

Proposed Residential Development on the Land West of

Leconfield Road, Nanpantan, Loughborough

Design and Access Statement
(Including Building for a Healthy Life Assessment)

November 2020

An aerial site plan for Bowbridge Homes, showing a curved residential development. The plan includes numbered plots (3-18), a central road labeled 'Paved earthwork barrier', and a 'Surface Water Attenuation Basin' on the right. The drawing uses black lines for buildings and green for landscaping, with a teal overlay for the text.

Bowbridge Homes

'At Bowbridge Homes, we create homes that we can be proud of. We build homes the way that we think they should be built and that people aspire to live in. Our homes are thoughtfully designed with a keen eye on the details that improve everyday life. We don't believe that one size fits all, so you won't find the same house types on every scheme that we do. Instead we take inspiration from the locality, working on designs that suit the surrounding area and paying close attention to the detailing of our homes, both inside and out.'

Aerial Image of the Application Site



nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Contents

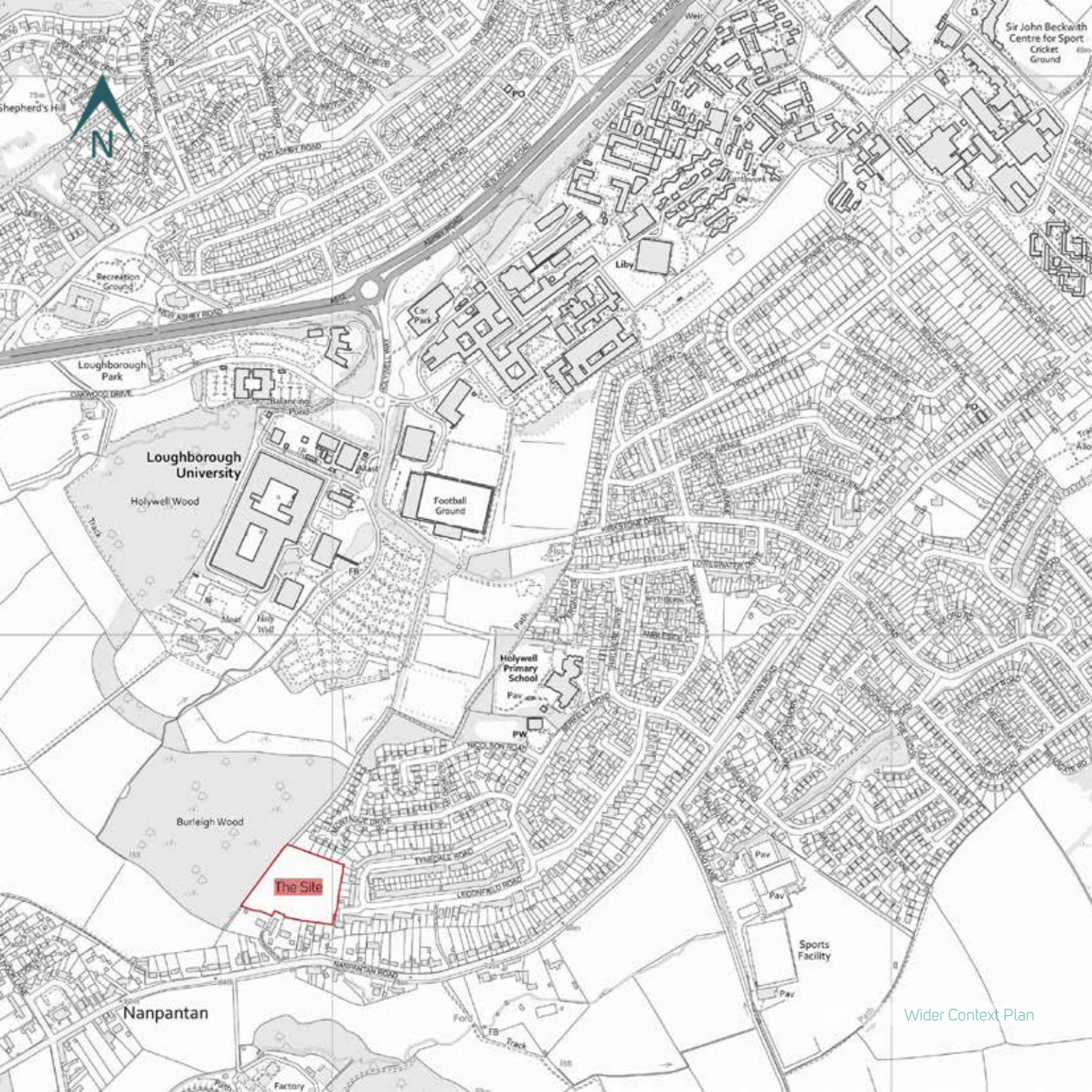
1	Introduction	5
2	Planning Policy Context	11
3	Understanding the Place	21
4	The Site	35
5	The Design Process	43
6	Design Proposals	49
7	Summary	63





