

Earl Shilton SUE

Updated Design and Access Statement Addendum



Purpose of Document

A Design and Access Statement (DAS) Addendum was submitted in December 2022 to Hinckley and Bosworth Borough Council (HBBC) to provide further information in support of planning application reference number 21/01511/OUT - Earl Shilton SUE (Application B).

The DAS and DAS Addendum were submitted in March 2023 in support of Barwood Land's outline planning application 23/00330/OUT (Application A).

Following a period of consultation and assessment, a number of minor amendments have been made to the proposals and an updated illustrative masterplan submitted.

These minor amendments primarily relate to:

- SuDS areas
- Tree retention
- Layout in response to revised odour modelling
- Green infrastructure and play space

This document also addresses consultee comments received from HBBC relating to design matters.

Subsequent reserved matters applications will refer to the Council's Good Design Guide.

This document provides an update to the DAS Addendum and the figure numbers presented here correspond with both the original DAS (December 2022) and the DAS Addendum (March 2023).

Figure 5.1 Updated Illustrative Masterplan













Updated Land Use Parameters Plan

The Land Use Parameter Plan has been updated to reflect:

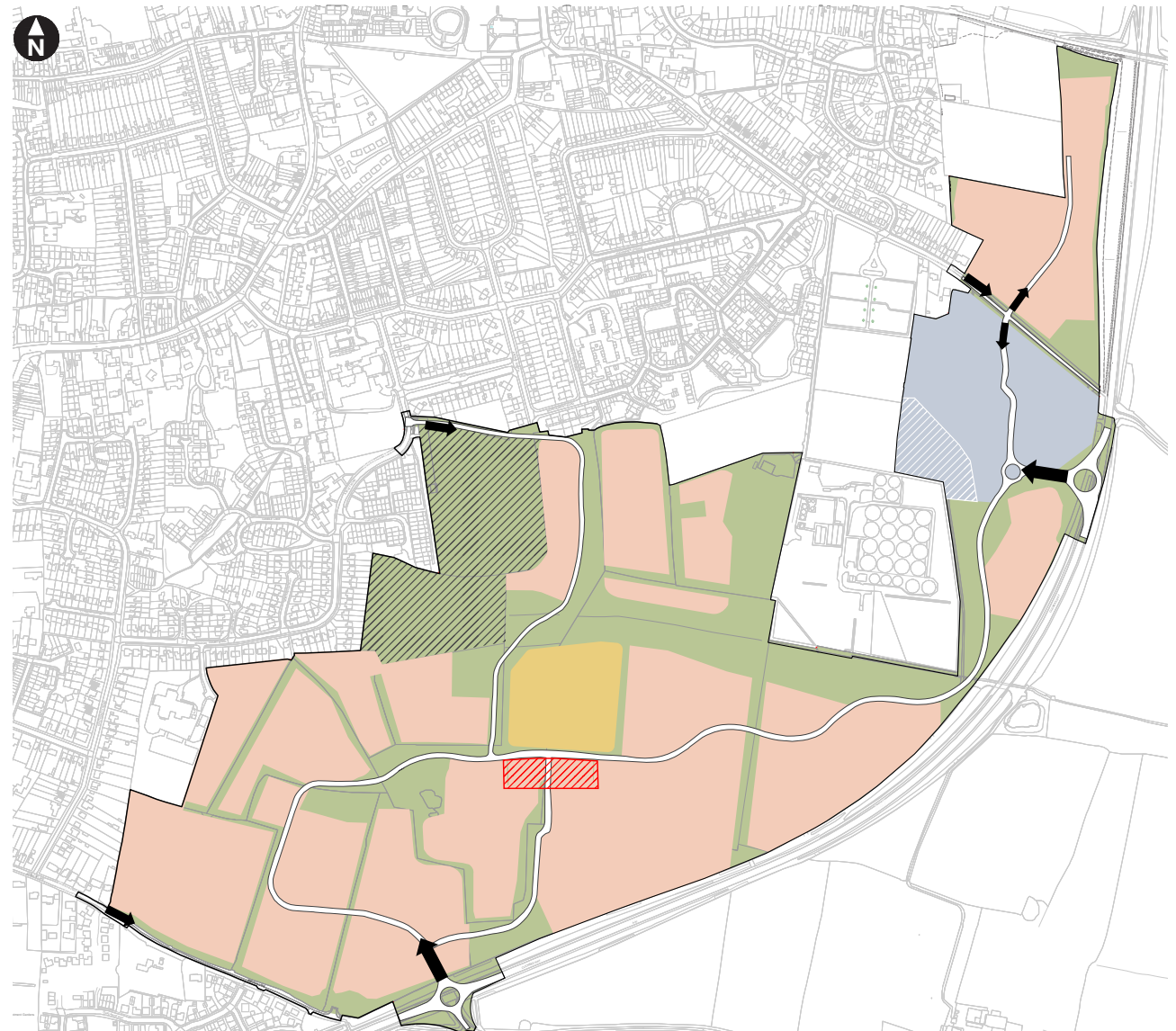
- Revised site accesses at Mill Lane
- Minor changes to indicative road layout
- Minor changes to indicative parcel layout

Key

	Site Boundary (65 ha)
	Residential (35 ha)
	Public open space and Green Infrastructure (incorporating SuDS) (19.3 ha)
	Roads/ Access Works (2.73 ha)
	Employment (5.3 ha)
	Non sensitive employment uses (e.g ancillary uses, storage, parking)
	School Site (2 ha)
	Community Hub (0.5 ha)
	Sports Pitches (Weaver Springs)
	Location of Access Points (for detailed approval)

(Areas shown are approximate)

Figure 5.5 Updated Land Use Parameters Plan



Updated Building Heights and Density Parameters Plan

The Building Height Parameters Plan has been updated to reflect the minor layout amendments. It should be noted:

- The parameters plan allows for 3 storey development where appropriate to topography within the landscape.
- Whilst the appearance of properties along Clickers Way/A47 will be determined through reserved matters stage, there is no intention that blank facades will be suggested for noise mitigation reasons.
- Building height parameters and illustrative layout of the employment area has been amended.

