



# TERNARY GRANGE

## VISION DOCUMENT

APRIL 2024



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# INTRODUCTION

This vision document has been prepared by nineteen47 on behalf of Davidsons Development Limited to set out a vision and strategy for residential development on land east of Dunton Road, Broughton, Astley, known as Ternary Grange. The document demonstrates the suitability to facilitate new residential development, providing information about the context of the site and establishing there are no constraints to the delivery with the aim to create a unique sense of place.

The current proposals will look to deliver approximately 650 new homes including, a network of multifunctional green spaces, characterful residential development and the potential to provide a primary school site on site.

The accompanying plans summarise the various technical requirements which in turn shape the development of the site. This information demonstrates that each option is deliverable and that there are no technical reasons why the land could not be developed.

A series of scenarios have been prepared to provide Harborough District Council with flexibility in terms of the quantum of development allocated to Broughton Astley.

The proposed masterplans have been formed with regard to all constraints, with allowance made for accurately sized surface water attenuation areas, the retention of existing landscape features and sufficient open space provision. Suitable vehicular access points have also been identified.

The capacity of the sites have been calculated based on HEDNA compliant schemes prepared by Davidsons which give an accurate understanding of the implications of a greater proportion of 1, 2 and smaller 3-bedroom properties on assumed density. It is anticipated that the density for all options will range between 30-35dph, factoring in variations in density across the site.

## Key Benefits

Provide around 650 **locally inspired high-quality new dwellings** in a range of sizes that address local needs and requirements.

Integrating existing **Landscape features**



Enhanced **pedestrian connectivity** extending the network of footpaths through the site.

Deliver a **net gain in biodiversity**.



Deliver policy compliant **affordable housing**.

Provide new publicly accessible **green space**



Provide a new **Primary School site**



**Reflect the characteristics and design** of Broughton Astley

## The Vision

*Ternary Grange by Davidsons is a distinctive landscape led new residential community of approximately 650 high quality homes alongside a primary school site and on extensive green infrastructure. Structured to follow the existing field pattern, three distinct character areas are proposed inspired by the historic settlements of Torp, Brancote and Sutone.*



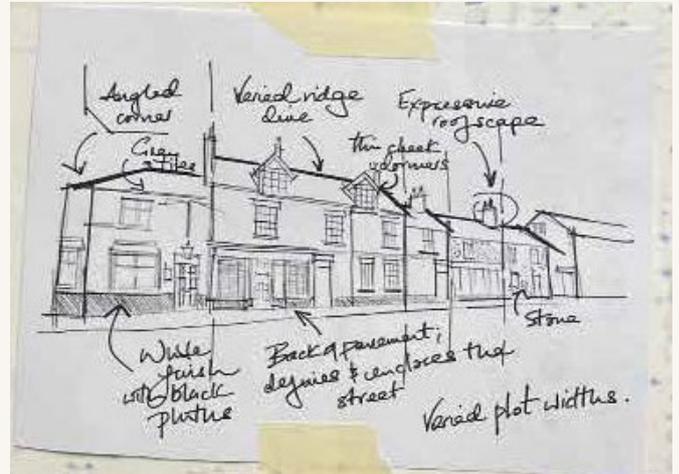
# ABOUT Davidsons

Davidsons Developments Ltd. is a family-owned company based at Ibstock in Leicestershire. Established in 2007, the family has been building homes under a well-known brand for three generations. Our design approach is based on seeking to reflect the qualities of traditional towns and villages that make places distinctive, memorable and loved. We pride ourselves on delivering well-crafted homes that collectively sit together to create beautiful streets and spaces.

We are high-quality master builders and place makers. We believe in our heritage, deliver quality developments, engage with local communities and have built our company to reflect the same customer-focused service and build quality that the Wilson family have developed over generations of master building.

Our main focus isn't to build new homes at record speed. We take our time to make sure they are right for the surrounding area, paying great attention to the site layout, exterior designs, brickwork and detailing. Each development is built to fit seamlessly into the local area.

