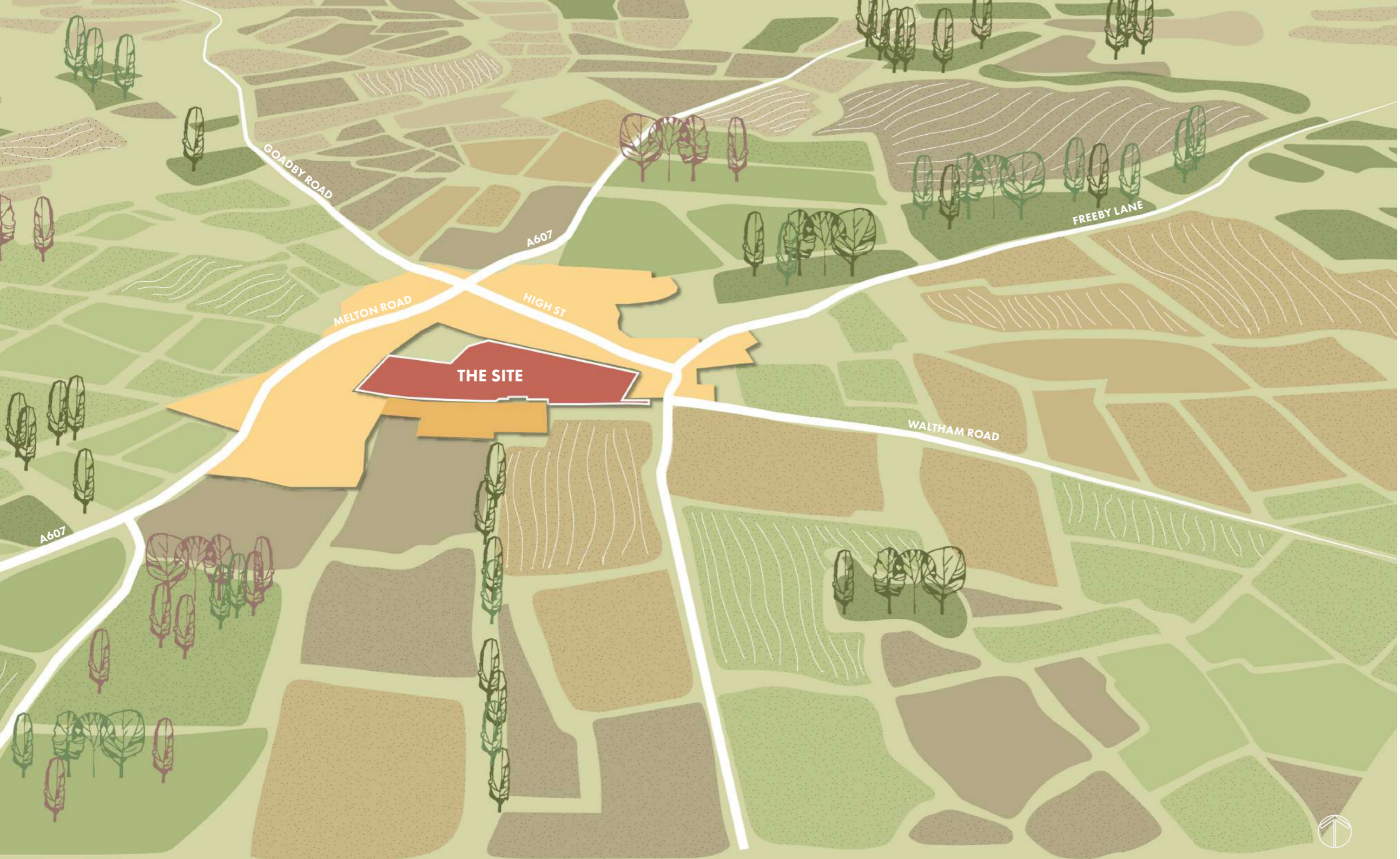


LAND SOUTH OF MILL LANE - WALTHAM ON THE WOLDS -

VISION DOCUMENT - JANUARY 2024





CONTENTS

1	Introduction	05
2	Site context	09
3	Design rationale	32
4	The opportunity	34
5	Conclusion	40



Land South of Mill Lane in Waltham on the Wolds will be a community where people will want to live, play and spend time. It will be a sustainable place that actively supports health and well-being, connects people and nature, and encourages community spirit with a strong sense of belonging.

WHO WE ARE

Cora was founded in 2010 and is committed to delivering new homes to the highest standard. Our purpose is to build excellent homes and climate-resilient communities that make a positive contribution to the health, happiness and well-being of both our customers and our local communities.

In 2022, Barwood Homes rebranded to Cora following acquisition by Alterx Living UK LLP. Our name emphasises the value we place on working together with stakeholders to create amazing places. Cora is determined to take a leadership position in our industry and we are committed to finding more ways to minimise our impact on the environment, deliver social value and support society, ensuring our actions fulfil our social purpose and increase the long-term viability of our business.

Our operating principles are:

- We take urgent action together
- We work hard to create a dynamic workplace
- We respect our collective home
- We work in partnerships
- We innovate for good
- We build opportunities for others.

Our values are:

- **Inclusive:** we are human, engaging and relevant
- **Clear:** we are open, honest and down to earth
- **Modern:** we are enthusiastic, positive and contemporary
- **Friendly:** we are warm, personal and informal.

Cora is in the process of transitioning to the incorporation of modern methods of construction (MMC) across our sites. In 2023, we will be incorporating MMC products within at least two sites, one of which will be entirely MMC.

Cora has assembled a team to deliver the vision for Land south of Mill Lane, covering the necessary technical assessments to promote the site.

The consultants are as follows:

- **fabrik** - masterplanning and landscape design
- **Brindle & Green** - ecology, arboriculture, heritage and archaeology
- **Hub Transport Planning** - transport
- **PJS** - drainage.

OUR VISION

Our vision is simple, to create an attractive new neighbourhood that is integrated as a part of Waltham on the Wolds and forms an attractive southern edge to the village, whilst sensitively responding to its rural character. To achieve this vision, the neighbourhood will offer a blend of attractive architecture with a biodiverse-rich landscape woven through the scheme.

The masterplan seeks to create a scheme that is physically, socially and environmentally sustainable. The development will provide a southern gateway to Waltham on the Wolds, creating a sense of arrival to the village. Additional infrastructure will improve walkability and sustainable methods of movement in this area, creating accessible, clear and safe routes for all.

The new neighbourhood will have a clear identity and character, and create a place where people aspire to live. It will enable a mix of homes to be provided that meet the needs of local people. The scheme will offer robust and adaptable buildings, designed to provide a positive response to the character of the site and local area. The development seeks to achieve low carbon goals and will promote sustainable energy principles throughout the scheme.

Through the use of a well-planned and integrated green and blue

infrastructure strategy, the site will provide spaces and places of beauty for new and existing residents to enjoy. Landscape features will play a key role in defining destination points, linking areas of open space and enhancing the overall experience of living within the neighbourhood.

Our approach to placemaking is based on three key objectives, which reflect what makes the new neighbourhood unique, alongside best practice enshrined in the National Design Guide, namely:

- 1 Living with nature
- 2 Distinctively local
- 3 Resilient living.

These key objectives will help to define and shape a place that is both sustainable and rooted within Waltham on the Wolds.



VIEW LOOKING TOWARDS THE SCHEME FROM THE SUDS POND

CONTEXT



Waltham on the Wolds is a village and former Civil Parish located in the East Midlands, within the Melton borough of Leicestershire.

Waltham on the Wolds is situated circa 8 km (5 miles) north-east of Melton Mowbray and 17.7 km (11 miles) south-west of Grantham on the A607. The closest major settlements are Loughborough and Nottingham, 31.8 km (19.8 miles) to the west and north-west, Leicester, 38.4 km (23.9 miles) south-west and Peterborough, 65.5 km (40.7 miles) south-east.

The village is situated along the A607, providing direct links to nearby surrounding towns and villages including Grantham and Melton Mowbray. The A607 supports a direct route towards Leicester (circa 40 minutes). The A607 also connects with the A606 which provides direct routes towards Nottingham (circa 40 minutes) and Peterborough (circa 1 hour).

The nearest train station is Melton Mowbray, located 10 km (6.2 miles) from the centre of the site, which can be accessed via a 15-minute car journey, providing services towards Birmingham, Cambridge and Stansted Airport. There is also a regular bus service to Melton Mowbray and Loughborough every 60 minutes, that runs from Monday to Saturday.

THE VILLAGE & SITE CHARACTERISTICS

The village has been recognised within the Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan as a place with 'special character, quality, diversity and distinctiveness', alongside a tremendously rich history dating back to pre-Roman times.