1

Introduction



Sir John Beckwith
Centre for Sport
Cricket
Ground

Shepherd's Hill

Loughborough
University

Holywell Wood

Football
Ground

Holywell
Primary
School

Burleigh Wood

The Site

Nanpantan

Sports
Facility

Wider Context Plan

Introduction

This Design and Access Statement (DAS) has been prepared and submitted by nineteen47 on behalf of Bowbridge Homes in support of an outline planning application for up to 30 dwellings, including vehicular access, public open space, landscaping, drainage and associated works.

The application site (referred to throughout the statement as 'the site') is included as a residential allocation in the Draft Local Plan and is located at the western edge of the existing urban area, surrounded on three sides by residential uses and measures 1.69ha (4.17ac). The land comprises a single irregular shaped field bound by well-established hedgerows and existing trees.

Formal and informal engagement has been undertaken during the pre-application stage with various stakeholders including Charnwood Borough Council and Leicestershire County Council. This has helped establish the design principles for the scheme, providing useful local knowledge and insights.

The purpose of this document is to explain the design principles and concepts that have been applied to the proposed development. This Statement should be read in conjunction with the accompanying reports, including the Planning Statement.

This Design and Access Statement has been structured as follows:

Section 1 Introduction: outlines the background to the proposals and the structure of the document;

Section 2 Planning Policy Context: sets out the key planning policies relating to design which have informed the proposals.

Section 3 Understanding the Place: provides an overview of the context within which the design proposals will sit in order to inform the design process.

Section 4 The Site: describes the characteristics of the site.

Section 5 Design Process: outlines the evolution of the proposed scheme, including how comments from stakeholders have informed the process.

Section 6 Design Proposal: includes details of the site uses, quantum of development, appearance and landscaping.

Section 7 Summary: provides an overall conclusion using a Building for Life a Healthy Life assessment.



Wooded footpath link toward Buregh Wood, to be confirmed

Fynliss Water Abatement Basin

Leconfield Road

Refueling structure

LECONFIELD ROAD

Illustrative Layout

Proposed Development

Site Area:

1.69ha (4.17 acres)

Existing Land use:

Pasture Land

Proposed Vehicular Access:

Extension of Leconfield Road

Number of Dwellings:

up to 30

Proposed Density:

29 dwellings per hectare





2

Planning Policy Context

National Planning Policy

The National Planning Policy Framework 2019 (NPPF) outlines the Government's planning policies for England. The 'presumption in favour of sustainable development' is at the heart of the document.

Section 12 of the NPPF specifically addresses the matter of good design. It corroborates the principle that good design and good planning are indivisible and, taken together, are a key component of achieving sustainable development.

Paragraph 124 details that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 states that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history;
- Establish a strong sense of place;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks;
- Create safe and accessible environments

This DAS demonstrates how each of the objectives of Paragraph 127, and design principles within the NPPF have been incorporated within the proposed scheme.