Key

 Site Boundary

Overall density and building heights










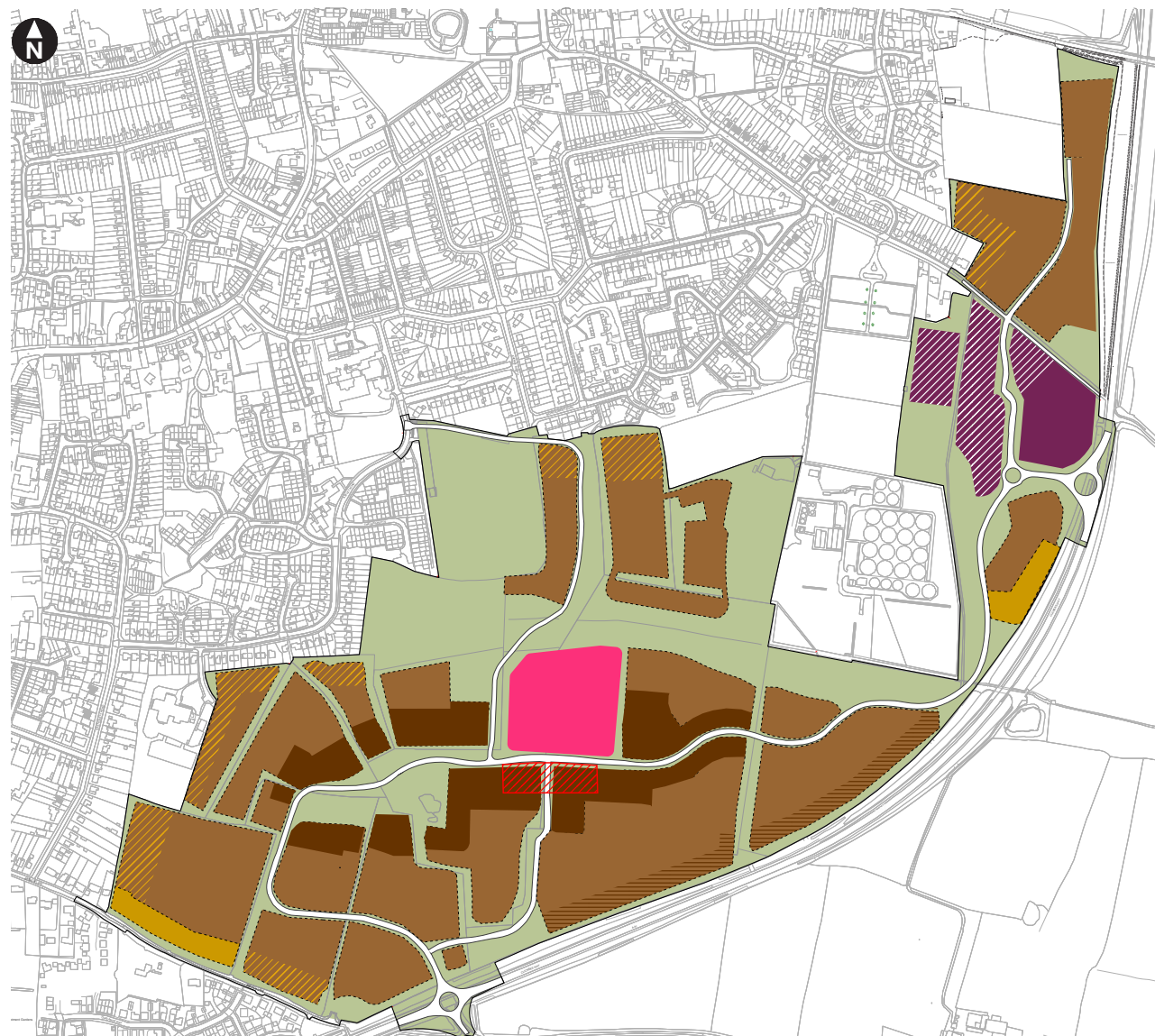
-  Higher density (up to 50 dph) including buildings of up to 3 storeys
-  Medium density (up to 45 dph) with buildings of 2 to 2.5 storeys (occasional use of 3 storey subject to detailed design approval)
-  Lower density (25 to 35 dph) with buildings of up to 2 storeys
-  Employment area buildings up to 17m ridge height (subject to detailed design approval)
-  Employment area buildings up to 12m ridge height
-  Medium - high density, with up to 3 storeys where local topography allows
-  Buildings up to 2 storey
-  School site
-  Community Hub

Figure 5.6 Updated Building Height and Density Parameters Plan



Updated Primary and Secondary Street Hierarchy Parameters Plan

The Primary and Secondary Street Hierarchy Parameters Plan has been updated to reflect minor changes to the layout.

Road design detail is to be determined at reserved matters. Most internal roads will be designed to adoptable standards except private drives.

Key






-  Site Boundary
-  Existing Roads (Retained)
-  Primary Streets
-  Secondary Street
-  Traffic calmed community hub
-  Breach Lane access restricted to 50 dwellings

Figure 5.7 Primary and Secondary Street Hierarchy Parameters Plan



Updated Green and Blue Infrastructure Principles Plan

The green and blue infrastructure principles plan is a new plan that has been prepared to clearly show:

- SuDS areas which have been amended following revised drainage design.
- Layout to ensure the majority of existing trees and hedgerow to be retained.

The following areas accord with the typologies identified by the Council's open space standards.









- Accessible Natural Green Space
- Casual Informal Green Space
- Equipped Childrens Play Space

A separate public open space note has been submitted which sets out how the proposals meet the Council's requirements.