The village is identified within the adopted Melton Local Plan as a 'Service Centre', offering a selection of amenities. The village is centred around the High Street, which runs on a north-west/south-east axis and along Melton Road, to the west of the site, positioned on a north-south axis. There are a wide range of amenities within a comfortable walking distance of the site, including a primary school and pre-school, medical centre and village hall, as well as a Grade I parish church.

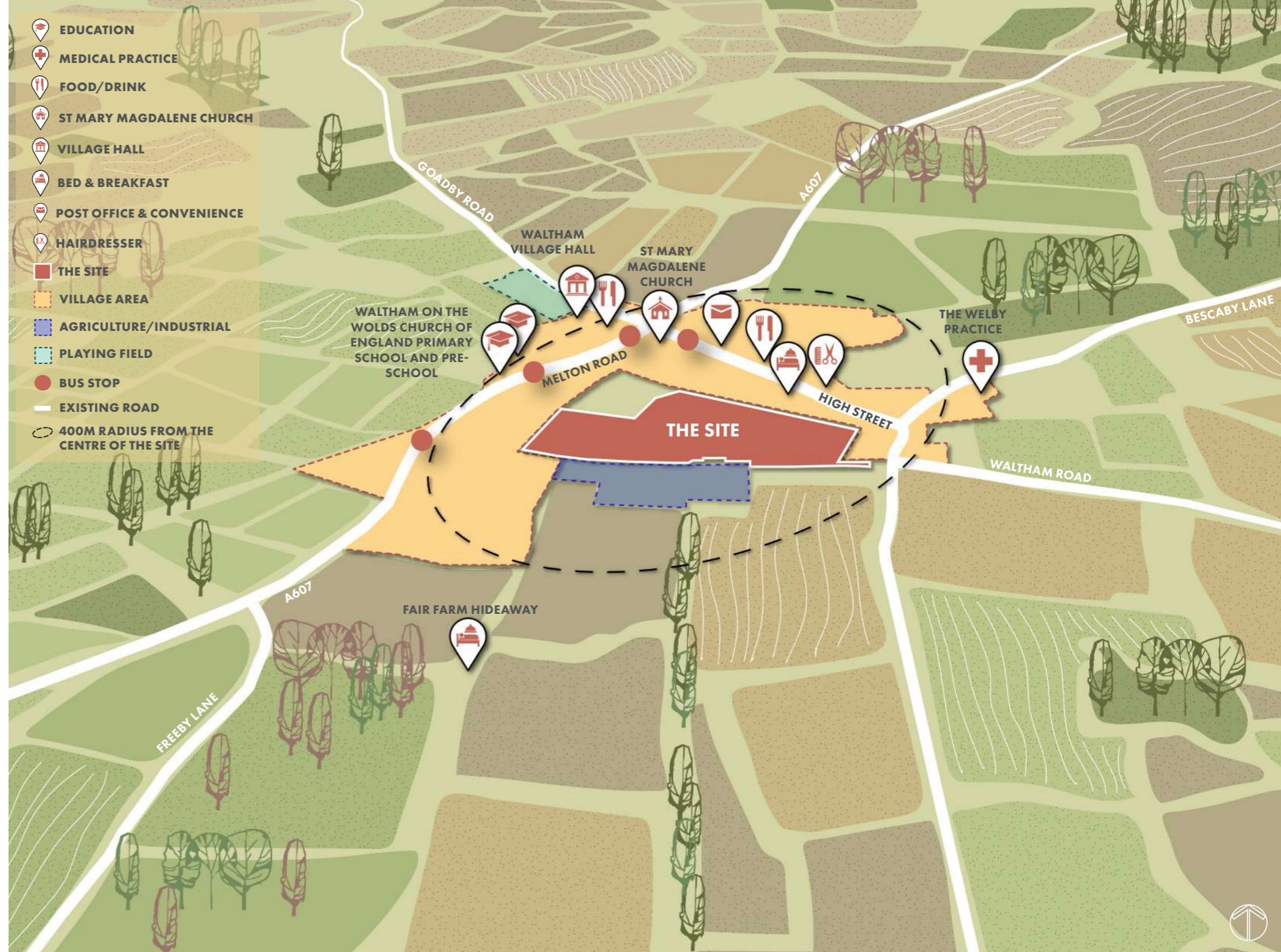
The community enjoys a strong range of social and sporting activities, supported by the Village Hall and adjacent Scout Hut. These include badminton, ballroom dancing, drawing groups, karate, pilates, yoga and Scottish dancing, as well as Explorer Scouts, Cubs, Brownies and Beavers. The village hall is also used as a wedding venue.

The majority of Waltham on the Wolds lies within a Conservation Area, encompassing the oldest parts of the village. The Conservation Area boundary includes a range of 18th and 19th century rural properties, centring

around the Church of St Mary Magdalene. The church serves as a focal point for the village community, greatly contributing to the rich history and character through its iconic 13th and 14th century architecture.

The vernacular architectural heritage is a key contributor to the village's local distinctiveness. The buildings achieve this with a traditional palette of materials, including thatch and grey slate, and use of natural stone in combination with an ornate roofscape, consisting of chimneys and steeply pitched roofs.

There are four bus stops located throughout the village, all within walking distance of the site, with the most accessible bus stop being located along Melton Road, just outside the Waltham on the Wolds Church of England Primary School.



LANDSCAPE CONTEXT

The site does not lie within any landscape designations at the national, regional or local level.

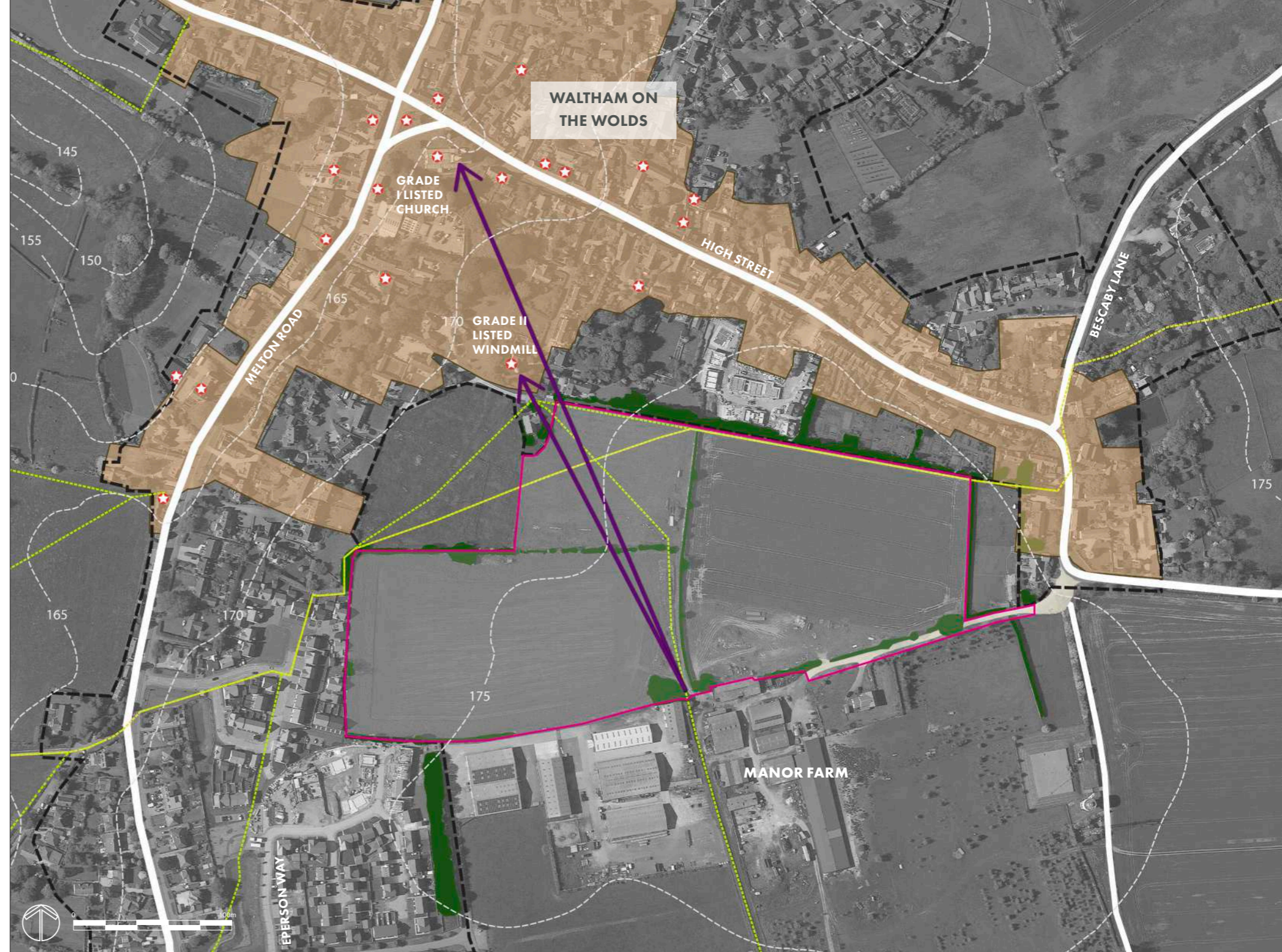
The site is within proximity to the village Conservation Area, which contains Listed Buildings.