Paragraph 94 of the NPPF provides clear advice to local planning authorities that they should take a proactive, positive, and collaborative approach to ensure that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities are required to give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

Planning Practice Guidance

Planning Practice Guidance (PPG) was launched on the 6th March 2014 and provides guidance on Design and Access Statements; it states that they must:

- Explain the design principles and concepts that have been applied to the proposed development; and
- Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

National Design Guide

The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The ten characteristics are;

1. Context – enhances the surroundings.
2. Identity – attractive and distinctive.
3. Built form – a coherent pattern of development.
4. Movement – accessible and easy to move around.
5. Nature – enhanced and optimised.
6. Public spaces – safe, social and inclusive.
7. Uses – mixed and integrated.
8. Homes and buildings – functional, healthy and sustainable.
9. Resources – efficient and resilient.
10. Lifespan – made to last.

Living with Beauty

The Building Better, Building Beautiful Commission is an independent body set up to advise government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods.

In its final report, 'Living with beauty', the Commission has set out its recommendations to government proposing;

“ a new development and planning framework, which will ask for Beauty; refuse ugliness; and promote Stewardship. ”

Building for a Healthy Life

Building for a Healthy Life (BHL) updates England's most widely known and most widely used design tool for creating places that are better for people and nature. The original 12 point structure and underlying principles with Building for Life 12 are at the heart of BHL. Building for a Healthy Life is a Design Code to help people improve the design of new and growing neighbourhoods. The new name reflects changes in legislation as well as refinements which have been made to the 12 considerations in response to good practice and user feedback. These 12 core principles of high quality design are widely accepted as the guiding principles for supporting high quality design and have been used as part for the design process described in this DAS in order to evaluate and improve the emerging proposals. An assessment of the proposals against the twelve questions is provided at the end of this document, by way of summary.



Living with Beauty



Building for Life 12

Local Planning Policies

A Planning Statement is submitted in support of the application and repetition of the detail contained within that report is not considered appropriate. The below is a brief summary of selected design and access related policies.

Charnwood Core Strategy (2015)

The Charnwood Core Strategy identifies in Policy CS1 (Development Strategy) a requirement for at least 13,940 net additional dwellings in the period 2011 to 2028, equating to 840 dwellings per annum. These figures are based on the Leicestershire Strategic Housing Market Assessment 2014.

Policy CS1 (Development Strategy) states that “the majority of our remaining growth[beyond that concentrated in the Leicester Principal Urban Area] will be met at Loughborough and Shepshed

where provision will be made for at least 5,000 new homes and up to 22 hectares of

employment land between 2011 and 2028.”

Policy CS2 (High Quality Design) provides a number of criteria seeking to ensure the delivery of high-quality design, requiring new developments to:

- “respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials and access arrangements;
- protect the amenity of people who live or work nearby and those who will live in the new development;
- function well and add to the quality of an area, not just in the short term, but over the lifetime of the development;
- provide attractive, well managed and safe public and private spaces;
- provide well defined and legible streets and spaces that are easy to get around for all, including those with disabilities; and
- reduce their impacts upon and be resilient to the effects of climate change in accordance with Policy CS16.”

Policy CS11 (Landscape and Countryside) provides the following criteria, seeking to support and protect the character of Charnwood's landscape and countryside:

- requiring new developments to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments;
- requiring new development to take into account and mitigate its impact on tranquillity;
- requiring new development to maintain the separate identities of our towns and villages;
- supporting rural economic development, or residential development which has a strong relationship with the operational requirements of agriculture, horticulture, forestry and other land based industries and contributes to a low carbon economy, in accordance with Policy CS10;
- supporting the provision of community services and facilities that meet proven local needs as identified by a Neighbourhood Plan or other community-led plan; and
- supporting rural communities by allowing housing development for local needs in accordance with Policy CS3.

Policy CS14 (Heritage) advises that development proposals need to protect heritage assets and their setting, and that proposals which incorporate distinctive local building materials and architectural details will be supported.