Key

 Site Boundary

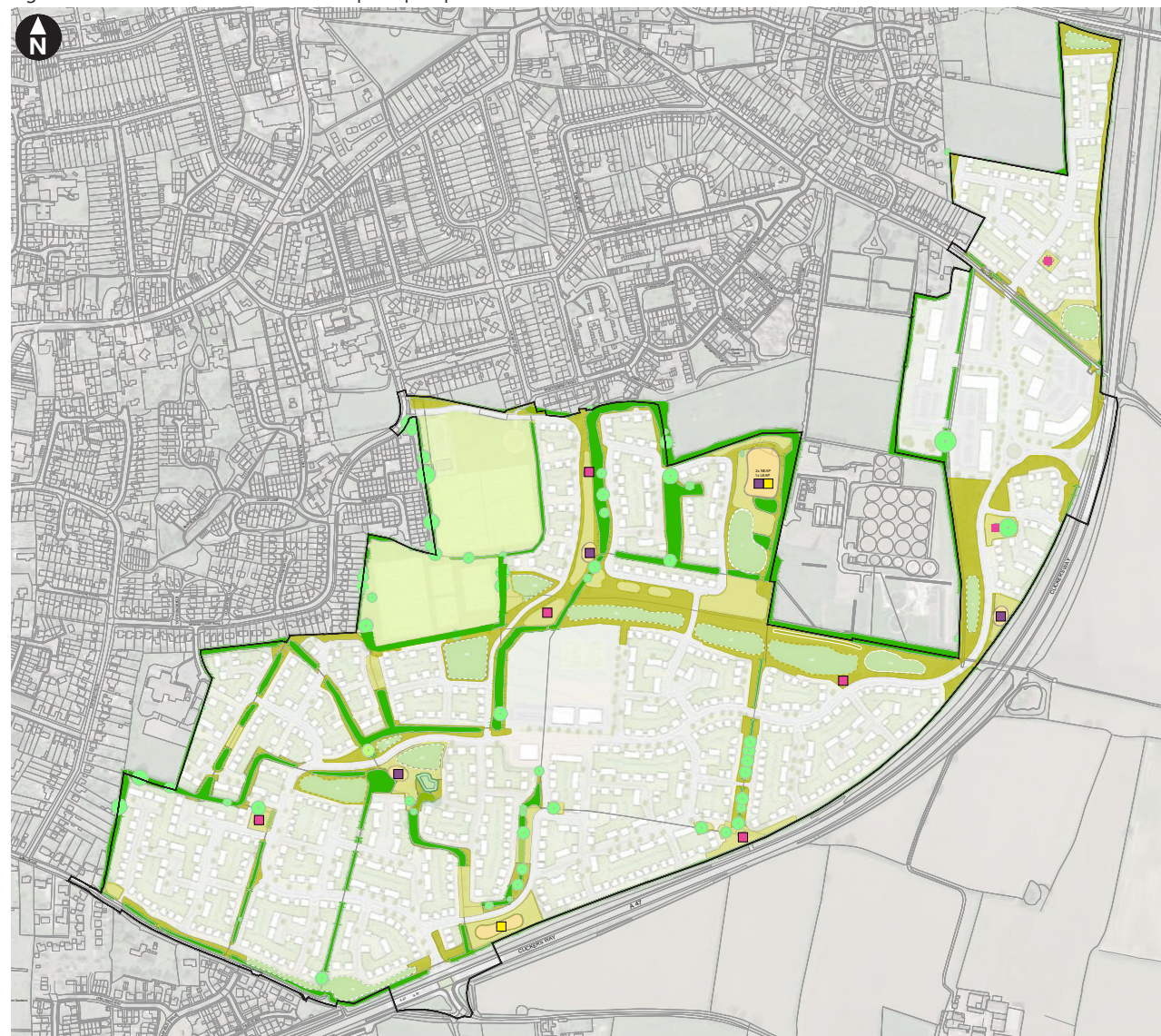
Green Infrastructure Parameters:

-  Retained hedgerow and smaller tree clusters
-  Existing tree to be retained
-  Existing pond to be retained
-  Existing Sports Pitches to be retained
-  Accessible Natural Green Space
-  Casual Informal Play Space
-  Equipped Children's Play Space
-  Sustainable Urban Drainage (SuDS)

Play Areas:

-  3 x NEAP
-  4 x LEAP
-  7 x LAP

Figure 5.9 Green and Blue Infrastructure principles plan



Open Space Typologies

Accessible Natural Green Space

The masterplan provides areas of accessible natural green space linked throughout the site which retain existing trees and hedgerows and provide recreational routes and outdoor amenity space.

Examples of Accessible Natural Green Space



Casual Informal Play Space

Throughout the retained green infrastructure there are areas set aside for casual informal play space, which provide opportunities for a variety of activities.

Examples of Casual Informal Play Space



Equipped Children's Play Space

The masterplan provides areas for equipped play in the form of Local Areas for Play (LAPs), Local Equipped Areas for Play (LEAPs) and Neighbourhood Equipped Areas for Play (NEAPs), which are dispersed throughout the development in accordance with policy. In addition there are opportunities for Play On The Way areas along footpaths within the public open space.