The character of the site is that of agricultural fields, framed by the settlement, hedgerows, trees and a farmyard cluster with associated farm buildings and dwellings. The site's landscape features combine to inform landscape character. The key characteristics are as follows:

- Settlement edge influences to the west, south-west, north and east.
- Landform that slopes gently from the southeastern corner, westwards towards Melton Road and from where landforms falls steeply westwards beyond the village to the rural landscape beyond.
- A series of regular shaped fields which are used predominantly for pasture and crops and which are framed by treed hedgerows and hedgerows which are mostly in tact.
- Adjacent built form consisting of residential dwellings - particularly at Eperson Way and those at the southern extent of Mill Lane. Built form is also apparent at the farmyard to the immediate south with large scale barns and a farmhouse.

- Views towards the Conservation Area and those Listed properties are limited to the immediate locality, but the church spire and windmill form prominent features on the skyline, in views looking northwest from the Site.
- Public Rights of Way (PRoW) cross the Site and follow its boundaries, connecting the settlements with the rural landscape beyond.
- Open views are experienced from the PRoW's that cross the Site, with the character and amenity of views influenced by the settlement edge location, agricultural fields and boundary vegetation.
- The large agricultural barns and buildings to the immediate south truncate views from within the Site to the wider landscape and townscape beyond.

- **SITE BOUNDARY**
- **SETTLEMENT BOUNDARY**
- **EXISTING ROAD**
- **5M CONTOUR**
- **CONSERVATION AREA**
- **EXISTING TREE BELT/ VEGETATION**
- **VIEWS TO WINDMILL & CHURCH**
- **EXISTING PROW**
- **MOWBRAY WAY - LONG DISTANCE ROUTE**
- ★ **LISTED BUILDING**



LANDSCAPE POLICY, GUIDANCE & CHARACTER

The site is subject to the following landscape-related policies, which will be taken into consideration as part of the design of the new neighbourhood.

Melton Borough Local Plan, Adopted October 2018

- Policy EN1 - Landscape
- Policy EN6 - Settlement character
- Policy EN13 - Heritage Assets
- Policy D1 - Raising the Standard of Design
- Policy WAL3 (reserved site), which states: *“Development of the site reference WAL3 will be supported provided:

 - Only part of the site is suitable for development, to a scale appropriate to compensate for the non-delivery of the allocated sites only
 - Appropriate flood and drainage assessments proposing mitigation effective to deal with the scale of the impacts identified
 - Biodiversity enhancements are identified and provided with proposals.”*

Waltham on the Wolds and Thorpe Arnold Neighbourhood Plan

- Policy S1 - Limits to Development
- Policy H1 - Housing Development
- Community Action H4 - Waltham Conservation Area
- Policy H5: Non-designated Heritage Assets of Historical and Architectural Interest
- Policy ENV4: Protection of Other Sites of Environmental (natural or historical) Significance
- Policy ENV6: Important Woodland, Trees and Hedges
- Community Action ENV7: Important Trees
- Community Action ENV8: Habitat Creation
- Policy ENV9: Biodiversity
- Community Action ENV10: Biodiversity
- Policy ENV12: Protection of Important Views, which states: *“Development proposals should respect the open views and vistas identified below:

 - View C: South from public right of way beyond Manor Farm: a commanding view past the fishing lakes and TV transmitter towards Freeby and Garthorpe.”*

View C as described in Policy ENV12 is pertinent to the Site. The Site is situated to the immediate north of Manor Farm, with the views as described looking south, from the PRoW south of the Site, and south of Manor Farm. Those views back towards the village, windmill and church spire from the PRoW at the Site’s southern boundary are not recognised as an important view but are identified as part of the visual assessment for accompanying standalone Landscape and Visual Appraisal. Refer to Section 5 and viewpoint 17.

Melton Borough Landscape and Historic Urban Character Assessment Report

The site is located within LCA 7: Village Pastures, described as:

“A distinctive traditional pastoral landscape and attractive nucleated villages with a strong pattern of small fields often with historic features, enclosed by abundant hedgerow trees.”

Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study

The site is located within the wider area of LCZ 4 Waltham on the Wolds Southeast. Those aspects pertinent to the site are:

“...Any development would be best contained within the northern most fields between the modern farm barns/units and the settlement edge due north. This would enable

enhancement of landscape structure connectivity to visually mitigate any development.

Development should achieve a gradation of density to the outer edges and aim to create a porous (rather than blanket screened) landscape edge that is linked with new and existing green space provision and the historic landscape; Lit development edges should be avoided to assist with conservation of dark night skies/avoidance of sky

glow and perception of urbanising influences.

Any development should also seek to maintain a greenspace buffer to the Mowbray Way in order to conserve it’s setting as far as possible.”



VIEW LOOKING WEST FROM THE NORTH-WESTERN PARCEL OF THE SITE, WITH ROOFTOPS VISIBLE BEYOND THE SITE BOUNDARY.

VISUAL APPRAISAL





The viewpoints shown on the plan opposite and the associated photographs overleaf demonstrate pertinent views of the site from its immediate environs.

In summary, there are no strategic views across the site protected by policy, as the site lies to the north of an important view (View C) identified in the Neighbourhood Plan - south of Manor Farm.

The site benefits from a relatively localised visual envelope due in part to the sloping landform and the vegetated boundaries with buildings beyond. Where views of the site are experienced, those views are typically filtered through intervening vegetation and/or are partial views of just the boundary vegetation. As such, it is anticipated that those visual receptors likely to be susceptible to change would be limited to:

- Pedestrians walking along the PRoWs through and within close proximity to the site
- Residents at nearby dwellings that directly overlook the site, particularly those on Eperson Way to the west and the dwelling at the southern extent of Mill Lane. All other residential receptors experience views of the site as filtered through intervening boundary vegetation.

Refer to the standalone Landscape and Visual Appraisal for the full visual assessment and further information.

-  **SITE BOUNDARY**
-  **OPEN VIEW**
A VIEW OF THE WHOLE OF OR MUCH OF THE SITE
-  **PARTIAL VIEW**
A VIEW OF PART OF THE SITE, WHERE THE SITE FORMS A SMALL PART OF A WIDER PANORAMA, OR WHERE VIEWS ARE FILTERED
-  **TRUNCATED VIEW**
VIEWS OF THE SITE ARE OBSCURED BY INTERVENING BUILT FORM/VEGETATION/TOPOGRAPHY, OR IS DIFFICULT TO PERCEIVE





VIEWPOINT 1 LOOKING SOUTH-WEST FROM THE JUNCTION OF HIGH STREET AND WALTHAM ROAD. THE SITE'S ACCESS TRACK IS APPARENT FROM THIS LOCATION



VIEWPOINT 11 LOOKING SOUTH-EAST FROM THE END OF MILL LANE. OPEN VIEWS OF THE SITE'S NORTH-WESTERN FIELD PARCEL ARE EXPERIENCED.



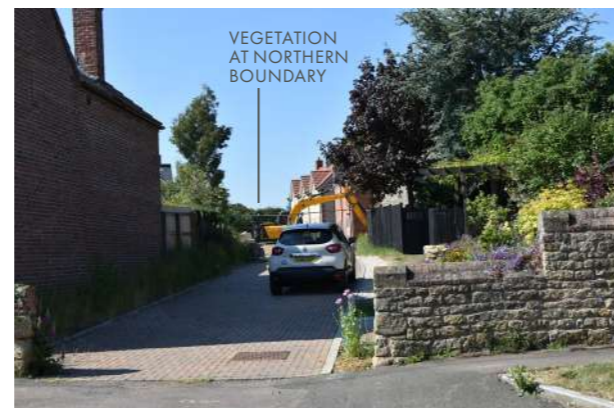
VIEWPOINT 3 LOOKING WEST FROM THE MOWBRAY WAY PROW. OPEN VIEWS OF THE SITE'S EASTERN BOUNDARY VEGETATION ARE APPARENT



VIEWPOINT 12 LOOKING NORTH-EAST FROM THE PROW AND MOWBRAY WAY IMMEDIATELY WEST OF THE SITE. OPEN AND PARTIAL VIEWS OF THE SITE'S WESTERN BOUNDARY VEGETATION ARE EXPERIENCED FROM THIS STRETCH OF FOOTPATH



VIEWPOINT 6 LOOKING SOUTH FROM THE HIGH STREET. VIEWS OF THE SITE'S NORTHERN BOUNDARY VEGETATION ARE GLIMPSED BETWEEN BUILT FORM



VIEWPOINT 7 LOOKING SOUTH FROM THE HIGH STREET. VIEWS OF THE SITE'S NORTHERN BOUNDARY VEGETATION ARE GLIMPSED BETWEEN BUILT FORM



VIEWPOINT 16 LOOKING NORTH FROM THE PROW IMMEDIATELY SOUTH OF THE SITE. FROM HERE THERE ARE OPEN VIEWS OF PART OF THE SITE'S SOUTHERN BOUNDARY VEGETATION AND GLIMPSED VIEWS OF THE SOUTHERN FIELD PARCELS

HERITAGE & ARCHAEOLOGY



- SITE BOUNDARY
- CONSERVATION AREA
- ★ LISTED BUILDING (GRADE II)
- ★ CHURCH OF ST. MARY MAGDALENE (GRADE I)



CHURCH OF ST. MARY MAGDALENE



A607



HIGH ST

Waltham on the Wolds was likely established within the early medieval era, with the name originating from the Old English wald (forest / high-forest land) and ham (village). 'Wolds' refer to open country hills, though the origin of this term also derives from wald. The village is recorded in the 1086 Domesday Book as being under the ownership of Hugh de Grandmesnil, one of the companions of William I who was granted lands in Leicestershire following the Norman Conquest.

