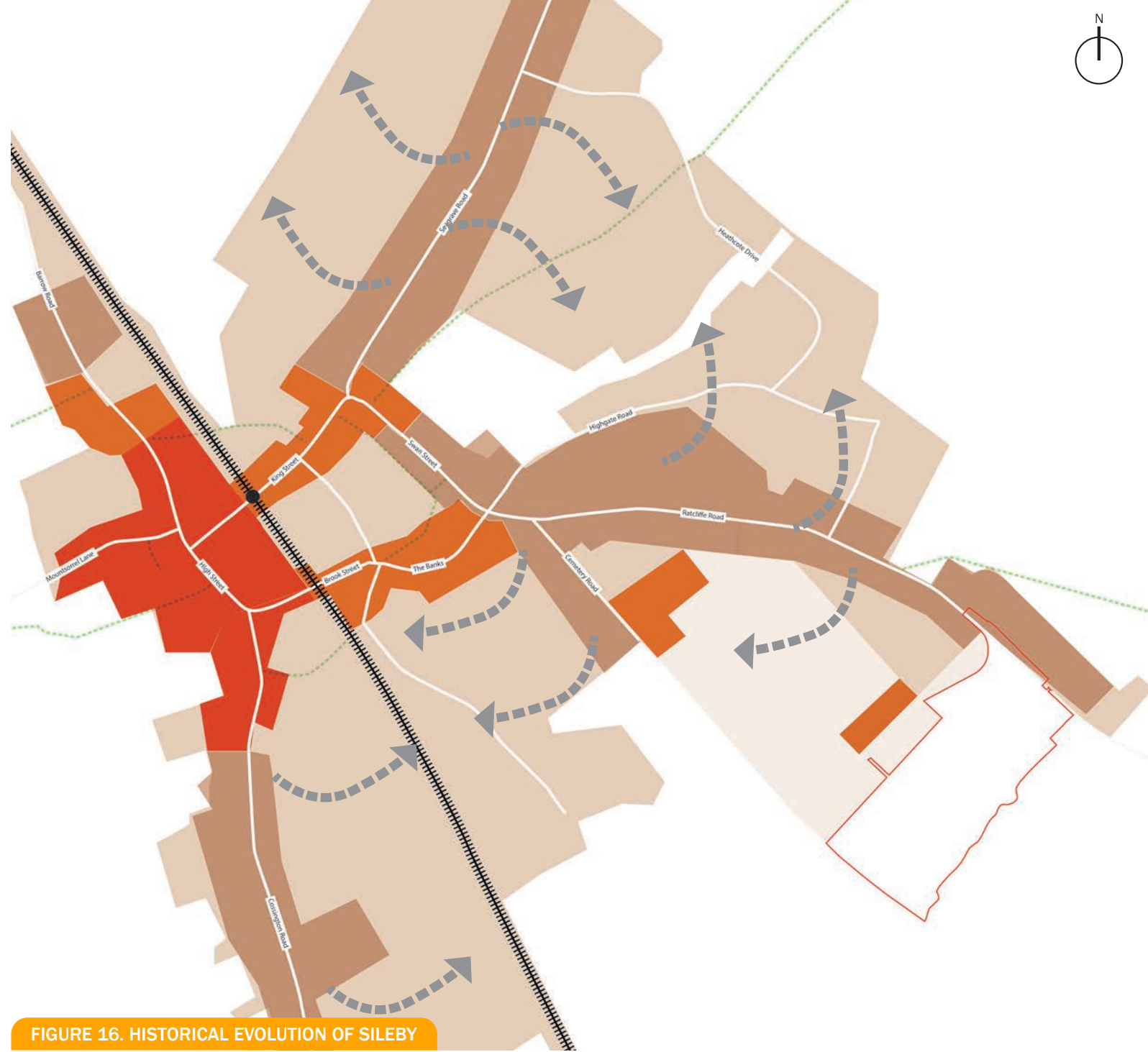
By the 1950s, development begins to expand and infill the areas between the radial routes to the east and south of the historic core.