Examples of Children's Equipped Play Space



5.8 Character area principles

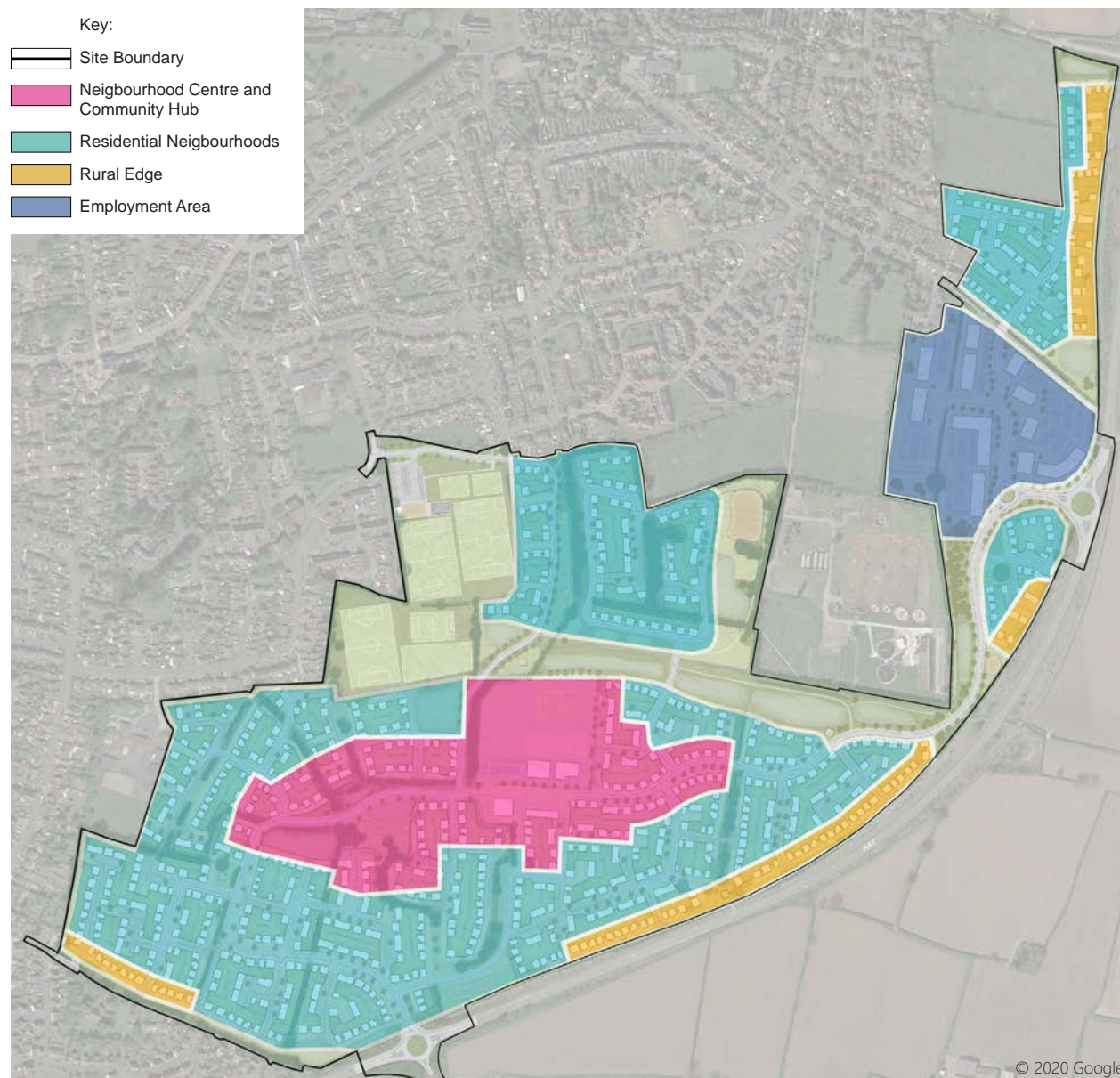
5.8.1 There are four proposed character areas within the scheme, reflecting different uses and locations within the development:

- the neighbourhood centre and community hub
- residential neighbourhoods
- the southern and eastern edges
- the employment area

5.8.2 Whilst the illustrative masterplan for the sustainable urban extension at Earl Shilton gives an indication of how the development may look, many details of the layout, building and landscape design will be determined through reserved matters applications. The purpose of the character areas is to help create areas of distinct character within the site where elements such as scale, appearance, building materials and details, boundary treatments and hard and soft landscape details are relatively consistent. In order to reinforce the distinction between different character areas, some contrasting details will be used in the different character areas.

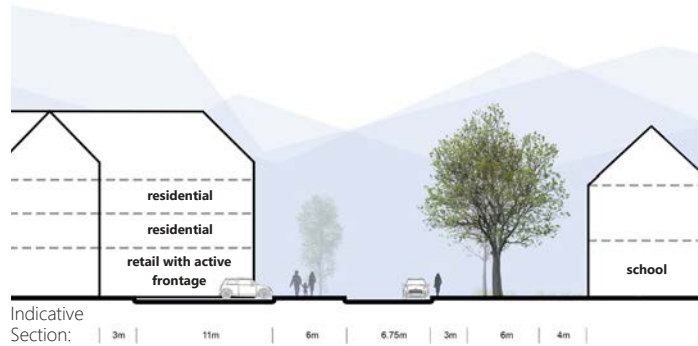
5.8.3 This section outlines and illustrates the differing design approaches and details that could be utilised within each character area.

Figure 5.7 Updated character areas principles plan



Neighbourhood centre and community hub

5.8.4 This is the core area of the site, where the primary school, local retail and community facilities are located alongside higher density homes. The character area extends along the tree-lined main street to the east and west. The linear form of this focal area echoes the form of Earl Shilton's main street, reinforcing the sense of place.



Below: examples of similarly scaled neighbourhood centres



Neighbourhood centre and community hub character area

Category:	Defining characteristics:
Scale and Massing	Up to 3-storey in areas fronting the community hub, open space and the main street to the east and west of the community hub. The community hub space will be designed in detail to create a central focal feature for the whole proposed development. Potential for apartment blocks to turn corners and town houses along streets in between. Frontages within the community hub to be tight to public realm/pavement where possible to give continuous façade and enclosure either side of the central square and immediate approaches. Transition from higher to lower storeys to be graduated, making use of 2.5 storey along the main street.
Density and Use	Homes up to 50dph subject to development of a detailed design solution that meets placemaking objectives. Mixed use to comprise local retail and community uses subject to market demand (at ground floor) with higher density residential. Flexible design to allow for re-use of ground floors for different uses, potentially with residential above in the community hub.
Access and Movement	Public realm focussed on prioritising safe access for pedestrians and cyclists to the square at the heart of the central hub area and the focal open space hub to the west of the community hub. Pedestrian and cycle routes connect into these spaces via secondary roads linked by the main spine, which has a shared footpath cycleway running along one side (and footpath along the other side). Parking for the community hub is to be provided as shared / communal facilities to serve all uses within the hub, encouraging linked trips. This is to be designed as an attractive landscaped parking court (or square). The primary school will be accessed directly off the proposed primary street with on-site parking for staff and a limited number of visitors only. Safe and pedestrian-friendly drop-off arrangements will need to be considered at detailed design stage.
Public realm	Public realm should be informal, but in contrast the central hub area should be marked by a semi-formal public square/space in high quality materials that may be used for outdoor events. Use of macadam finish for road carriageways will be acceptable but channel details could be employed to visually narrow streets. The length of carriageway through the central hub should have a contrasting finish or material. Other focal places should be paved in blocks or setts or other contrasting finish. Footway paving materials should be carefully considered to add variety to streets and lanes.
Architectural design	There is scope to use standardised building typologies, however, these need to be tailored to the overall design approach for the site, which is to create a distinctive neighbourhood that may be contemporary in style but should reflect traditional buildings and materials found in Earl Shilton to help bring cohesion to the site and to provide the new neighbourhood with a sense of place and connection to the town. In general the wider SUE provides a transition from rural edge to urban centre, but reference for designs of the core area surrounding the community hub should be taken from urban rather than rural locations, creating a focal, relatively more dense heart to the development, mirroring the linear form of the nearby town centre and approaches. Detailing should be robust and help create visual interest and managed variety. Groups of buildings should be designed collectively, with whole street scenes in mind rather than plot by plot
Facing Materials	Predominantly Leicestershire type brick, with some render and a mix of grey, red and brown roof tiles. The buildings within the community hub may use contrasting materials.
Landscaping and Boundaries	Generally properties will be located close to the back of the spine road pavement, strengthening the character of the hub as a mini high street. Where there is a set-back these semi-private spaces should be enclosed with railings or dwarf walls. Side and rear enclosures should be walls. Plain timber fences in the public realm should be avoided. Formally planted street trees will be integral part of the public realm.