Borough of Charnwood Local Plan – saved policies (2004)

There are a number of saved policies from the 2004 Borough of Charnwood Local Plan which remain part of the statutory Development Plan, although the weight they attract in decision-making will depend upon the extent to which they accord with the Framework.

Policy EV/1 (Design) seeks to ensure a high standard of design in all new developments. It states that planning permission will be granted for new development which satisfies the following criteria:

- i. “respects and enhances the local environment including the scale, location, character, form and function of existing settlements and the open and undeveloped nature of the countryside;
- ii. is of a design, layout, scale and mass compatible with the locality and any neighbouring buildings and spaces;
- iii. utilises materials appropriate to the locality;
- iv. provides positive and attractive built frontages to existing or proposed public spaces including roads, footpaths, waterways and areas of public open space;
- v. safeguards important viewpoints, landmarks and skylines;
- vi. uses the landform and existing features in and around the site, such as woodlands, trees, hedges, ponds, important buildings and structures imaginatively as the focus around which the new development is designed;
- vii. safeguards the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residential areas;
- viii. meets the needs of all groups, including the disabled; and
- ix. minimises the opportunity for crime to create a safe and secure environment.”

Draft Charnwood Local Plan: Preferred Options (October 2019)

The Draft Charnwood Local Plan 2019-36 was the subject of public consultation on its Preferred Options in November 2019 and, once adopted, will entirely replace both the Core Strategy and the saved policies of the Local Plan 2004. The Draft Local Plan is still in the relatively early stages of preparation and therefore does not attract significant weight in the determination of planning applications, but provides an indication of future direction of travel, as well as reflecting up to date evidence.

Draft Policy LP2 (High Quality Design) requires new development to make a positive contribution to Charnwood and respond positively to the local distinctiveness of the area, in accordance with a range of criteria which seek to ensure the delivery of high-quality design.

Draft Policy LP3 (Housing Sites) proposes the allocation of a range of sites for residential use, including as site reference HS33 (Land off Leconfield Road), which is subject to this planning application. The policy indicates a site capacity of 25no. dwellings and provides a range of general criteria which allocated sites will be expected to meet, including, inter alia:

- Being carefully planned to avoid and then mitigate significant adverse effects on the environment including biodiversity, heritage and the separate character of settlements and landscape; and
- Supporting the delivery of homes in urban areas.

Draft Policy LP4 (Affordable Housing) seeks 30% affordable housing from all new major housing developments, which should generally be delivered on-site and integrated with market housing, unless it can be demonstrated that such provision is not viable.

Draft Policy LP19 (Landscape, Countryside, Green Wedges and Areas of Local Separation) requires new development to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments. It also seeks to maintain the separate identities of towns and villages, including through protection of the predominantly open and undeveloped character of Areas of Local Separation.

Draft Policy LP24 (Heritage) sets out the Borough's approach to conserving and enhancing heritage assets and the wider historic environment, including the protection of assets and their setting.



Housing & Economic Development Needs Assessment (HEDNA)

The HEDNA provides an integrated assessment of future housing needs, the scale of future economic growth and the quantity of land and floorspace required for B-class employment development across Leicester and Leicestershire, which the report defines as representing the relevant Housing Market Area (HMA) and Functional Economic Market Area (FEMA).

Supplementary Planning Documents

Charnwood Borough Council has adopted two supplementary planning documents (SPDs) relevant to the proposed development, in relation to Housing (2017) and Design (2020).

The Housing SPD provides guidance in relation to affordable housing and housing mix, to support the policies in the Core Strategy. It suggests a preferred affordable tenure mix of 77% social or affordable rent and 23% intermediate (shared ownership) and provides advice on the cascade mechanism which can be incorporated into Section 106 agreements securing the affordable provision.