Archaeological records do reveal possible settlement prior to the early medieval era, with evidence of Bronze Age burials and Iron Age and Roman pottery being recorded in the vicinity of the village. Another feature of note in the surrounding area are the remains of Croxden Abbey, to the north of the village. This Cistercian Abbey was established in the 12th century, until it was demolished during the Dissolution of the Monasteries in the 16th century.

Waltham on the Wolds contains 24 listed buildings and structures, largely distributed along Melton Road and High Street, forming the historic core of the village. These include the Grade I Church of St. Mary Magdalene, as well as the Grade II Old Mill, just to the north of the site. These are designated for their historic and architectural significance, with this significance partially deriving from the village setting of the area.

The setting of these structures is best appreciated from within the centre of the village, within the historic core.

The site is not visible from the majority listed buildings in the village, with the exception of the Old Mill. The proposed development comprises a sensitive design in keeping with the character of the area, with additional vegetation planting along the site boundaries providing further screening to the surrounding area. Being located within a historically rich landscape, close to the core of the village and given the nature of archaeological records in the area, the site will be considered to have archaeological potential. Prior to development, the site will be subject to an appropriate scheme of archaeological investigation to establish if there are any remains on site. With 70% of British archaeology developer-funded, schemes such as this are a key factor in the discovery and understanding of the history of the UK.



ARBORICULTURE CONTEXT

The site comprises three large grassland fields, currently used for arable farming, with a network of native hedgerows, scattered trees and small groups of trees.

The tree survey confirmed that the site's tree features are predominantly confined to the site boundaries and field margins, and are mainly Category C (BS 5837:2012 guidance), which are trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Though of limited arboricultural value, the hedgerows and scattered trees/groups of trees help to visually screen the site from adjacent residential and commercial development and arable land-use. The hedgerows, trees and groups of trees comprise predominantly native species, including *Crataegus monogyna*, *Fraxinus excelsior* and *Ilex aquifolium*.

Whilst the trees within the site are not statutorily protected, the proposals will seek to retain trees and hedgerows of value wherever possible and further enhance their condition where appropriate, to provide continuity of habitat and visual amenity.

- SITE BOUNDARY
- CATEGORY B TREE
- CATEGORY C TREE
- ROOT PROTECTION ZONE
- CAT C HEDGE / TREE GROUP / WOODLAND



TREES/EDGE OF WOODLAND & SCRUB IN SOUTHERN CORNER OF THE SITE



EXISTING BREAK IN THE MATURE HEDGEROW BETWEEN EASTERN & WESTERN FIELDS



VIEW LOOKING NORTH TOWARDS THE OLD MILL AND CHURCH OF ST MARY MAGDALENE



TREES/HEDGEROW ALONG SITE BOUNDARY ADJOINING MOWBRAY WAY



ECOLOGY CONTEXT

The site features habitats range from 'site' to 'local' value. Two large improved grassland fields dominate the northern extent, with two smaller areas of semi-improved grassland to the south. Overall, the grassland on site is of low value. The intense management of the site has resulted in a species-poor sward, which lacks in diversity or structure and comprises species typical of cultivated land, including meadow fescue (*Festuca pratensis*), cock's foot (*Dactylis glomerata*), Timothy (*Phleum pratense*), Yorkshire fog (*Holcus lanatus*) and perennial rye (*Lolium perenne*), with low numbers of forb species.

Native hedgerows of varying species-richness form the boundaries of the site and hold commuting, foraging and nesting value for local protected species. Habitats of note on site also include young broadleaved woodland, wet ditches and ponds which hold 'local' value owing to their distinctiveness and connectivity to other ecologically valuable habitats off site. As such, these ecologically sensitive areas should remain free from development and should be managed for the benefit of native wildlife.

The site holds suitability to support a diverse range of protected species including great crested newts (*Triturus cristatus*), reptiles, foraging, commuting and roosting bats, hedgehog (*Erinaceus europaeus*), badger (*Meles meles*) and brown hare (*Lepus europaeus*). The scheme should be designed to safeguard these ecological receptors with the

retention, enhancement and creation of high value habitats conducive to these species. Further protected species surveys will be undertaken to confirm the presence, or likely absence, of these species to highlight any additional mitigation which may be integrated within the development proposals.