## Value community well-being



## Taking time for thoughtful design

## The Davidsons *Difference*

## Family owned



## A landscape led approach



## Reflect the character



Create memorable places



Integrate into the local area



# THE SITE

## Local Context

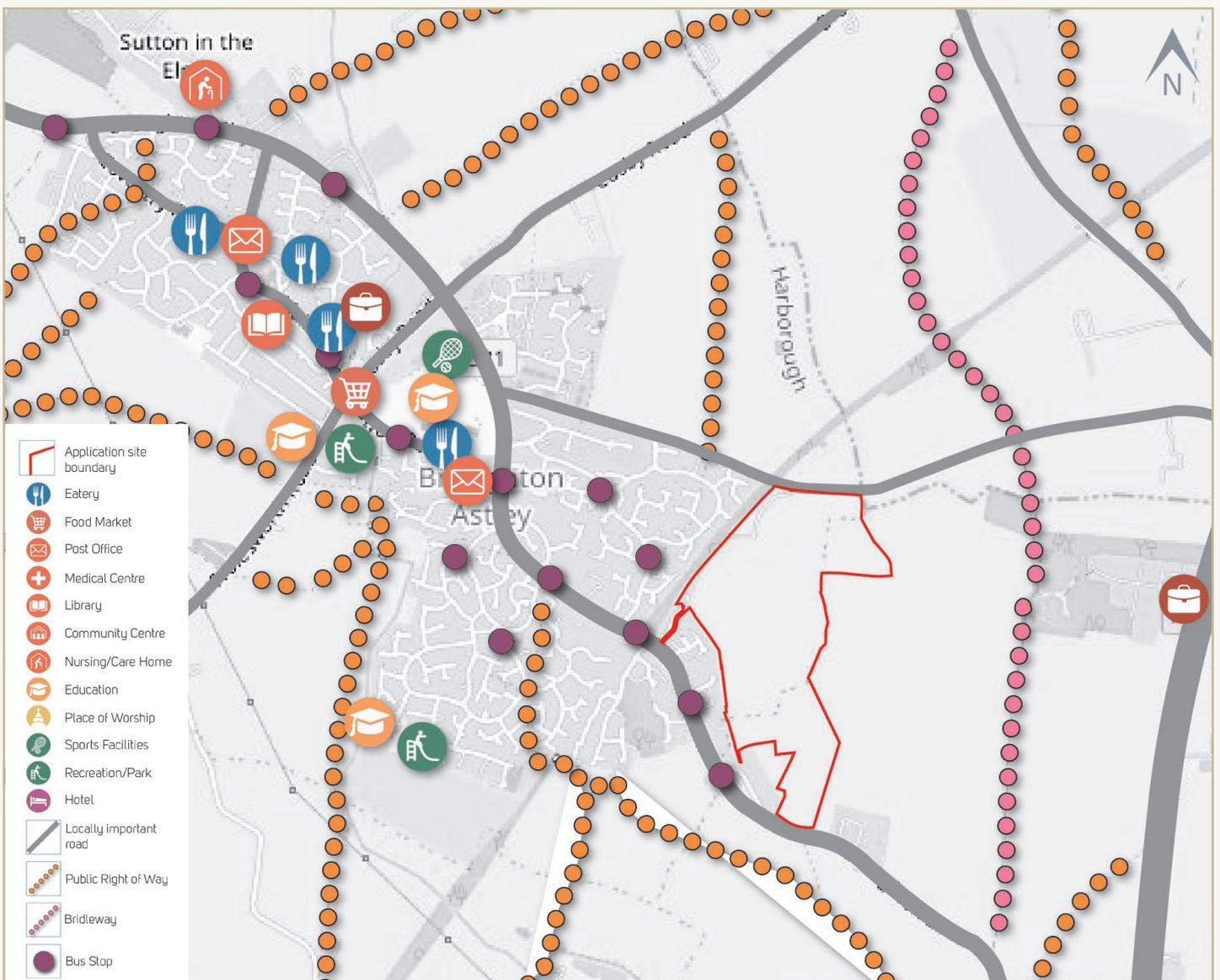
The large village of Broughton Astley is situated approximately 6 miles from Hinckley and 9 miles from Leicester with an ever growing population.

The site is bounded by the B581 to the south which connects to the B4114 Coventry Road providing vehicular links to Narborough, Leicester and the wider highways network.