Sileby Brook - a green running through the centre of the village



-  Site boundary
-  Medieval Core
-  1800-1883(approx)
-  1883-1950
-  1950-Present
-  Primary street network
-  Direction of infill development



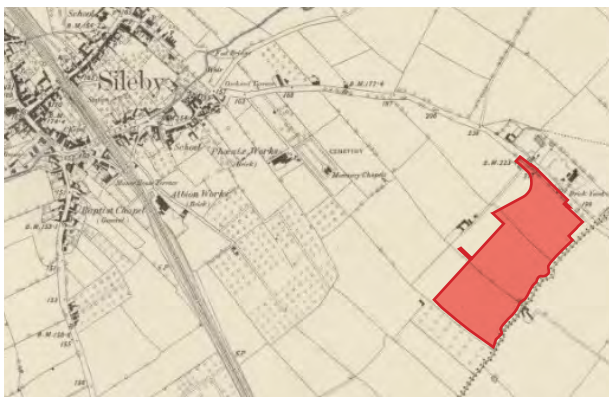
### DESIGN CONSIDERATIONS

- Development of Peashill Farm follows the established pattern of ribbon and infill found across east Sibleby, maintaining a compact settlement;
- Development is away from the historic core and therefore bears no impact; and
- The Peashill Farmstead is a local feature that provide a sense of character to the site.

**FIGURE 16. HISTORICAL EVOLUTION OF SIBLEBY**

## 3.12 Local Character

- 3.12.1 The analysis of the historic and existing built environment can help identify design references for urban form, architecture and landscape treatment to provide inspiration for new development and help to shape a locally distinctive development.
- 3.12.2 The following section illustrates the character analysis focussing on two key areas:
- (i) Townscape and Landscape Character; and
  - (ii) Architectural Character, Materials and Detailing.
- 3.12.3 A summary of the key attributes from the analysis is presented as ‘Design Influences’ at the end of the section.



The site in context of the Historic Core of Sileby (OS map 1883)

### Townscape and Landscape Character

- Settlement Edge*
- 3.12.4 Sileby is typical of settlements in the East Midlands, occupying the rising slopes besides a flood plain. Historically, Sileby was a village associated with agriculture and would have overlooked open pasture land and meadows and have a direct relationship with its hinterland and landscape context. The west of the village is still visually connected to the meadows; however, the settlement edge to the east is poorly defined, particularly upon approach to the site from Ratcliffe Road.
- Street Pattern and Urban Form*
- 3.12.5 Figure 17 opposite shows the historic street pattern of Sileby with characteristics of pattern, form and features identified below.



A linear settlement based around St Mary's Church and High Street

- 3.12.6 The development pattern is representative of its historical origin: a linear settlement centred around St Mary's Church, which stands at the top of a hill, and a focal point for many parts of the village and the Soar Valley.
- 3.12.7 The centre of Sileby now consists of a mix of uses developed alongside each other over time, well-integrated into the urban fabric. Little evidence remains of the three principal industries that were the mainstay of the local economy during the 1900s (hosiery, boots and shoes). The historic core is now characterised by a variety of two to three storey terraces with a continuous building line.
- Focal Points and Corner Buildings*
- 3.12.8 Key buildings and corner features are well-integrated within the street scene, serving to terminate vistas and create legible streets. This characteristic is not evident in modern residential development. Following this design influence, there is an opportunity to integrate key buildings located on site as 'focal points' and historic references within the new development (Sileby Old Chapel, cemetery and Peashill farmstead).





Sibley Old Chapel and cemetery



'The Maltings' residential conversion



Public House forms landmark on Cossington Road



FIGURE 17. FIGURE GROUND DIAGRAM

## Architectural Character, Materials and Detailing

### Architectural Character

Since the 1950s, the village experienced significant expansion to the south and south-east along principal routes. Much of the housing towards the edge of the settlement is lower density, suburban housing typical of the 1950–1970s and more recent estate layout housing.

### Building Heights and Roof-scape

Sileby has a range of two- and three-storey domestic building heights, with key focal buildings (religious, industrial) generally higher, more prominent buildings with interesting roofscapes. In older parts of the village, buildings have steep roof pitches and varied rooflines. In newer areas, shallower pitches and hipped roofs are more common.

### Detailing

The local vernacular of Sileby is defined by a mixture of architectural styles spanning c.1600 to present day. Key historic buildings are generally of red brick and slate roof, with occasional use of stone for ornamental purposes. Properties adjacent to the site have been built within the last 50 years, and feature a character and style associated with this period, such as repeated, uniform housing in runs of four terraces, in brick with tiled roof and occasional render.

Key precedents to note within the local area are as follows:

#### Dominant:

- Steep roof pitch;
- Dormer windows (on feature buildings);
- Sash windows: three vertical panel sash; casement and sliding sash; horizontal sash (small window casements); and
- Vertical brick headers and quoins.

#### Occasional:

- Dutch gable dormers;
- Bay windows;
- Ornamental brick and tile façade detail; **and**
- Arched oversize windows (common on industrial and religious).

#### Materials

- Red brick (Flemish Bond);
- Local stone (occasional on religious or feature buildings);
- White/lime wash render (occasional); and
- Slate (or grey roof material).