LOOKING WEST FROM THE MOWBRAY WAY PROW



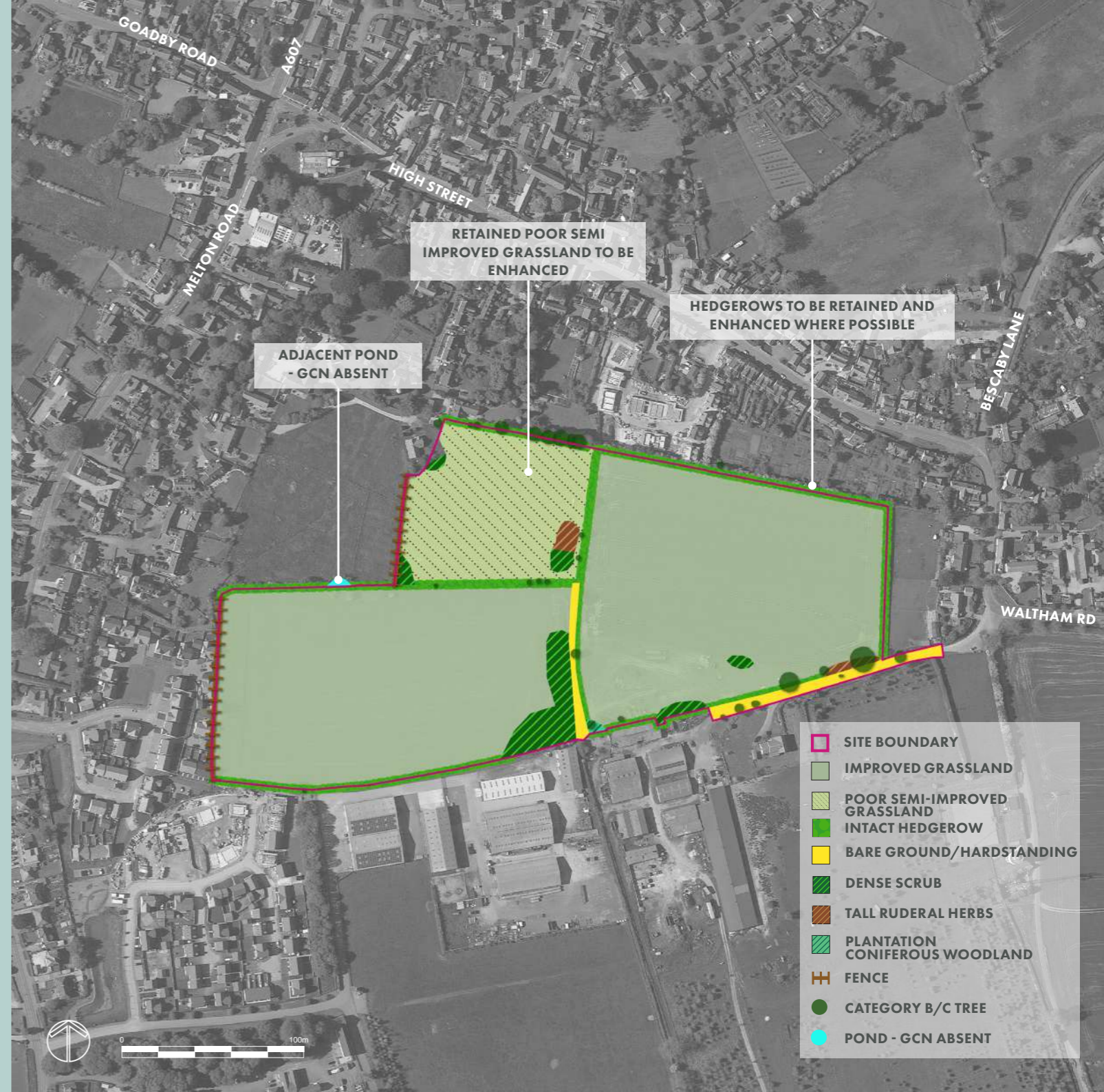
VIEW LOOKING NORTH ALONG THE WESTERN SIDE OF THE CENTRAL HEDGEROW



LOOKING NORTH FROM THE PROW IMMEDIATELY SOUTH OF THE SITE



SEMI-IMPROVED GRASSLAND IN NORTH-WESTERN FIELD



RETAINED POOR SEMI-IMPROVED GRASSLAND TO BE ENHANCED

HEDGEROWS TO BE RETAINED AND ENHANCED WHERE POSSIBLE

ADJACENT POND - GCN ABSENT

- SITE BOUNDARY
- IMPROVED GRASSLAND
- POOR SEMI-IMPROVED GRASSLAND
- INTACT HEDGEROW
- BARE GROUND/HARDSTANDING
- DENSE SCRUB
- TALL RUDERAL HERBS
- PLANTATION CONIFEROUS WOODLAND
- FENCE
- CATEGORY B/C TREE
- POND - GCN ABSENT

DRAINAGE CONTEXT

The Environment Agency fluvial flood map shows that the entire site is located in Flood Zone 1, with less than a 1 in 1,000 annual probability of flooding (<0.1% AEP). A review of OS mapping indicates that the nearest watercourse to the site commences from a spring approximately 100m to the south of the site and flows in a southerly direction.



There are no other watercourses within the vicinity of the site and the site is considered to be at low risk from surface water and reservoir flooding. It is assumed that all surface water will be attenuated on site and discharged to the nearest suitable outfall at an appropriate rate, however further infiltration testing at the appropriate stage will confirm the final drainage strategy.



On this basis, the probability of flooding from future development is negligible and therefore, the site is sequentially preferable in terms of National Planning Policy.



- SITE BOUNDARY
- PROPOSED PUMPING STATION & 15M BUFFER
- PROPOSED PUMPING STATION & 15M BUFFER
- CONTOUR
- DIRECTION OF LANDFALL



ACCESS & MOVEMENT

The built form along High Street forms the northern boundary of the site. Vehicular access to the site is via a priority T-junction from the High Street onto a farm track, which connects to the south-eastern corner of the site.

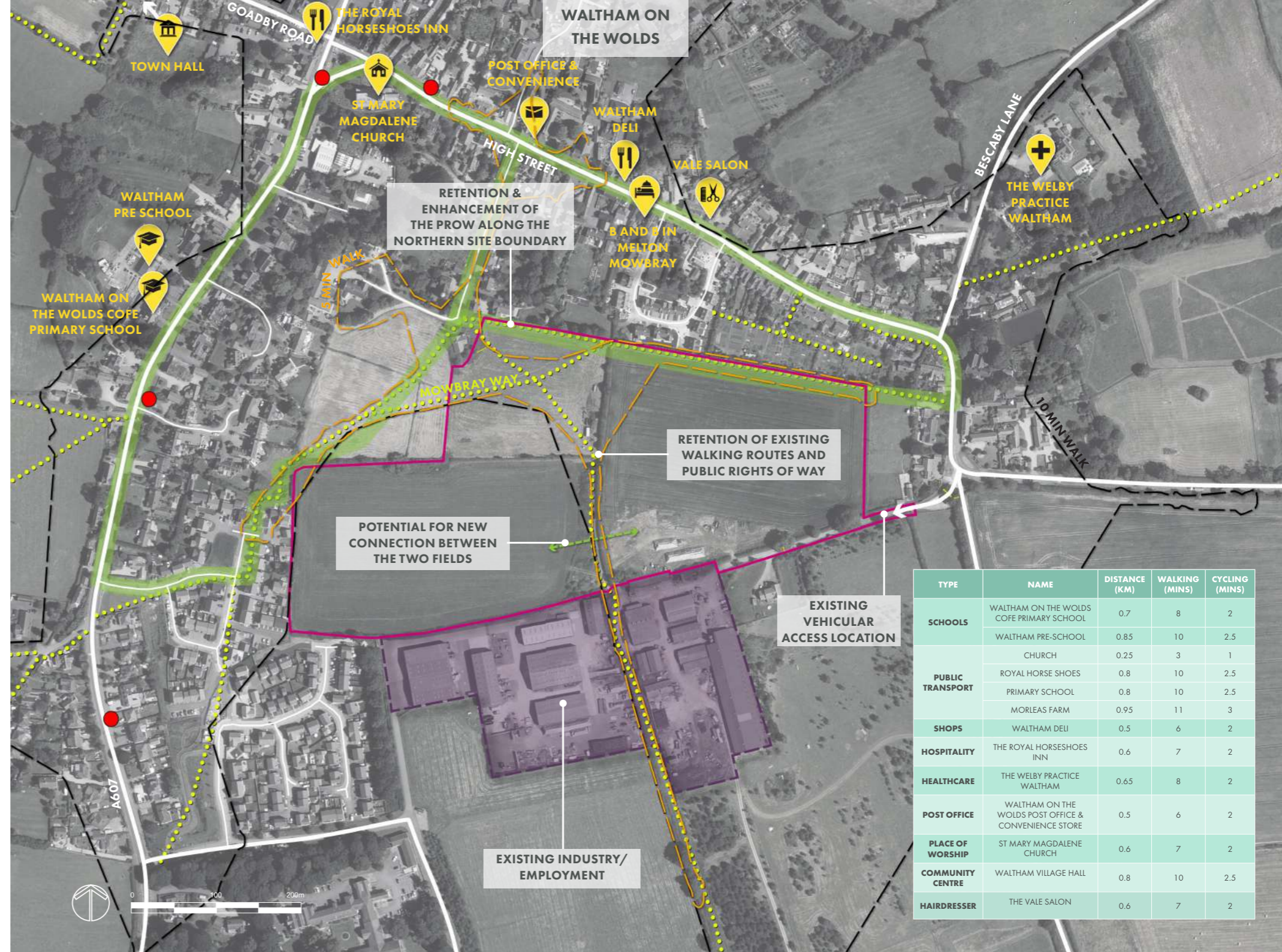
Due to the absence of pedestrian and cycle infrastructure along the High Street, direct pedestrian and cycle access from this junction is not possible. However, the existing PRoW along the northern boundary provides a direct route to the High Street and associated village centre and facilities.

A comprehensive strategy for foot and cycle connections will be provided, integrating with the existing PRoWs running through the site.

The existing PRoW along the northern boundary will facilitate pedestrian connectivity across the site by linking directly to Mill Lane to the west and High Street to the east. This route will also receive a number of enhancements, and additional direct pathways toward Mill Lane will be established, bolstering permeability across the site and significantly improving accessibility towards High Street.

There are four existing bus stops within walking distance of the site, with the closest being the Church stop (three minutes' walk), located north along High Street. All other local facilities within the village are a 10 minute walk or less from the site.

- SITE BOUNDARY
- AGRICULTURE/INDUSTRIAL
- EXISTING ROAD
- EXISTING PROW
- EXISTING PEDESTRIAN ROUTE TO VILLAGE CENTRE
- ↔ PROPOSED FOOTPATH IMPROVEMENTS
- EXISTING VEHICULAR ACCESS
- 10 MINUTE ISOCHRONE
- 5 MINUTE ISOCHRONE
- BUS STOP
- 🎓 EDUCATION
- 🏥 MEDICAL PRACTICE
- 🍴 FOOD/DRINK
- ⛪ ST MARY MAGDELENE CHURCH
- 🏠 WALTHAM VILLAGE HALL
- 🛏 BED & BREAKFAST
- ✉ POST OFFICE
- 💇 HAIRDRESSER