The site is close to public transport links with the local bus service to Ruby and Leicester via the 140 and 84 services.. The closest bus stops are located 500 feet from the site making it easy to reach on foot.

The nearest train station is located 4.5miles away in Narborough accessible by cycle, public transport and car, with East Midlands and Birmingham airports reachable within half an hour.

The site is well connected to the village of Broughton Astley with a wide range of services and facilities located approximately a 15 minutes walk away. These include convenience stores, recreational parks, sports facilities, places of worship, a village hall, primary schools and Thomas Estley Community College.

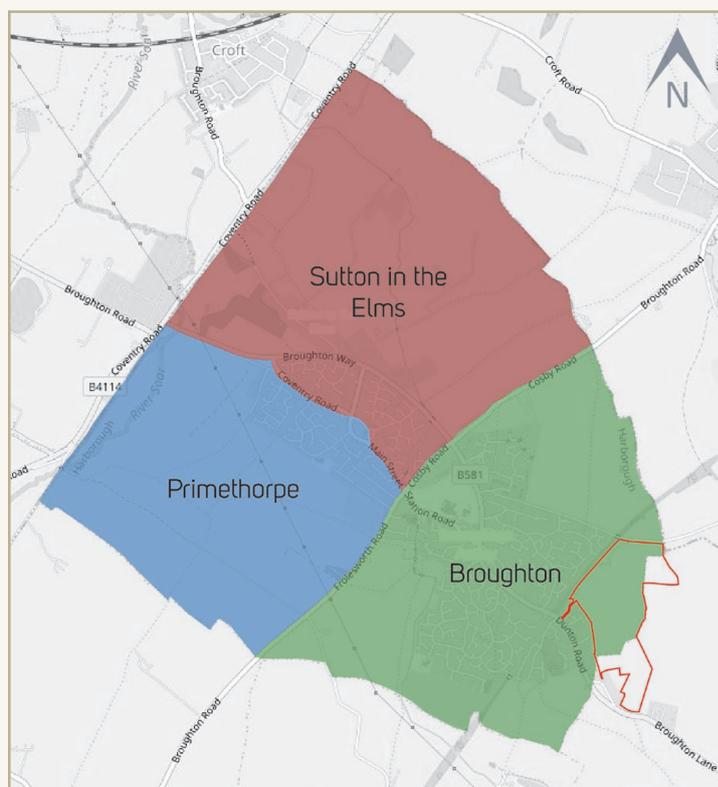


## History of Broughton Astley

Broughton Astley originates from three settlements: Torp/Primethorpe to the v, Broctone/Broughton to the southeast, and Sutone/Sutton in the Elms to the north. These settlements were connected through development along Main Street and Station Road, eventually forming a unified community. Despite this amalgamation, Sutton in the Elms maintains its own identity, separated from Broughton Astley by the Broughton Way bypass but still within the parish.

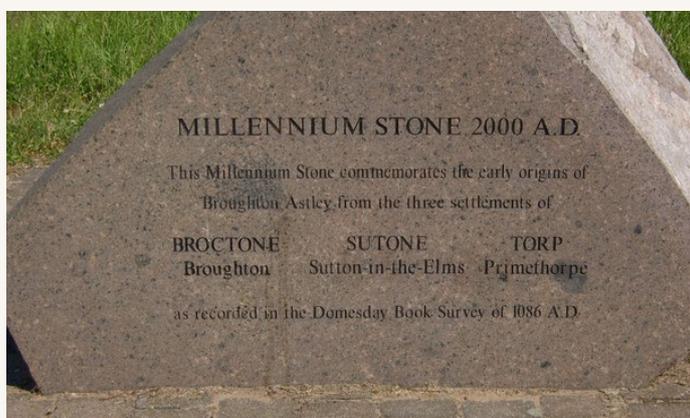
The industrial growth of the 1800s played a significant role in shaping Broughton Astley during the 19<sup>th</sup> century. In the late 1800s, development was concentrated around St. Mary's Church, Main Street, and the railway line. Despite the merging of Broughton and Primethorpe, development remained dispersed, primarily connected by Main Street and Station Road.