The neighbourhood centre, community hub and the local primary school provide opportunities for distinctive architecture to provide unique character to the development.

Below: examples of neighbourhood centres and architectural style



Building and Hardscape Materials

A variety of materials will be considered for use in the neighbourhood centre, school and community building subject to detail design at reserved matters stage.

Wall



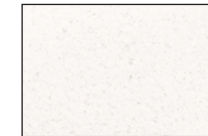
Red brick



Orange brick



Cement render



Smooth Render



Stone

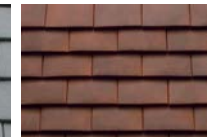


Metal cladding

Roof



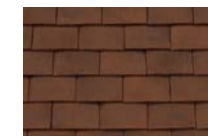
Grey interlocked roof tiles



Brown interlocked roof tiles



Smooth grey interlocked roof tiles

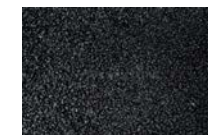


Red interlocked roof tiles



Metal roofing

Ground



Black Tarmac



Grey Block pavers



Brindle Block pavers



Neighbourhood centre and community hub

Landscape Specification:

Single species of tree to be planted along the primary street to make it easily identifiable.

New trees will be planted throughout the development to create structure and define areas of public open space. Proposed trees are encouraged to reflect the existing species on site and around the local area and include mainly native species in public open spaces and landscape buffers to increase diversity.

At the main entrances and key junctions, the opportunity to propose large growing tree species to accentuate and frame views into the site and provide focal points to long vistas could be considered.

Individual tree species suggested (or similar approved):

1. *Carpinus betulus* 'lucas'
2. *Prunus* 'snow goose'
3. *Quercus robur*

Proposed Shrub planting

Proposed shrub planting to be used to provide colour and visual interest to break up the hard landscape and reinforce the more formal character of the area.



Carpinus betulus 'lucas'



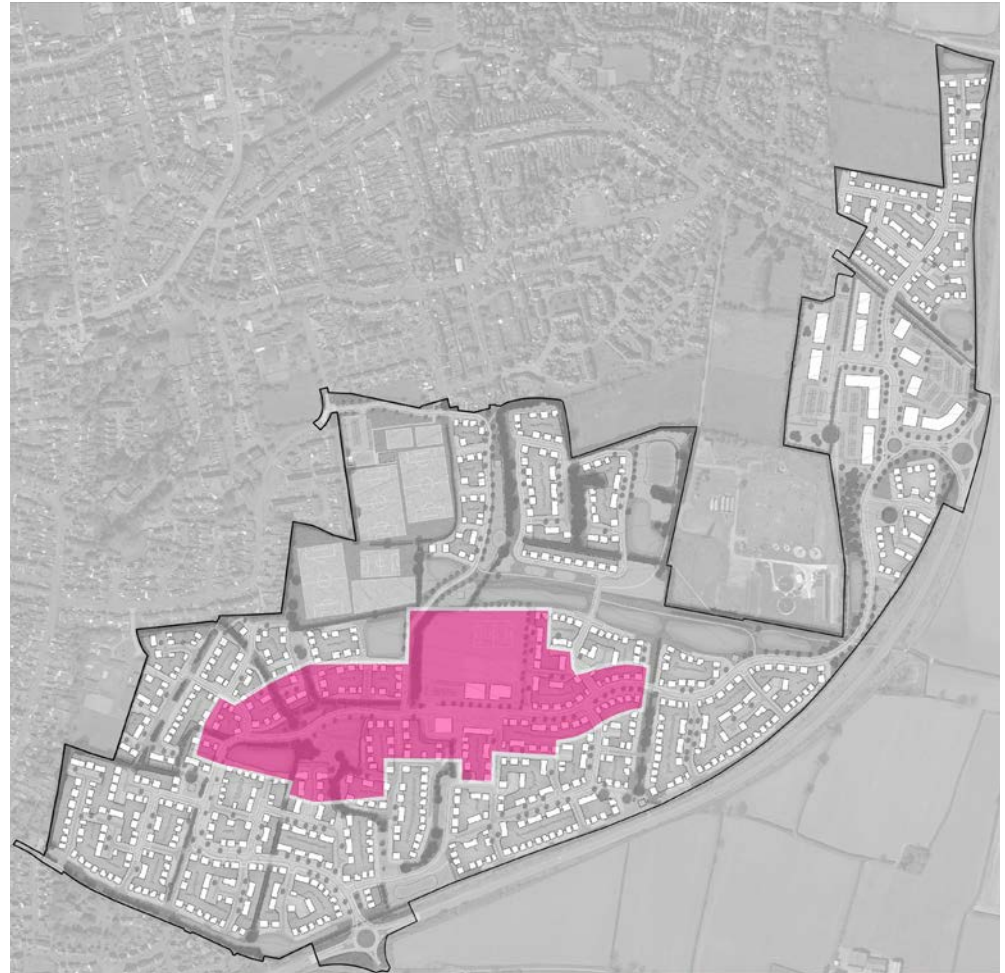
Prunus 'snow goose'