Victorian terraces, such as Swan Street, feature a wide variety of materials, building heights, roof pitches and details within a harmonious composition

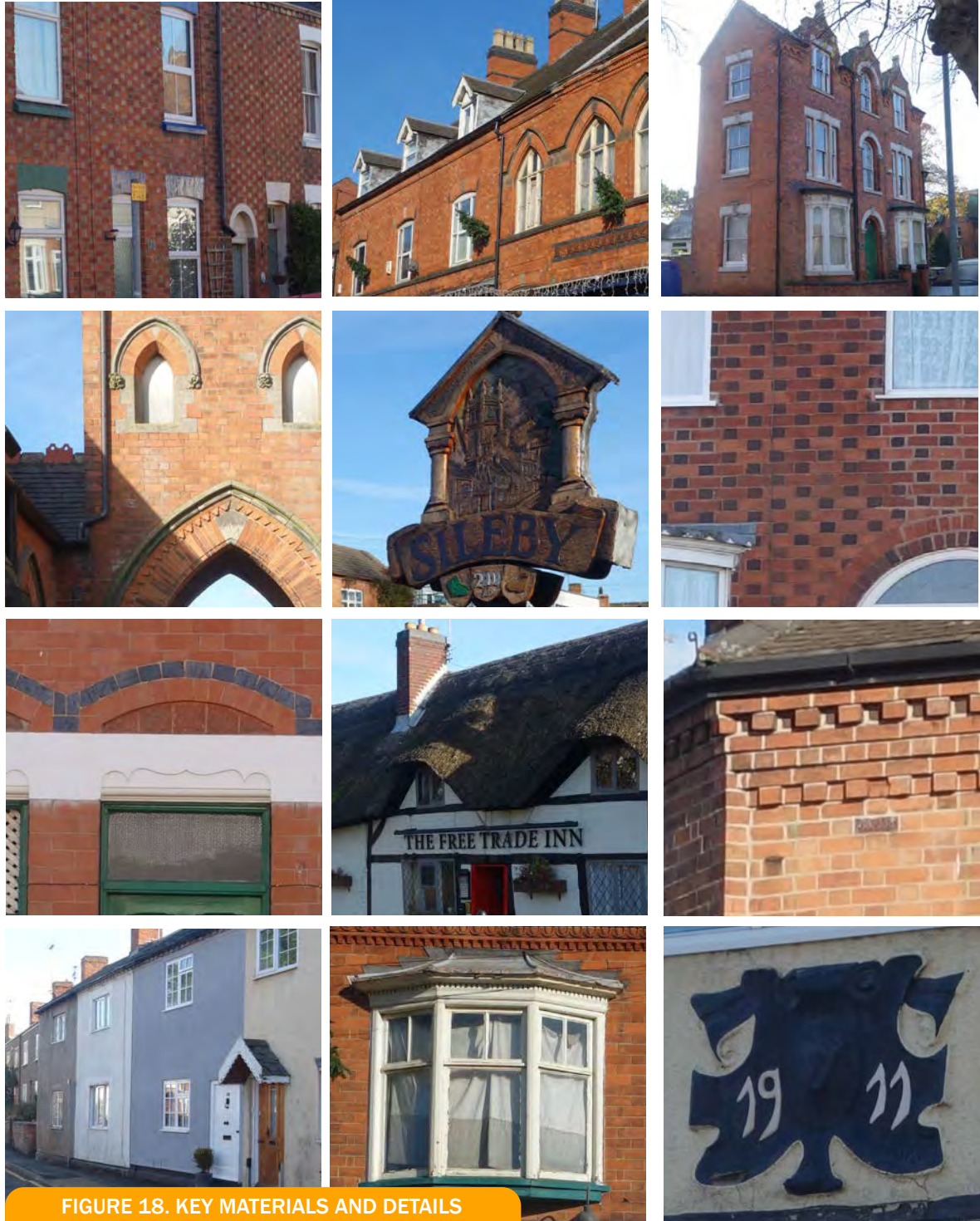


Lower density, 1950s suburban terraces on Ratcliffe Road, usually in runs of four and featuring part brickwork and part rendered façades in this example



Modern, more recent housing development to the south of Sileby on Cemetery Road using a mixture of local brick, banding details and white render





## DESIGN CONSIDERATIONS

- Opportunity for improved settlement edge and approach to Sileby;
- Uniformity in building frontage, variety in building heights (2-2.5 storey);
- Key buildings to form focal points to terminate vistas along key streets;
- Corner buildings and ornamental features to mark street corners and aid legibility;
- Direct relationship to rural hinterland and open countryside an important characteristic of village; and
- Reflect the local vernacular and key architectural characteristics through materials and detailing.