Throughout the early 1900s, these areas continued to expand, particularly to the north, near the existing village centre. Notably, the hamlet of Sutton in



the Elms has largely avoided ongoing expansion, with Broughton Way bypass serving as a segregation boundary from the broader Broughton Astley community.

A prominent feature evident throughout the village is the preservation of historical hedgerows, frequently defining rear property boundaries and dividing different land uses. Additionally, linear green corridors are found within the village, typically aligning with watercourses and serving as buffers. The presence of small village greens and recreational spaces further enhances residential areas, offering amenity spaces that are dispersed throughout the village.



## Site Description

Situated at the south eastern edge of Broughton Astley, the site extends 92.91 acres and comprises a large number of agricultural fields divided by established hedgerows within which there are a handful of mature trees.

The site has clearly defined boundaries with the rear boundaries of properties served by Dunton Road to the south west, the dismantled railway embankment to the west, Cottage Lane to the north and to the east an expansive backdrop of farmland that comprises a relatively shallow valley setting that extends broadly to the A426 Lutterworth Road.





1. View from cottage lane looking south across the site



2. View east towards Station Farm within the site

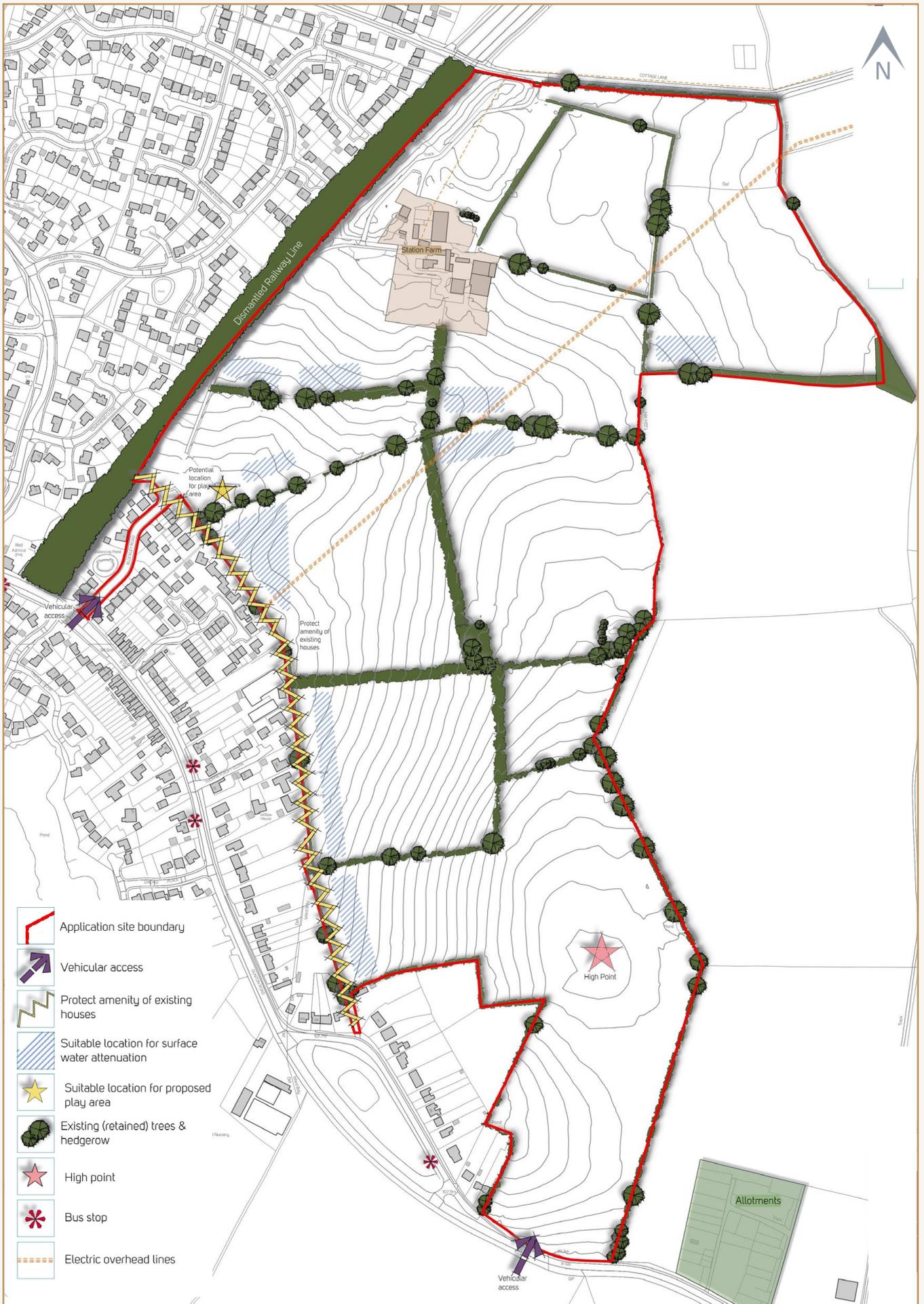


3. View from Dunston Road looking north west across the site

## Design Parameters

Technical work has been undertaken on the site which has demonstrated that the site is relatively unconstrained and there are no major technical constraints to developing the site. The following design parameters have been identified which have shaped the masterplan and informed the extent and quantum of development proposed: -

- the existing pattern of hedgerows across the site need to be retained and respected by the layout;
- existing trees are to be retained to ensure a mature landscape setting for the scheme;
- the site has a high to medium capacity to accommodate development and as such new housing has been set back from higher ground to the east.
- the dismantled railway along the northern boundary will be protected, preserving its ecological value;
- the topography slopes relatively gently from east to west;
- surface water attenuation is to be located largely on the western edge of the development on the lower ground, adjacent to the ditches, generally parallel to the hedgerows;