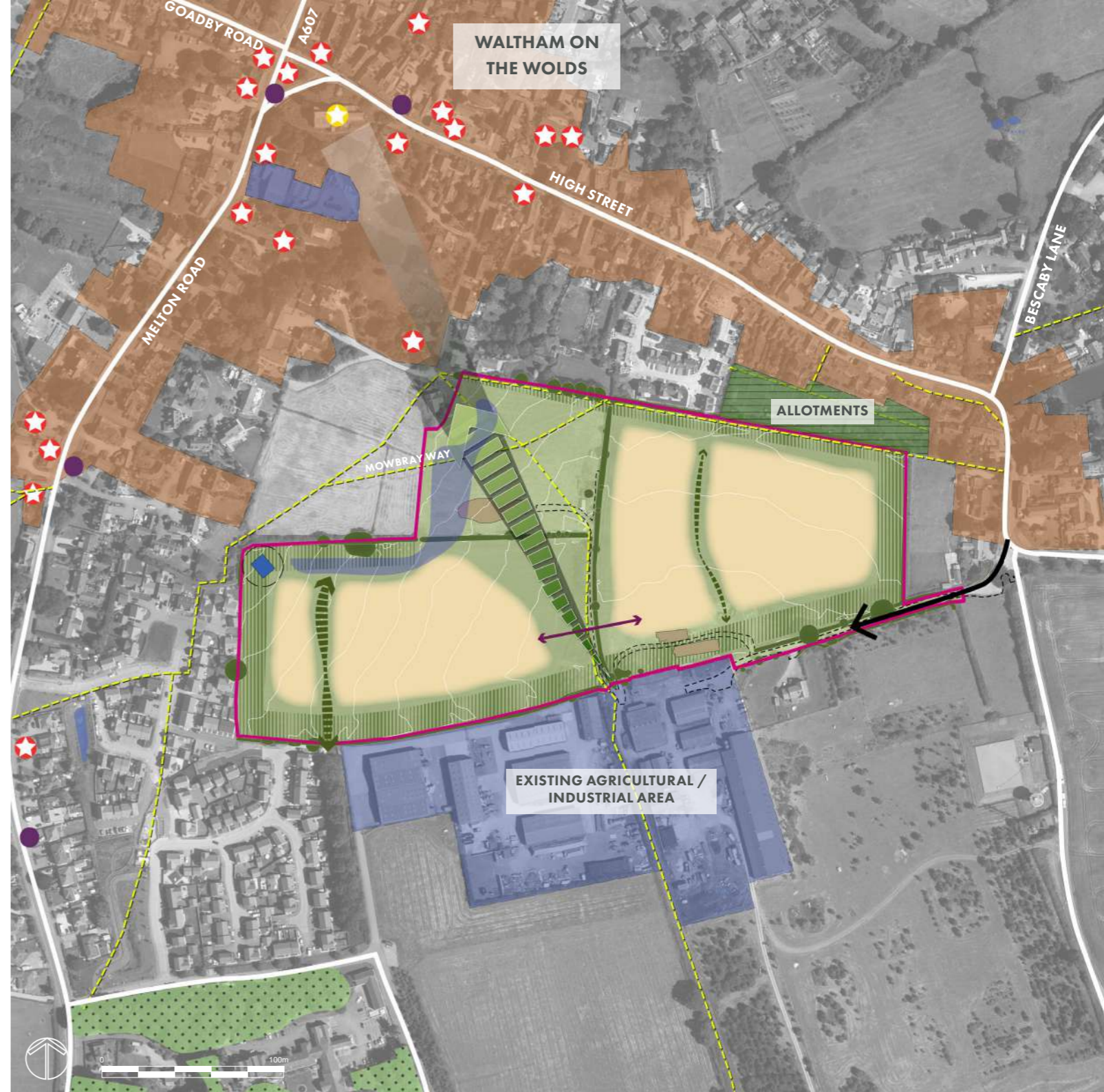
TYPE	NAME	DISTANCE (KM)	WALKING (MINS)	CYCLING (MINS)
SCHOOLS	WALTHAM ON THE WOLDS COFE PRIMARY SCHOOL	0.7	8	2
	WALTHAM PRE-SCHOOL	0.85	10	2.5
PUBLIC TRANSPORT	CHURCH	0.25	3	1
	ROYAL HORSE SHOES	0.8	10	2.5
	PRIMARY SCHOOL	0.8	10	2.5
	MORLEAS FARM	0.95	11	3
SHOPS	WALTHAM DELI	0.5	6	2
HOSPITALITY	THE ROYAL HORSESHOES INN	0.6	7	2
HEALTHCARE	THE WELBY PRACTICE WALTHAM	0.65	8	2
POST OFFICE	WALTHAM ON THE WOLDS POST OFFICE & CONVENIENCE STORE	0.5	6	2
PLACE OF WORSHIP	ST MARY MAGDALENE CHURCH	0.6	7	2
COMMUNITY CENTRE	WALTHAM VILLAGE HALL	0.8	10	2.5
HAIRDRESSER	THE VALE SALON	0.6	7	2

SITE CONSIDERATIONS & OPPORTUNITIES

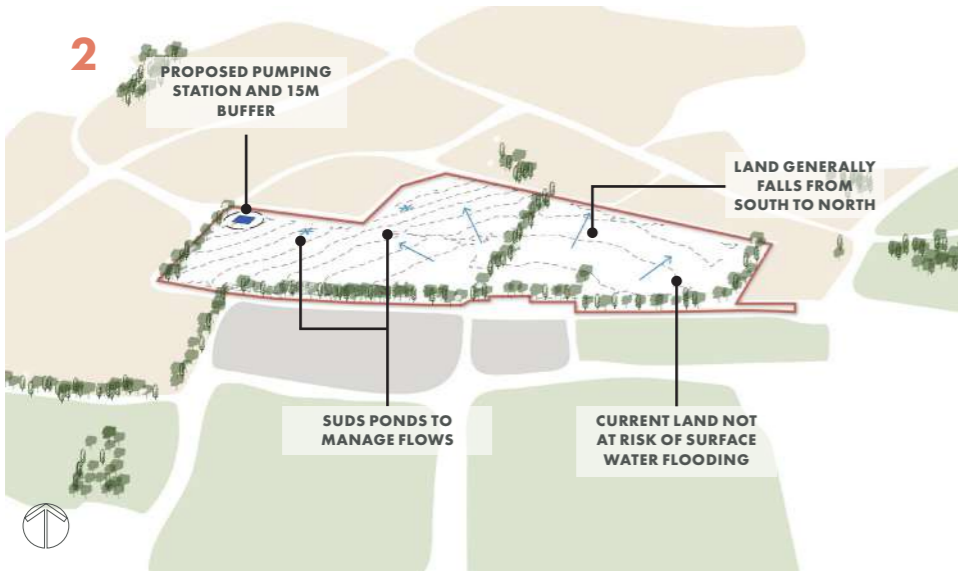
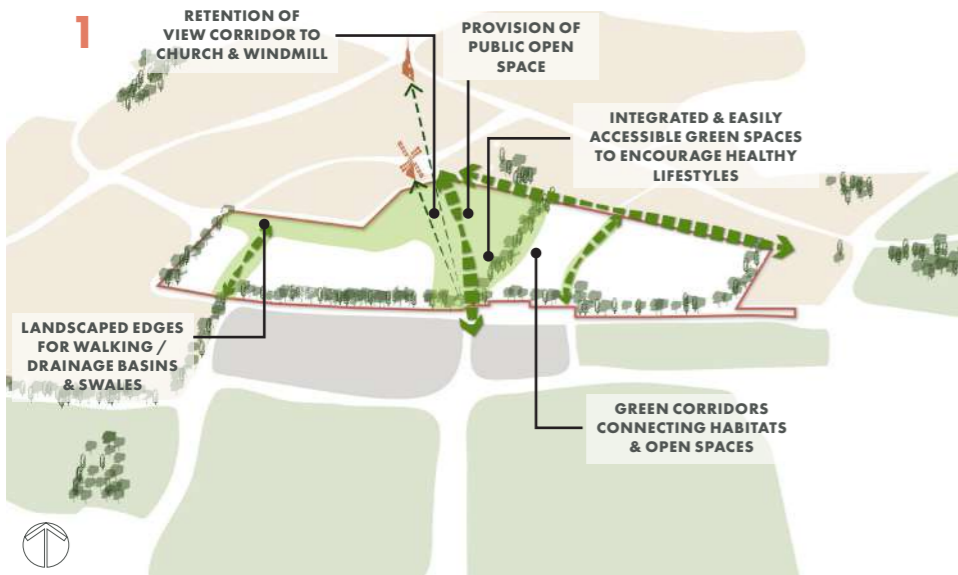
The findings of the baseline analysis have been consolidated into the adjacent considerations and opportunities plan. These will be used to inform the development of the concept plan, specifically taking note of the following:

- Retention and enhancement of existing field boundary vegetation and trees, maintaining and enhancing the landscape framework and green corridors through the site, and setting new homes into a mature landscape
- Retention of views across the site towards St Mary Magdalene Church, aiding placemaking and legibility
- Creation of landscape buffers along sensitive edges to the existing built form
- Potential for new public open space and walking routes to be created, encouraging exercise and recreation, and promoting health and well-being
- Creation of ecologically enhanced green spaces in order to achieve biodiversity net gain (BNG)
- Utilisation of the natural fall of the site, generally from east to west, in the creation of a sustainable drainage strategy. Integration naturalistic SuDS features within areas of open space, that mitigate flooding as well as contributing to BNG
- Provision of a pumping station along the western edge of the site boundary, requiring a 15m buffer
- Retention of existing PRowS and bridleways within the site, in order to maintain historic walking routes and connections to the wider landscape
- The creation of a new pedestrian link that connects to the western and eastern parcels
- Opportunity to provide pedestrian connections to existing public transport links to encourage active and sustainable forms of travel
- Retention of the existing vehicular access from the east of the site via the High Street
- Consideration of the existing built form of the village, which sets design cues for the layout, style and materials of new homes
- Opportunity to provide much needed new homes at an appropriate density.