FIGURE 18. KEY MATERIALS AND DETAILS



### 3.13 Constraints and Opportunities

3.13.1 The site is currently in arable use and generally unconstrained. Its development presents a number of opportunities:

- Existing GI around the perimeter of the site to be retained wherever possible, and new planting provided to create a green setting, particularly along the south-eastern boundary to the open countryside;
- All development to be outside of the remodelled flood zone extents along the existing watercourse within the south-western part of the site;
- Retain drain alignment *in situ* and integrated within the masterplan and landscape strategy;
- Development should address the adjacent open space within Phase I and the proposed cluster of mixed-use buildings;
- A number of key views from the higher ground in Phase I were identified, and these should be retained where possible;
- Vehicle access point connecting to the Phase I spine road;
- Pedestrian and cycle routes around the site must connect to Phase I;
- Emergency access will be required for the wider development site onto Ratcliffe Road;
- Consideration of levels around the access where steeper gradients prevail to avoid excessive landform remodelling; and
- Development should sensitively address the edge of settlement location and ensure defensible village boundaries.

-  Peashill Farm Phase II
-  Peashill Farm Phase I  
Showing submitted detailed layout
-  Peashill Farm Phase I  
Proposed Mixed Use
-  Vehicular Access Point
-  Emergency Access Point
-  Phase 1 Primary Pedestrian Routes
-  Surrounding Residential Land Use
-  Surrounding Agricultural Land
-  Surrounding Scrubland and Trees
-  Existing Tree and Hedge (to Canopies  
REF Arb Survey EDP3418/03)
-  Root Protection Zone (RPZ)
-  Slope Direction and Gradient
-  Watercourse/Field Drain
-  Flood Extents
-  Key Views Out of Site
-  LV Overhead Electric Power  
Lines (5m Offset TBC)



FIGURE 19. CONSTRAINTS AND OPPORTUNITIES PLAN (edp4824\_d003d)



# 4 THE PROPOSAL

## 4.1 Development Parameters

### Overview

- 4.1.1 Having previously described how the design story has evolved, this section describes the final design proposals and sets out how these could be delivered at the detailed design stage.
- 4.1.2 As this application is made in outline, the information set out over the following pages is presented either for approval (a development parameter plan) or as an illustrative strategy.

### Development Parameters

- 4.1.3 The development parameters set the maximum and minimum parameters for the proposal and comprise two parameter plans detailing land use and amount, and access.
- 4.1.4 Complementing the parameter plans are a set of development objectives that are submitted for approval as part of the Outline Planning Application. The parameters set the 'framework' for Reserved Matter Applications to work within - giving certainty that the aspirations of this Outline Application are achievable.
- 4.1.5 Scaled copies of the parameter plans are submitted as part of the outline application. Not to scale reproductions are used within this chapter to explain the proposals.

### Illustrative Strategies

- 4.1.6 The parameter plans show the main aspects of the proposal, but are not detailed proposals due to the nature of this application. Therefore, to illustrate the delivery of the parameters and set out the guiding principles for the delivery of the scheme, also included within this section is an Illustrative Masterplan and supporting development strategies. This illustrative material demonstrates how the broad areas identified in the parameter plans may be interpreted at a more detailed level. This is further illustrated using images and sections.

## 4.2 Illustrative Masterplan

- 4.2.1 The Illustrative Masterplan prepared for this application is the result of lengthy technical evaluation and consultations to produce a suitable, deliverable and responsive set of proposals for development at Phase II of Peashill Farm, Sileby.
- 4.2.2 It must be noted however, that it is only an 'Illustrative Masterplan'. It is therefore not intended to be fixed, only to demonstrate how development could be delivered within the identified development parameters and objectives.
- 4.2.3 These are set out over the following pages, with a description of the constituent elements of the scheme covered in the remainder of this section.

### KEY BENEFITS

- 1 Provision of up to 175 new homes, with a broad range of affordable and open-market house types, including bungalows.
- 2 One primary point of vehicular access via the Phase I development from the north, and an additional emergency access onto Ratcliffe Road.
- 3 Green streets incorporate existing landscape features allow for open views to the south-west from Phase I.
- 4 Located overlooking areas of public open space.
- 5 Sustainable drainage features designed to manage stormwater, reducing flood risk and providing an amenity and biodiversity benefit.
- 6 New tree planting and landscaping along the southern edge to form a green corridor, providing a range of functions including amenity and value and consolidation of the settlement edge.
- 7 A mixed-use scheme at Peashill Farm has been consented with the potential to provide a mixture of community/commercial uses and office/employment space.
- 8 Attractive walking and cycling routes throughout both phases of development would place Sileby village centre within a 15-20 minute walk or a 5 minute bike ride.
- 9 Route network facilitates the potential for provision of a bus turning loop, should this become viable in the future.