- existing properties back onto the site on the western edge and residential amenity will need to be carefully considered. However, this can easily be achieved with an appropriate offset to be provided by surface water attenuation;
- two access points are proposed with an access through Blockley Road which is designed to have a wider carriageway width of 6.5m and also on the southern edge of the settlement off Dunton Road;
- no access is proposed onto Cottage Lane which is a narrower route and not needed to serve the development with the availability of routes onto the main road (Dunton Road);
- explore a potential pedestrian link from public open space to the existing residential area to the west (subject to land ownership).



# The Vision



*Ternary Grange by Davidsons is a distinctive landscape led new residential community of approximately 650 high quality homes alongside a primary school site and on extensive green infrastructure. Structured to follow the existing field pattern, three distinct character areas are proposed inspired by the historic settlements of Torp, Brancote and Sutone.*

The masterplan sets a vision for approximately 650 new dwellings and a primary school site in a logical and well-integrated way within a strong green infrastructure. The main design principles include:

## A Parkland *Approach*

On arrival into the site from Dunton Road to the south, a parkland approach has been designed with views to the open countryside to the east establishing a clear green infrastructure strategy.



## A *walkable* neighbourhood

A network of greenways running through the heart of the development creating safe routes to school for children with pedestrian and cycle routes running through and around the site with connections to the existing residential development to the west and Cottage Lane to the north.



## Tree Lined *Streets*

From the primary access on Dunton Road, tree lined primary streets are proposed with an internal loop in the centre of the site to clearly define a hierarchy of streets and reflect the landscape character within Broughton Astley.



## Retention and integration of *existing landscape* features

The network of existing hedgerows are used as structuring elements of the masterplan, ensuring their retention for ecological purposes, creating green corridors and defining the development structure.



## Incidental *village greens*

Small incidental greens are used through the site to break up built form and to create interest



## A memorable *character*

Three character areas are proposed to create an interesting and varied development taking inspiration from the village of Broughton Astley creating a unique sense of place.