Quercus robur

Suggested shrub species (or similar approved):

Key Plan with highlighted Neighbourhood Centre and Community Hub



Hebe Red Edge



Hebe emerald green



Lavandula angustifolia



Lonicera nitida 'may green'

Residential neighbourhoods

5.8.5 The majority of medium density new homes and residential streets fall within this character area.

Images indicating potential appearance:



Indicative Plan Extract:



Residential neighbourhoods character area

Category:	Defining characteristics:
Scale and Massing	Predominantly 2 to 2.5 storeys but with occasional use of 3 storeys subject to detailed design. The majority of homes fall within these areas which take the form of traditional streets, overlooked by homes, typically with small enclosed semi-private spaces between the homes and the back of pavement. There will be some variation in scale and massing of the homes within these areas, but the streets are purposely relatively simple in form, with visual interest created through a combination of their integration with the surrounding landscape framework (typically with views to retained trees and hedgerows) and partly through their role as 'connecting' features between more dominant and elaborate focal areas and key frontages.
Density and Use	Complementing the above, residential development within this area will vary between 35 and 45 dwellings per hectare, with occasional pockets of higher or lower density to respond to particular features - for example lower density may be more appropriate for areas of the site in close proximity to existing homes, and small pockets of higher density homes may be appropriate where homes overlook adjacent open spaces or at significant nodes along the primary and secondary road network.
Access and Movement	The area is predominantly comprised of connected streets that serve only the homes, that link to the primary and secondary streets. The residential streets will be designed to be pedestrian and cycle friendly with integral features to limit vehicle speeds. The majority of homes within this area will be within walking distance of existing bus routes that run through the residential area that lies to the north of main part of the site. Parking will predominantly be provided on-plot with carefully designed driveways and garages to minimise visual impact. This will include a mix of parking to the side of homes and open parking on driveways in front of homes, broken up with soft landscape elements. A limited amount of unallocated parking parallel or perpendicular to the carriageway will be provided to supplement off-road alternatives. On-street parking will generally be used in the higher and medium density areas along the new primary and secondary streets.
Public realm	Public realm should be as informal as possible, and whilst roads may be acceptable in tarmac, channel details could be employed to visually narrow streets. Shared surfaces and private drives could be blocks or setts. Footway paving materials should be carefully considered to add variety to streets and lanes.
Architectural design	The design approach for this area should be cohesive with and complementary to the approach articulated for homes within the community hub character area, with contrast and variety resulting from differences in form, massing and density. As such there is scope to use standard building typologies, tailored to reflect the Earl Shilton identity. In general the wider SUE provides a transition from rural edge to urban centre, so reference for designs of the residential neighbourhoods that span the whole SUE area may be drawn from both the urban and rural context, with streets in the upper (more northerly) part of the site needing to reflect the urban context and more southerly areas more influenced by buildings found in the surrounding rural settlements.
Facing Materials	Predominantly brick with the potential for some render. Facing brick to have Leicestershire brick qualities and tone. Roof tiles to be a mix of grey, red and brown.
Landscaping and Boundaries	Front gardens of housing to be enclosed potentially using either rail and post or native hedgerows. Potential for railings in certain areas, depending upon the overall townscape character. Street trees and informal spaces should be designed into layouts to create networks of green infrastructure.

House Typologies

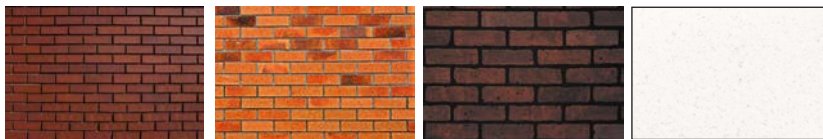
The development will provide a range of house types responding to local needs and to be determined at reserved matter stage. Traditional housing in this area of Leicestershire is predominantly constructed of brick, and this cue has been taken as the main proposed construction material, with the addition of a mix of contemporary materials to create distinctive character and support placemaking objectives.

The detail design will determine layout and will incorporate good placemaking principles such as identifying key house plots providing a focal point for views down secondary and primary streets, on key corner plots, and across areas of public open space.



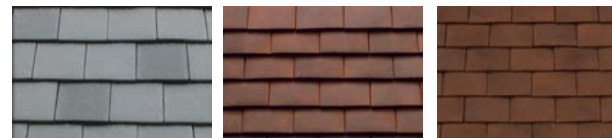
Building and Hardscape Materials

Wall



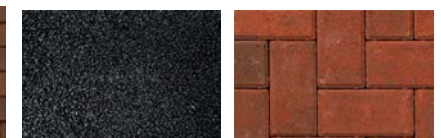
Red brick Orange brick Brown brick Smooth Render

Roof



Grey interlocked roof tiles Brown interlocked roof tiles Red interlocked roof tiles

Ground



Black Tarmac Brindle Block pavers

Residential neighbourhoods

Landscape Specification:

Proposed tree planting can be within property boundaries and occasionally within hard surface. Tree species can be more varied within the neighbourhoods to add to the informal visual character of place.

New trees will be planted throughout the development to create structure and define areas of public open space. Proposed trees are encouraged to reflect the existing species on site and around the local area and include mainly native species in public open spaces and landscape buffers to increase diversity.

At the main entrances and key junctions, the opportunity to propose large growing tree species to accentuate and frame views into the site and provide focal points to long vistas could be considered.

Individual tree species suggested (or similar approved):

1. Sorbus aucuparia
2. Prunus sargentii
3. Quercus robur

Proposed Shrub planting

Proposed shrubs to be planted in a more informal setting as compared to Neighbourhood centre, with landscape more closely associated with individual plots within hedged front boundaries of houses.