- SITE BOUNDARY
- EXISTING ROAD NETWORK
- CONTOUR (1M)
- EXISTING ALLOTMENTS
- PROPOSED DEVELOPABLE AREA
- CONSERVATION AREA
- PROPOSED OPEN SPACE WITHIN THE SITE
- PRIORITY HABITAT DECIDUOUS WOODLAND
- EXISTING PLANTING WITH RUBBLE
- EXISTING AGRICULTURAL STORAGE (TO BE REMOVED)
- PROPOSED LANDSCAPE BUFFER
- AGRICULTURAL/INDUSTRIAL BUILDINGS
- EXISTING TRACK
- LISTED BUILDING (GRADE II)
- CHURCH OF ST. MARY MAGDALENE (GRADE I)
- PROPOSED PUMPING STATION AND 15M BUFFER
- POTENTIAL SUDS LOCATION
- BUS STOP
- EXISTING VEGETATION
- EXISTING HAY BALES
- LONG DISTANCE VIEW TO CHURCH
- PEDESTRIAN AND CYCLE CONNECTION BETWEEN DEVELOPMENT PARCELS
- CENTRAL GREEN CORRIDOR ALONG VIEW TO CHURCH
- GREEN CORRIDOR
- EXISTING SITE ACCESS
- PUBLIC RIGHT OF WAY



3 DESIGN RATIONALE



1. RETENTION & ENHANCEMENT OF EXISTING VEGETATION

Placing the landscape at the forefront of design is vital for the delivery of a sustainable scheme and creation a healthy neighbourhood. Landscape buffers have been integrated with existing tree belts and hedgerows in order to retain and enhance the existing field boundary and establish a series of green corridors that link open spaces and habitats. These provide connections for both humans and wildlife between open spaces and out to the countryside beyond, setting the site into its wider green infrastructure network. Appropriate areas of open space has been provided to the north-west corner incorporating the existing PRoWs and proposed attenuation basin as part of the SuDS strategy for the site. This space also helps to retain views of the St Mary Magdeline Church and the windmill.

2. INCORPORATION OF SUSTAINABLE DRAINAGE ELEMENTS

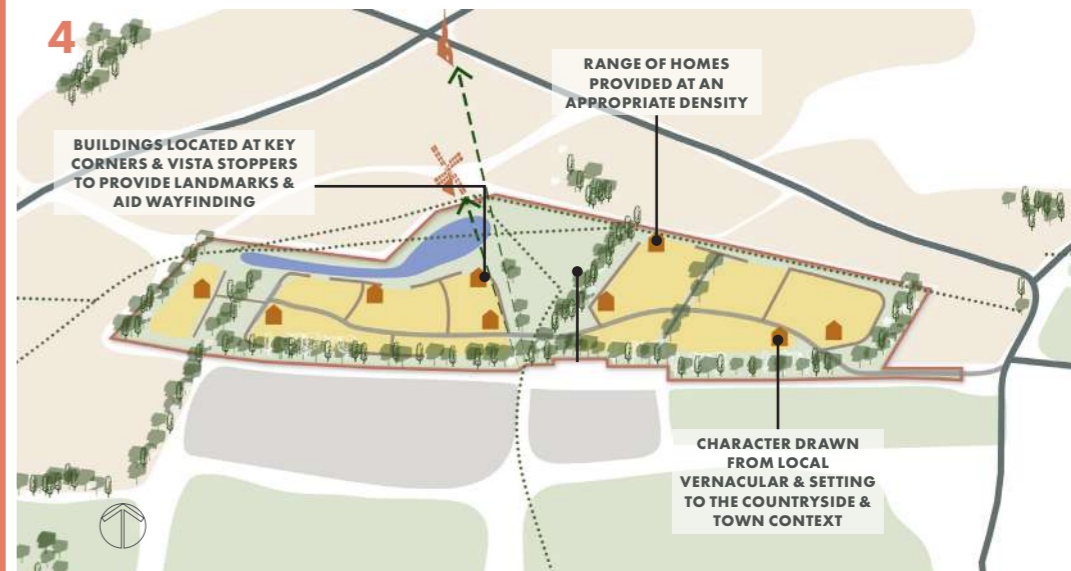
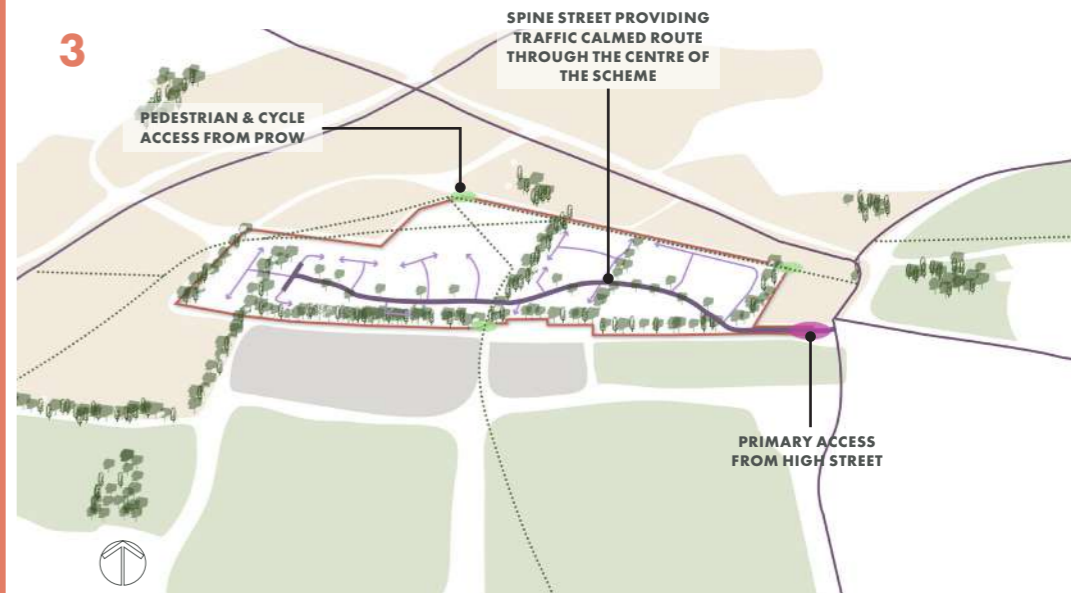
The site's topography informs the sustainable drainage strategy, with the creation of a SuDS pond in the north-western corner, alongside a pumping station. The existing pond to the north-west of the site is also retained.

3. CREATION OF A CONVENIENT MOVEMENT NETWORK

The movement network works in tandem with our landscape approach, sitting alongside the landscape structure and together they form the key structuring elements of the plan. A tree-lined spine street flows through the middle of the community and acts as the backbone for all movement within the site. Streets branch off the spine street to provide access to dwellings and are designed to give pedestrians and cyclists priority. Additional footpaths weave through the open spaces to provide safe and attractive routes away from traffic. Existing bus stops on Melton Road and the High Street are within a 5 minute walk from all new dwellings.

4. IMPLEMENTATION OF SENSITIVE BUILT FORM

The new community will feel of its place, with its identity drawn from the Waltham on the Wolds and Leicestershire vernacular. A range of homes will be provided of varying types and tenures, and at an appropriate density for the location, meeting the needs of the local community. A low energy consumption environment will be created, not only in terms of built form but also lifestyle. This flexible framework will be able to respond to changes in demand, technology and the economy.



THE OPPORTUNITY

The new neighbourhood at **Waltham on the Wolds** presents an opportunity to meet the increasing need for housing within Leicestershire, as well as to provide a considerable amount of new public open space and a net gain in biodiversity.




The adjacent concept plan illustrates how the site could be designed, taking into consideration the characteristics and opportunities, explored over the previous pages, and sets out a framework for the delivery of up to 160 new homes.

The development concept is designed around a strong landscape structure, taking the existing landform, important views to the church and windmill, and existing vegetation as its starting point. These naturally shape development parcels to the east and west of the central north-south hedgerow corridor.

The southern, eastern and western edges of development have been pulled back and shaped to allow a softer interaction with the existing landscape beyond and to create areas for new landscape buffers. The scheme aims to achieve a minimum of 20% biodiversity net gain, through the creation of a robust landscape strategy that is aimed at retaining existing site features and habitats, and enhancing them with native species and a varied landscape, including wildflower, shrubs, tree planting and wetlands.