## *Integrating* with the existing settlement and *countryside*

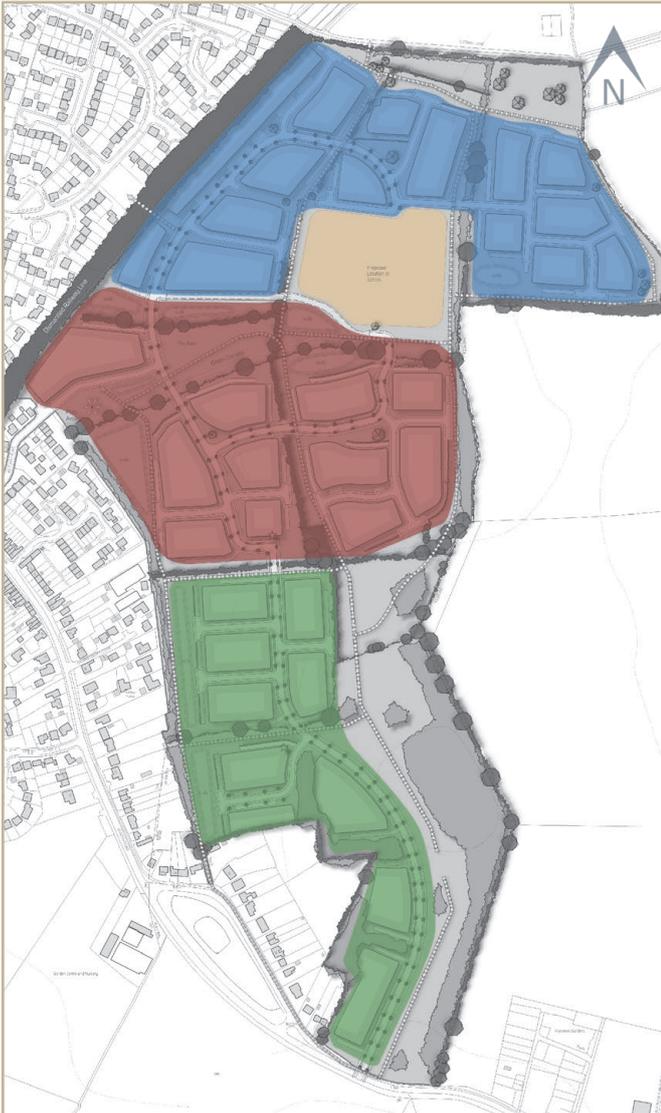
Outward facing development has been proposed on the northern and eastern boundary creating a soft edge to the open countryside. Development has been proposed to back onto the existing dismantled railway line and residential development to the west.



## *Locally informed* housing mix

The capacity of the sites have been calculated based on HEDNA compliant schemes prepared by Davidsons which give an accurate understanding of the implications of a greater proportion of 1, 2 and smaller 3-bedroom properties on assumed density.





## Three Character Areas

Character areas have been proposed to create interest and respond sensitively to the site. The Character Areas have been identified on the plan below:

### Torp Edge

Medium density development at the northern part of the site in keeping with the more recent housing developments within the area providing a soft edge to the open countryside.

### Sutone Grove

Higher density development in the heart of the scheme with green spaces and existing hedgerows running through with opportunities to integrate the proposals with the existing transport network.

### Brancote Park

In keeping with the traditional forms of Broughton Astley, Lower density development is proposed in this part of the site as a direct response to Dunton Road creating a parkland approach which nestles into its surroundings.

## Delivering a *biodiversity* net gain

Surface water attenuation basins have been proposed at the lowest point of the site to the east with swales proposed along the green corridor.



# A FLEXIBLE/PHASED APPROACH

The Masterplan sets a vision for the largest quantum of development which maximises the potential for additional benefits. The following pages illustrate that if the council prefers, options for a small quantum of development are possible. The options also illustrate the potential phasing options.



Option **1**



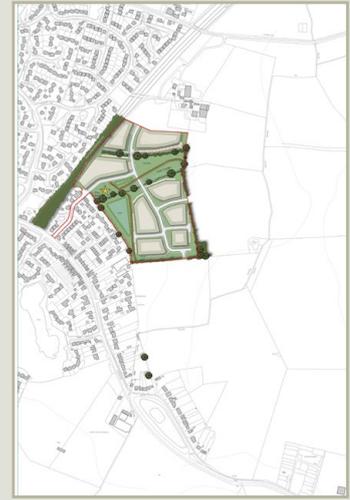
Option **2**



Option **3**



Option **4**



Option **5**

# 1

## THE MASTERPLAN

The proposals are accessed from Blockley Road and Dunton Road with a central area of green space formed by the existing network of hedgerows and mature trees. The extent of development to the north is informed by the existing farm buildings and to the east and south by hedgerows which form logical boundaries for the development, extending out from the existing settlement edge to the west. A Primary School site is proposed in the north of the site which is well connected with a strong primary street loop through the scheme and a strong network of pedestrian and cycle links.