In relation to the design and layout of affordable housing, the SPD states that well-designed affordable housing will:

- “relate well to the market housing on site and be indistinguishable in terms of building materials, external environment and appearance;
- be distributed in clusters across a number of different areas around the site. Generally, clusters should consist of groups of up to 10 dwellings unless otherwise agreed taking account of the size of the site and site constraints;
- be completed broadly in tandem with the delivery of the market housing;
- not include unnecessary internal and external communal spaces which result in additional service charges including avoiding shared driveways wherever possible;
- include access to garden wherever possible; and
- include on-plot car parking wherever possible.”

The Design SPD sets 6 design principles for Charnwood, providing detailed guidance for how each principle can be met through new developments:

- Respecting and enhancing the local character
- Providing attractive and well managed public and private spaces
- Well-connected and legible streets and spaces
- Creating multi-functional, safe and inclusive places
- Adapting to climate change
- Protecting the amenity of existing and future occupiers

Appendix 1 of the SPD provides further guidance on the provision of parking within developments.

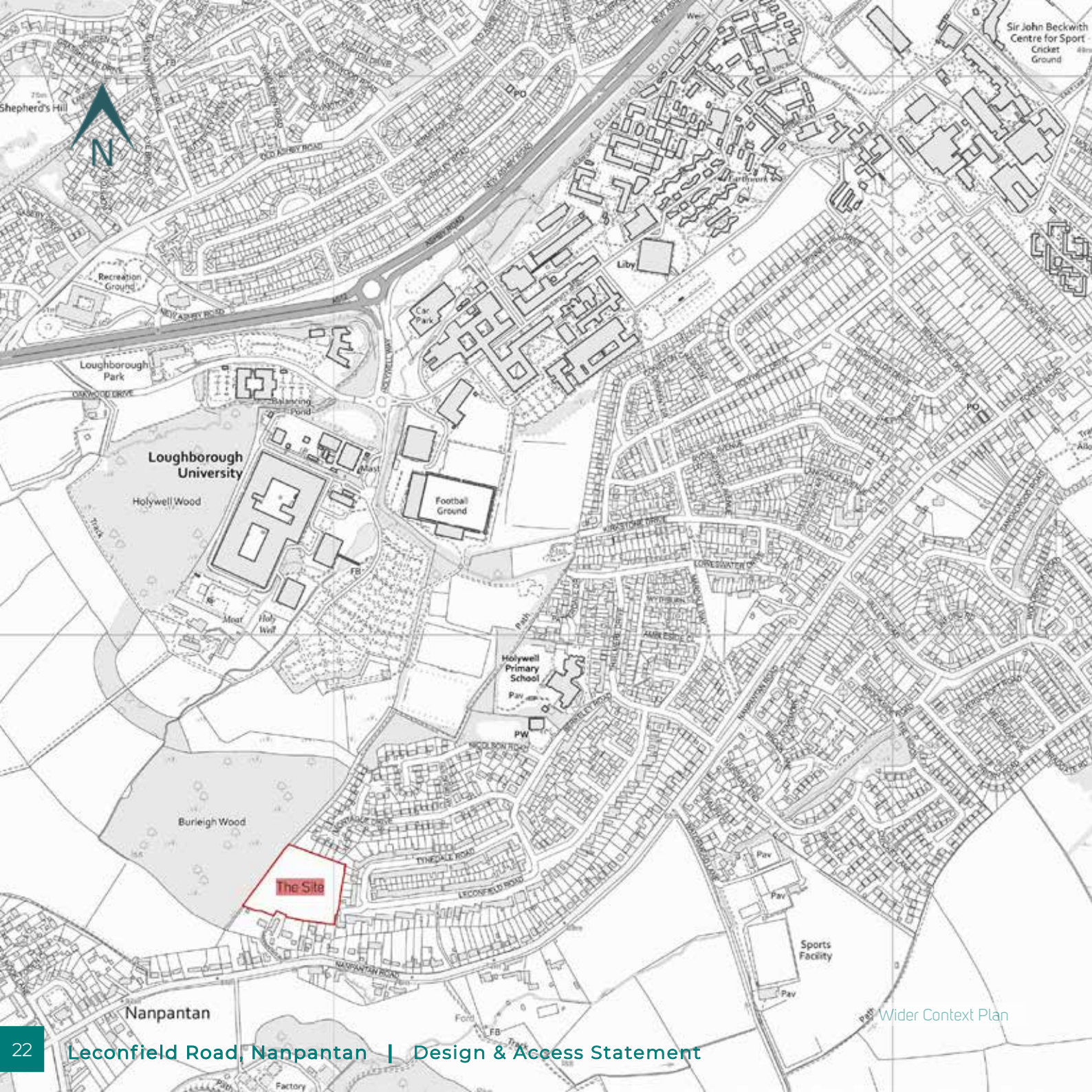




3

Understanding the Place





Sir John Beckwith
Centre for Sport
Cricket
Ground



Loughborough
University

Football
Ground

Holywell
Primary
School

The Site

Sports
Facility

Nanpantan

Wider Context Plan

The first step in the design process was to gain a thorough understanding of the context within which the proposed development site sits. This section sets out the contextual analysis which has been undertaken.

Site Context

Nanpantan sits in the Charnwood Borough of Leicestershire with a population of around 5,660 people. The village sits to the south-west of the town of Loughborough and remains somewhat separated from the main built-up area of the town. It lies approximately 4.1km (2.6miles) to the south-west of Loughborough Town Centre, 21.5km (13.3miles) to the north-west of Leicester, 31.6km (19.6 miles) to the south-west of Nottingham and 27.8km (17.3miles) to the west of Melton Mowbray.

The site is situated at the end of Leconfield Road and is essentially an extension of the residential development along this road. Whilst Nanpantan has a small number of services and facilities, the close proximity of Loughborough provides access to a wide range of services and facilities, making this a sustainable area for new homes to be located.