The masterplan allows for complete permeability across the site, as well creating new links into the existing village, allowing both new and existing residents to benefit from unlocking the land. Overall, a sustainable, safe, attractive place will be created, with buildings and landscape defining streets and public spaces.

-  UP TO 160 NEW HOMES
-  CIRCA 3 HA OPEN SPACE
-  MINIMUM 20% BIODIVERSITY NET GAIN
-  A NEW LOCAL EQUIPPED AREA OF PLAY
-  FOOTPATHS THROUGH OPEN SPACE

-  SITE BOUNDARY
-  OPEN SPACE
-  EXISTING VEGETATION
-  PROPOSED TREE PLANTING
-  CHILDREN'S PLAY - LEAP
-  SUDS POND
-  FOOTWAY BRIDGE OVER POND
-  RESIDENTIAL BLOCK
-  SPINE STREET (WITH VERGE & TREE PLANTING)
-  SHARED SURFACE STREET
-  PRIVATE DRIVE
-  EXISTING PROW
-  PROPOSED FOOTPATH
-  GREEN CORRIDOR
-  RETAINED & ENHANCED HEDGEROW
-  PROPOSED PUMPING STATION & 15M BUFFER
-  DEVELOPMENT EDGE SET BACK TO ALLOW VIEWS TOWARDS THE CHURCH & WINDMILL



WALTHAM ON THE WOLDS

HIGH STREET

MOWBRAY WAY

SPINE STREET

SITE ACCESS

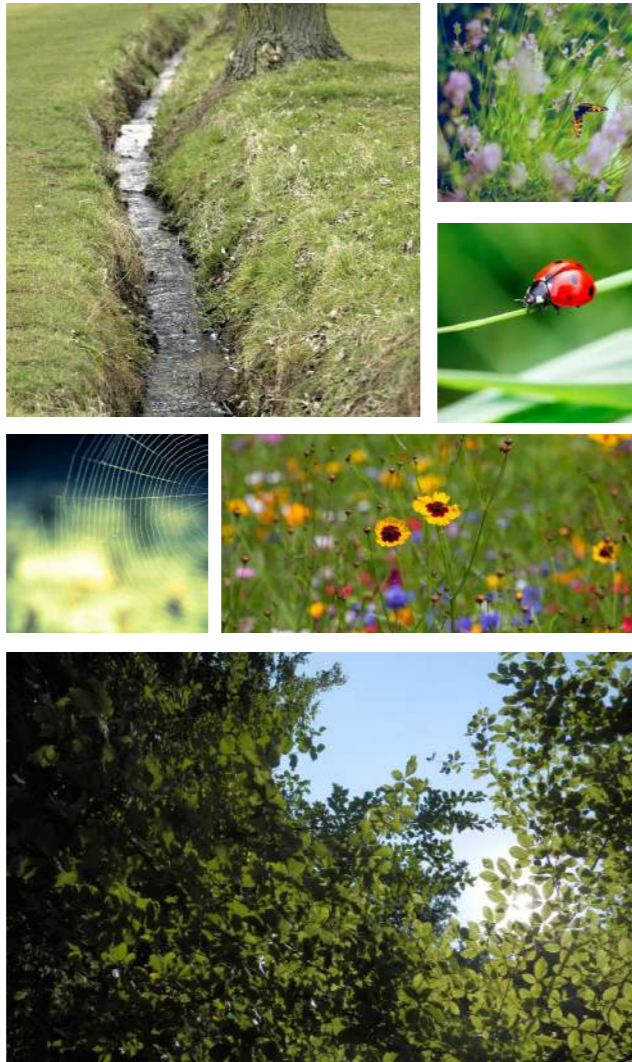


LANDSCAPE & BIODIVERSITY

A comprehensive landscape strategy ensures that the new homes are assimilated into the surrounding landscape framework and that views into the site are safeguarded, particularly from the south and the west. The landscape strategy includes the elements identified in the labels on the adjacent plan.

The proposed development will aim to deliver a minimum of 20% biodiversity net gain for the site using the Defra Biodiversity Metric 4.0. The restoration and enhancement of existing site hedgerows, along with the new linear habitats, will ensure the delivery of green infrastructure and enhance connectivity to the wider landscape. Other habitat enhancement opportunities include small areas of woodland, and sustainable drainage features with species rich grassland. Public green spaces would also add to the provision of net gain.

Planting within the areas of open space and the frontages of the dwellings will be chosen for its biodiversity value, utilising plants with flowers and berries that attract pollinators, as well as being visually appealing. Species selected would be suitable for the site conditions present and chosen to minimise future maintenance regimes and use of natural resources during their establishment.



DESIGN PRINCIPLES

Our design approach is centred around a holistic composition of landscape, nature and community. This is to ensure any development is sympathetic to its location and surroundings. The design of the new scheme is underpinned by the key principles of **Living With Nature**, **Distinctively Local**, and **Resilient Living**.

LIVING WITH NATURE

The new neighbourhood will sit within an attractive and well-maintained environment that reflects and enhances its location. Living within nature and wildlife is fundamental to well-being and should be embedded into the new neighbourhood, creating welcoming places for both people and wildlife to co-habit. New links to the wider green infrastructure network will also be created

Thus, the scheme will:

- Create landscapes that promote health, wellbeing and sustainable living
- Provide of a range of natural and wetland areas, promoting BNG, as well as healthy communities. New areas for play will be provided, along with recreational spaces, which provide opportunities for social interaction and wellbeing
- Maximise green space and plant new trees, with a minimum of 39% of the total site area allocated to green space
- Incorporate SuDS as part of the natural environment.

DISTINCTIVELY LOCAL

High on the agenda for new developments is high-quality design, local distinctiveness and beauty. The scheme will:

- Be visually attractive
- Learn from the built and landscape context
- Take cues from the local vernacular in terms of scale, massing, details and materials, with a modern interpretation of architectural style
- Have regard to design principles set out within the Melton Borough Design SPD
- Deliver a range of high-quality homes, which are built to last, sustainable and offer homes from first-time buyers and families.

RESILIENT LIVING

The world has changed and change presents opportunity. The COVID-19 pandemic has revealed a different way of living and working that will echo long into the future. We all now enjoy and expect a different and more balanced way of life, with part of the week spent at the home and the remainder in the office. People have rediscovered the enjoyment of 'living locally', with doorstep access to parks, green spaces and other facilities, including local food, shops and schools, now high up the agenda for communities.

The scheme will promote:

- Convenient access to the outdoors for health and well-being for all
- Improved pedestrian and cycle links to local shops and schools within walking distance
- Comfortable home working
- Opportunities for social interactions among all age groups
- Children's play areas
- Opportunities to walk amongst nature
- Wildlife areas, allowing habitats to develop naturally over time and providing sustainable drainage.



CONCLUSION & BENEFITS

Cora is promoting the site for allocation through the Local Plan review, and this Vision Document demonstrates its suitability for immediate delivery.

We consider this site to be our most important strategic development opportunity and have put forward a proposal to reflect this. Cora is committed to delivering this site and we welcome the opportunity to work proactively with Waltham on the Wolds and Thorpe Arnold Parish Council, and the local community in achieving excellence in design, placemaking and sustainability. We are committed to delivering the site early in the Plan period and can confirm there are no overriding technical, legal or other constraints preventing this.

Cora's purpose is centred on building excellent homes and climate resilient communities which make a positive contribution to the health, happiness and well-being of our customers. This Vision Document demonstrates the exciting potential for a new neighbourhood at Land South of Mill Lane.

The emerging concept plan responds to the relevant parameters outlined in the site's current reserve allocation in the adopted Plan and enhances links to the existing settlement of Waltham on the Wolds. The proposals will deliver significant amounts of public open space and residential amenities, enhancing existing public rights of way and on-site biodiversity and delivering much-needed housing.

Bringing forward this landscaped scheme, will deliver a range of benefits to existing and new communities alike, whilst also providing a logical infill within Waltham on the Wolds.



PROVISION OF UP TO 160 DWELLINGS IN A RANGE OF SIZES & TENURES (ONE-BED UNITS TO FAMILY HOMES) & 30% AFFORDABLE HOMES



CREATION OF APPROXIMATELY 3 HA OF PUBLIC OPEN SPACE (230%), PERMEATING THROUGHOUT THE NEW NEIGHBOURHOOD



CREATION OF WALKING ROUTES THROUGH NATURE



AN EMPHASIS ON ENSURING THE HEALTH & WELL-BEING OF NEW RESIDENTS IS PRIORITISED



BIODIVERSITY ENHANCEMENTS, ACHIEVING 20% BNG, THROUGH SAFEGUARDING EXISTING ECOLOGY & THE CREATION OF NEW HABITATS





PRODUCED BY:

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ON BEHALF OF:

cora

Creating Amazing Places

JANUARY 2024

TEAM MEMBERS:

 Brindle
& Green