Sorbus aucuparia



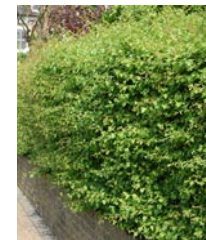
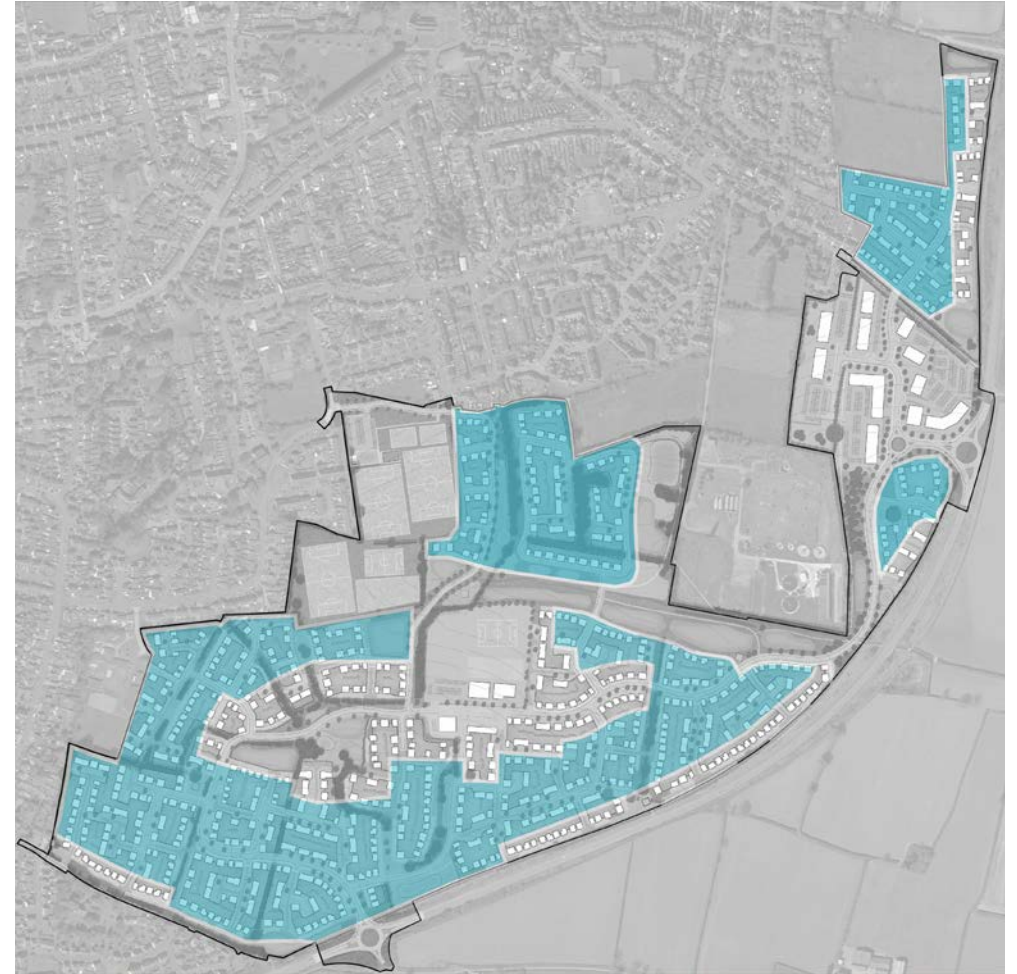
Prunus sargentii



Quercus robur

Suggested shrub species (or similar approved):

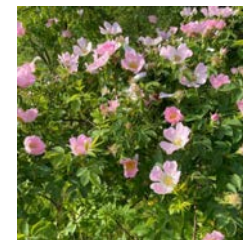
Key Plan with highlighted Residential Neighbourhood



Crataegus monogyna
(Hawthorn)



Hebe emerald green



Hebe emerald green

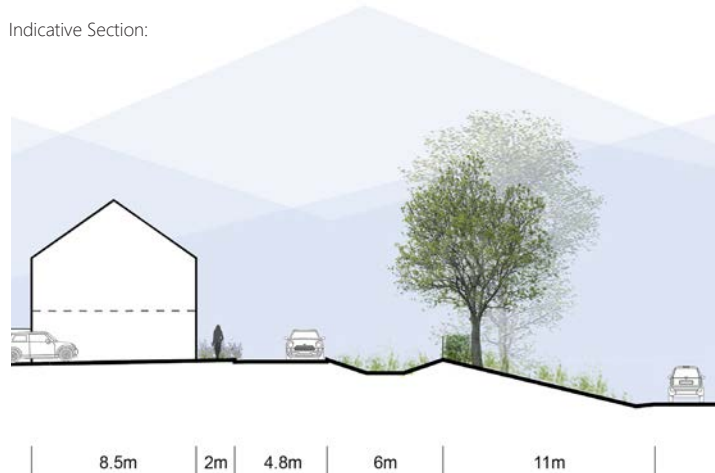


Lonicera nitida 'may green'

Southern and eastern rural edge

5.8.6 This encompasses the relatively more visually sensitive, lower density southern section of Breach Lane and the eastern residential edges along the A47 Clickers Way.

Indicative Section:



Images indicating potential appearance:



Indicative Plan Extract:



Southern and eastern rural edge character area

Category:	Defining characteristics:
Scale and Massing	Limited to 2-storey development where fronting on to strategic landscaping and the wider countryside.
Density and Use	Complementing the above, residential development at lower densities where fronting on to landscape buffers and the countryside beyond, typically in the range of 25-35dph.
Access and Movement	Streets and Lanes on the edge of built development to have single sided footways on development side, or shared surface. Parking will be provided on-plot and designed to be integrated within the rural edge character, typically with garages (where provided) set-back between homes and making maximum use of parking spaces between homes to minimise visual impact (refer to low density example image on Page 44). Due to the lower density of homes along these edges, this should be easily achieved.
Public realm	This area is the transition between the adjacent countryside and the new neighbourhood to the north and west, and the public realm should be very simple, with minimalist geometry. An emphasis on simple, natural materials is key to linking the edge with rural areas and villages beyond.
Architectural design	Potential for larger properties on nonlinear individually designed plots. Opportunities for vernacular or high quality modern interpretation provided that it satisfies the requirements for the sensitive context adjacent to the designated park/garden. Detailing of individual elements within designs to be of high quality.
Facing Materials	Predominantly brick with the potential for some render or potentially high quality, contemporary materials such as wood-effect cladding and metal or ceramic cladding. Traditional roofs to be a mix of grey, red and brown tiles. Living roofs may also be acceptable on garages/outbuildings.
Landscaping and Boundaries	Within this character area boundary treatments will also be tailored to help strengthen the more rural and informal character. Boundary treatments will be more typical of village edges incorporating a greater extent of soft landscape using native planting elements including hedgerows and trees to help soften and filter views of the development edge, including some use of field-type boundary fences and using fewer walls.