In addition, a new primary school site and areas of open space will be provided. This includes an area of Parkland on the higher ground to the south east, a green corridor defined by the existing hedgerow network running east-west through the centre of the site as well as narrower corridors following existing and new (extended) hedgerows running north-south. Also, the provision includes surface water attenuation areas along the western boundary providing an offset to existing residents along this boundary, contributing to the creation of a place with a clear green infrastructure strategy.



# 2

## THE MASTERPLAN

The proposed masterplan is accessed from Blockley Road to the north and Dunton Road to the south creating a logical extension to the settlement. The development wraps around the existing edge of the settlement to the west, including the existing farm buildings to the north, and then the development extends follow existing hedgerows to the east, where present, and further south along the eastern boundary the development extent is informed by the topography/landscape setting with a new edge proposed and defined by new tree planting.

In addition, a new primary school site and areas of open space will be provided. This includes an area of Parkland on the higher ground to the south east, a green corridor defined by the existing hedgerow network running east-west through the centre of the site and surface water attenuation areas along the western boundary providing an offset to existing residents along this boundary, contributing to the creation of a place with a clear green infrastructure strategy.



# 3

## THE MASTERPLAN

The proposed masterplan is accessed from Blockley Road to the north and Dunton Road to the south creating a logical extension to the settlement. The development wraps around the western edge of the existing settlement as far as the existing farm buildings to the north, and to the east partially by existing hedgerows and partially by the topography/landscape with a new edge proposed and defined by new tree planting.

In addition, areas of open space will be provided, this includes an area of Parkland on the higher ground to the east, a green corridor defined by the existing hedgerow network through the northern end of the site and surface water attenuation areas along the western boundary, providing an offset to existing residents along this boundary contributing to the creation of a place with a clear green infrastructure strategy.



# 4

## THE MASTERPLAN

The proposed masterplan is accessed from Blockley Road, only with a central area of green space formed by the network of hedgerows. The extent of development to the north is informed by the existing farm buildings and to the east and south by hedgerows which form logical boundaries for the development, extending out from the existing settlement edge to the west.

The surface water attenuation areas along the western boundary provide an offset to existing residents along this boundary and a vehicular loop is provided around the site to ensure vehicles can circulate safely around the site.

Areas of open space will be provided, primarily in the heart of the site due to the shape of the hedgerows, contributing to the creation of a place with a clear green infrastructure strategy.



# 5

## THE MASTERPLAN

The proposed masterplan is accessed from Blockley Road, with a central area of green space formed by the network of hedgerows. The extent of development to the north is informed by the existing farm buildings and to the east and south by hedgerows which form logical boundaries for the development, extending out from the existing settlement edge to the west.

Areas of open space will be provided, primarily in the heart of the site due to the shape of the hedgerows, contributing to the creation of a place with a clear green infrastructure strategy.



# SUMMARY

This document sets an exciting vision for Ternary Grange which would deliver up to 650 new dwellings, a primary school site and associated green infrastructure. The technical work demonstrates that the site is deliverable, and capable of coming forward from both points of access, simultaneously. The vision for Ternary Grange is based on the boldest of the potential options for growth as we consider this scale of development capable of delivering the most benefits for the local

community. However, as demonstrated various options are provided for the council to consider. Overall, this document illustrates Davidsons commitment to creating places, not just housing developments, and highlights their position in Leicestershire as a developer capable of working with the local community, understanding the place, in order to create a high quality extension to Broughton Astley.



<p>Provide around 650 <b>locally inspired high-quality new dwellings</b> in a range of sizes that address local needs and requirements.</p>	<p>Integrating existing <b>Landscape features</b></p> 	<p>Enhanced <b>pedestrian connectivity</b> extending the network of footpaths through the site.</p>	<p>Deliver a <b>net gain in biodiversity.</b></p> 
 <p>Deliver policy compliant <b>affordable housing.</b></p>	<p>Provide new public accessible <b>green space</b></p> 	<p>Provide a new <b>Primary School site</b></p> 	<p><b>Reflect the characteristics and design</b> of Broughton Astley</p>





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HOMES

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