Connections and Public Transport

Highway Network

The site is located to the north-east of Nanpantan and to the north of Nanpantan Road which leads into Loughborough, approximately 4.1km (2.6miles) to its centre. There are a number of neighbouring towns and villages scattered around the area with the closest being Loughborough. Other towns and villages include Shepshed, Woodhouse Eaves and Quorn.

Nanpantan Road is accessed from the site via Leconfield Road and Thirlmere Road. Heading north-east it becomes Forest Road which leads into the centre of Loughborough. To the south-west, Nanpantan Road leads to the A511 and A50 ultimately providing connections to Leicester. J23 of the M1 lies approximately 4.3km (2.7miles) to the north-west and is conveniently accessed via the A512 Ashby Road.

A Transport Statement (ref:ADC1905-RP-A) has been prepared, which demonstrates that the development lies in an accessible location, in close proximity to nearby services and facilities. It confirms that there would not be any significant impacts on the transport network caused by development of the site which cannot be mitigated to an acceptable degree. It is also possible to achieve a safe and suitable access to the site from the existing adopted highway network. As such, there are no highways constraints to prevent development of the site.

Pedestrian & Cycle Movement

The site is within walking distance of local services and facilities. Nanpantan Nursery School and Holywell Primary School are approximately an 8-minute walk, Kirkstone Drive Play Area is approximately a 12-minute walk and St Mary in Charnwood C of E Church is approximately a 15-minute walk. Forest Road Post Office is approximately a 20-minute walk.

The site is maintained as private grassland and is not crossed by any designated public rights of way as identified by Leicestershire County Council. To the west of the site public footpath K62 provides access between Nanapantan Road and Snells Nook Lane following the garden boundaries of the properties to the east of Snells Nook Lane. To the south and east there are a number of rights of way that provide access between Nanapantan Road and Jubilee Wood and Out Woods.

There are no formal cycle routes within immediate access of the site. However, the No.6 National Cycle Route sits approximately 2.4km (1.5 miles) to the east and runs through Loughborough. This route is a mixture of on-road and traffic-free routes.