Southern and eastern rural edge

Landscape Specification

Proposed tree planting to reflect and enhance the tree cover along the wider countryside and edge. More ornamental trees of a smaller growing habitat to be planted within property boundary and individually within hedgerows.

Individual tree species (or similar approved):

1. *Aesculus hippocastanum*
2. *Alnus glutinosa*
3. *Quercus robur*



Aesculus hippocastanum



Quercus robur

Alnus glutinosa

Proposed Shrub planting

Proposed shrub planting to reflect and complement existing native species along rural edge. Planting to be informal to reinforce the character of the rural edge.

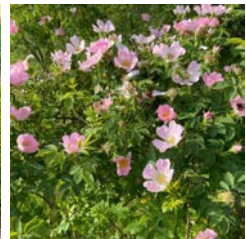
Suggested species (or similar approved):



Crataegus monogyna
(Hawthorn)



Hebe emerald green



Hebe emerald green



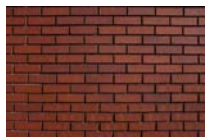
Lonicera nitida 'may green'

Key Plan with highlighted Southern and Eastern Rural edge



Building and Hardscape Materials

Wall



Red brick



Brown brick

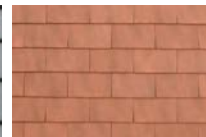


Cement render

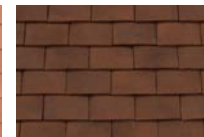
Roof



Grey interlocked roof tiles

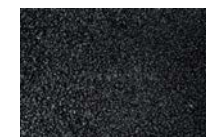


Orange interlocked roof tiles



Red interlocked roof tiles

Ground



Black Tarmac



Brindle Block pavers

Employment area

5.8.7 A distinct area west of the north-eastern gateway to the site, designed to accommodate a range of different types of business space.

Images indicating potential appearance: of employment buildings



Employment Area Character Area

Category:	Defining characteristics:
Scale and Massing	Buildings up to 17m tall (to the ridge-line). Within the area of the site immediately adjacent to existing homes on Mill Lane and Union Mill Close, height will be restricted to 12m to the ridge-line to retain residential amenity. Different buildings for different employment uses are likely to vary in height as well as in scale and massing. The tallest buildings should be located within areas identified for focal buildings.
Density and Use	The employment area will support a range of different types of employment buildings, including logistics, light industrial and office. Use classes E(g), B2, B8. E class uses more likely to be suitable in areas close to existing or proposed residential uses
Access and Movement	The employment area will be accessed directly from the newly formed northern / eastern gateway to the site from Clickers Way. The area is also linked to the rest of the site by road and pedestrian / cycle links. Carriageway to be 7.3m between the A47 junction and the employment area to accommodate commercial vehicles.
Public realm	A well designed public realm will play a key role in helping to deliver cohesion to this area, which will be occupied by a variety of different building types.
Architectural design	This will be determined in detail at the RM stage. Additional design effort and thought to create attractive frontage to primary and secondary streets and main A47 gateway.
Facing Materials	As for the residential neighbourhoods, the principle is to make use of a cohesive palette of sustainable, traditional and contemporary materials and textures within the employment area that help reinforce a sense of place and help distinguish the employment area as a distinct but complementary area within the development. Locally sourced materials should be used where possible. Greater design emphasis and material quality should be placed on the more prominent buildings fronting the north eastern gateway to the site as identified in the placemaking principles plan.
Landscaping and Boundaries	This should complement the overall detailed landscape design for the employment area and use a consistent palette throughout, likely to include hedgerow and tree planting to provide cohesion with the surrounding site. Proposals will need to be enhanced where they front primary and secondary streets and the main A47 frontage.



Indicative Section





















7-9m | 2m | 7.3m | 3m | 12m | 6m | 4.8m | 4.8m | 6m | 4.8m | 9m | 18m



Indicative Plan Extract:

Material Matrix

5.8.8 The matrix summarises the proposed hard and soft landscape treatment for the site to reinforce the proposed character areas and the placemaking hierarchy.

			Neighbourhood centre and community hub	Residential neighbourhoods	Southern and eastern rural edge				Neighbourhood centre and community hub	Residential neighbourhoods	Southern and eastern rural edge			
Wall Materials	Brick	Red		YES	YES	YES	Roof Materials	Interlocked Roof tiles	Grey		YES	YES	YES	
	Brick	Orange		YES	YES	NO		Interlocked Roof tiles	Orange		NO	NO	YES	
	Brick	Brown		NO	YES	YES		Interlocked Roof tiles	Red		NO	YES	YES	
	Cement	Render		YES	NO	YES		Interlocked Roof tiles	Brown		YES	YES	NO	
	Smooth	Render		YES	YES	NO		Smooth	Grey		YES	NO	NO	
	Timber	Effect		NO	NO	YES		Metal	Roofing		YES	NO	NO	
	Stone			YES	NO	NO		Boundary Treatment	Hedges	Formal		YES	NO	NO
	Metal	Cladding		YES	NO	NO			Hedges	Informal		NO	YES	YES
Tarmac			YES	YES	YES	Fencing				NO	YES	YES		
Paving	Block Pavers	Grey		YES	NO	NO								
	Brindle			YES	YES	YES								

wsp