APPENDICES

1. Location plan
2. Proposed Illustrative Masterplan
3. Proposals Map of the North West Leicestershire Local Plan
4. Plans of the western, central and eastern areas of the Green Wedge, taken from the Core Strategy Green Wedge Background Paper
5. Description of the Eastern area of the Green Wedge, taken from the Core Strategy Green Wedge Background Paper
9. NWLDC December 2011 spreadsheet – five year housing land supply
10. Location plan and Masterplan accompanying outline application ref 10/01093/OUTM by Bloor Homes - Bardon Grange, Coalville.
12. Leicestershire County Council ‘green spaces engagement‘ exercise (January to April 2011) - Cabinet report of 26th July 2011
13. Maps 1 to 4, appellant’s Report - Soil resources and agricultural use and quality of land at Stephenson Green.
14. MAFF Agricultural Land Classification, Proposal Site H4g, Grange Road, Hugglescote
15. Coalville BMV Pre-1988 data
16. Coalville BMV Post-1988 data
17. Coalville Predictive BMV and associated Natural England report “Strategic Map Information”
18. Coalville BMV Provisional ALC
20. The Leicestershire County and Rutland NHS proposed financial contribution (Revised December 2011)
Figure 28: Illustrative Masterplan
6.14 DESIGN PRINCIPLES - ILLUSTRATIVE MASTERPLAN

6.14.1 The illustrative masterplan design principles demonstrate how the design concept could be realised in the future development of the site; this does not represent a detailed proposal. Alternative solutions may be equally successful providing they are in accordance with the conceptual design principles stated overleaf. The development principles are set out below:

- Greenways will be incorporated into the development to ensure pedestrians and cyclists have access to safe and direct routes between existing and proposed facilities, especially to and from Coalville town centre and Stephenson Green village centre. The emphasis will be placed on pedestrians / cyclists as the primary users and vehicles may be restricted along sections of the routes. A ‘green’ emphasis will be achieved through the use of soft landscaping within front gardens and on street and a shared surface carriageway / footpath to denote the pedestrian friendly character.

- The primary vehicular route (Main Street) serves as the main connector road, bus route and cycleway. It is broadly linear in nature with deflections in the carriageway to aid traffic calming. Street trees and/or grass verges are proposed on both sides of the Main Street, as seen along Broom Leys Road.

- The intensity of the street trees may increase towards the ‘Village’ Centre to create a heightened sense of arrival. A ‘Village Green’ will act as punctuation of the primary vehicular route and contribute towards the sense of community within the ‘Village Centre’. Further traffic calming features will be in place to slow down the traffic flow and prevent the road becoming a ‘rat run’.

- The primary site access is located on Stephenson Way and is achieved via a high quality signalised junction. This junction will provide a safe crossing for pedestrians and cyclists and create a strong connection to Coalville town centre and Coalville Park.

- The secondary site access on Hall Lane will be less formal in character due to the set back distance of the proposed development from the site boundary and nature of the surrounding open space; the playing fields and woodlands will help to create a distinction between the two points of access.

- Three distinct character areas within the development (Parkland Edge, ‘Village’ Centre and Neighbourhood Character Area) create a sense of identity and local distinctiveness. Development will respond to the existing urban character and the overarching influence of the National Forest by using complementary building materials, built form and native plant species. Nodal spaces and a hierarchy of street typologies will further augment the ‘village’ like character and aid legibility through the site.

- Individual dwellings will be used to create lower density development which is naturalistic in character along the Parkland Edge.

- A more formal development edge will be used to define the Main Street and key nodal spaces.

- The ‘Village’ Centre will include a primary school, village green, public square and mixed use development such as community buildings, apartments and shops creating a central hub of activity and focal point within the development. This will be highly accessible to both new and existing communities with pedestrian, cycle and vehicular links interconnecting with existing movement networks, through the site and into the central square.

- Gateway buildings define the site entrances, this could be achieved through the use of design features within the built form, such as dual aspect units that address both the entrance and the primary vehicular route, and an increase in scale.

- Playing fields to the north of the development act as an ‘integrator’ between proposed and existing communities and exploit a natural plateau in the landform. It also provides a convenient location for the facilities to be accessed and a space which is overlooked by proposed and existing dwellings.

- A strong woodland buffer is situated along the western boundary to Hermitage Road, this will help to screen proposed development from existing dwellings, prevent overlooking into existing properties and enhance the distinction between Coalville and Whitwick. The landscaped edge will also facilitate Stephenson Green in becoming a ‘place in its own right’.

- Blocks of vegetation (existing and proposed) filter views into the site along the southern boundary. In conjunction with a 25-30m setback, planted visual bunds and / or fenestration an appropriate edge to Stephenson Way can be created.

- Equipped areas of children’s play are designed to make best use of greenways, footpaths, cycleways and the wider green infrastructure network, ensuring that all public open space is easily accessible, useable and safe. Formal play equipment is also situated to comply with Fields in Trust recommended walking distances to make certain all residents have equipped areas of play within suitable proximity of their dwellings. Development frontage will define the areas of children’s play and provide natural surveillance making them safe places to play.

- The existing public rights of way located within the site are retained and enhanced where possible. Development frontage and dual aspect units provide natural surveillance, and the proposed network of open spaces and footpaths will increase their viability and encourage people to walk to and from the local centres within Coalville, Whitwick and Stephenson Green. The major movement routes will be designated as strategic greenways.

- Development is set back from rear property boundaries on Tiverton Avenue, ensuring existing residents are not overlooked. The offset will include a strong woodland buffer which will benefit from the natural surveillance of proposed development frontage. In addition shared private drives and larger front gardens may be included to maximise the distance of built form to existing back gardens.

- Attenuation basins are located at suitable positions throughout the site to mitigate against surface water runoff. They will also provide a key ecological habitats and an entrance feature off Hall Lane.

- Specific view corridors have been integrated within the development to create visual links to surrounding highlands from within the ‘Village’ Centre, maximising the assets of both the central location and attractive landscape setting. The view towards Bardon Hill from the ‘village’ green follows the alignment of an existing hedgerow and is defined by development frontage and the primary school. The view to Spring Hill is also appreciated from the ‘village’ green and will be defined by residential built form.
APPENDIX 3