Bus stops

The nearest bus stop to the site is located on the northern side of Nanpantan Road and is approximately 350m (4-minutes) walking distance from the site. The No.120X service runs from Loughborough to Markfield and the No.129 service runs from Loughborough to Ashby-de-la-Zouch. Both routes provide further connections to other neighbouring towns and villages.

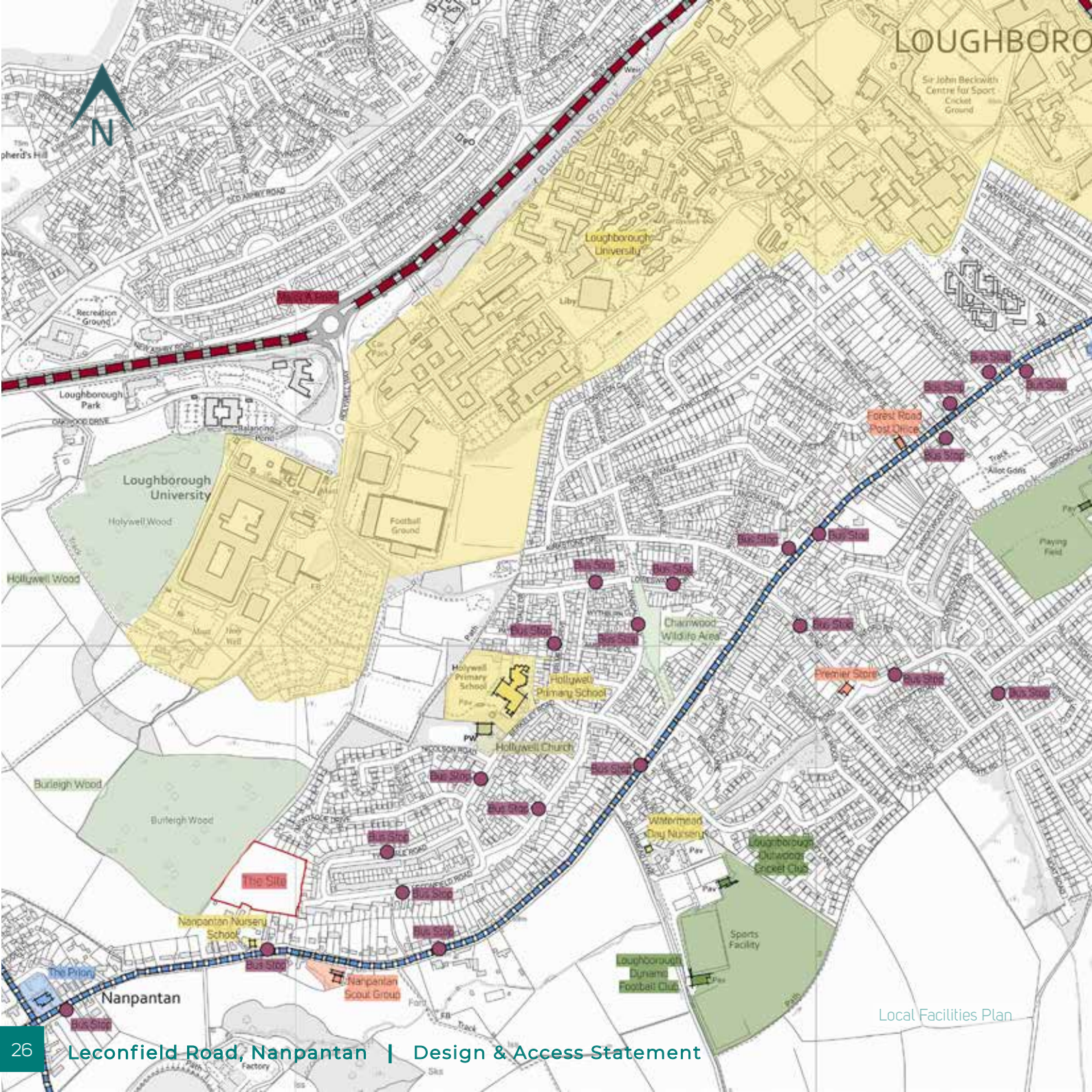
Train station

The nearest train station is Loughborough and is approximately 6.5km (4 miles) from the site and provides links to the neighbouring stations of Leicester, Melton and Nottingham where further connections can be made.



Public rights of way

There are several Public Rights of Way (PRoW) within the wider area but none immediately within the site. The neighbouring Burleigh Wood offers the nearest walking opportunities.



Local Facilities

The services and facilities listed below and identified on the adjacent plan refer to the local context in which the site sits.

- Holywell Primary School (Thirlmere Drive)
- Mountfields Lodge School (Forest Road)
- Nanpantan Nursery School (Nanpantan Road)
- Watermead Day Nursery (Watermead Lane)
- St Mary in Charnwood C of E Church (Nanpantan Road)
- Holywell Church (Berkeley Road)
- Loughborough University (Ashby Road)
- Loughborough College (A6004 Epinal Way)
- Charnwood Wildlife Area (Nanpantan Road)
- Burleigh Wood Nature Reserve (Compton Close)
- Loughborough Dynamo Football Club (Watermead Lane)
- Loughborough United FC (Oakley Drive)
- Loughborough Outwoods Cricket Club (Watermead Lane)
- Forest Road Post Office (Forest Road)
- The Priory (Nanpantan Road)
- Toby Carvery (Forest Road)
- Premier Store (Valley Road)
- Nanpantan Scout Group (Nanpantan Road)

As mentioned previously Nanpantan provides a good range of services and facilities with a local Post Office selling newspapers and household essentials. Loughborough Town Centre has a good selection of supermarkets including a Morrison's, Sainsburys, M&S Simply Food Store, Aldi, Lidl and the closest being Tesco Extra, located approximately 3.8km (2.3miles), a 5-minute drive along the A6004. Loughborough Hospital is also a short drive away along the A6004, approximately 3.9km (2.4miles) and an 8-minute drive.

Whilst there are no secondary schools in Nanpantan, Loughborough is home to several including De Lisle College, Charnwood College, Loughborough Grammar and Loughborough High School, all within 15-minutes.



Local Character

Charnwood

Across Charnwood there is commonly use of a local palette of building materials featuring Charnwood Forest stone and red brick. Red brick is often used with stone forming quoins, eaves and door and window surrounds. Timber framed cottages with white or cream rendered infill panels and rendered/rubble stone dwellings are also features. Red brick is the more predominant building material for new dwellings in the area. Less locally-inspired materials more recently introduced include buff coloured brick (often where Stone would previously occurred) and pebble dashing, slate hanging and timber weatherboarding.

Roofs across Charnwood are predominantly pitched, running parallel to the street with slate tile coverings. A number of thatched roofs are present in the area, along with red plain clay tiles and in more recent times, concrete tiles.

The common and more historical boundary treatments within Charnwood consist of medium height dry stone walls. An alternative to the walls are substantial hedges, specifically privet or holly. There are instances of simple metal railings and low picket fencing across Charnwood but this is a less common occurrence.

The linear villages of Charnwood often feature main streets consisting of grass verges, vertical boundary definition to deep frontages, often with trees; and spaces between buildings. A legible feature of many settlements is the village green which is often bounded by dry stone walls. A further part of the Charnwood character are the rows of individual buildings which sit together in pleasing groups.

“ Charnwood Design SPD

Policy CS2 requires new development “make a positive contribution to the character of the area and the idea of ‘distinctiveness’ is linked with this. Ensuring new development appear ‘distinctive’ and makes a positive contribution to an area is a challenging element of good design– to help achieve it, a good understanding of the individual site context and its surroundings is vital, as is a broader understanding of what makes the wider local area special.”







Nanpantan

The character of Nanpantan is one that has evolved over time. Forest Road and Nanpantan Road are very much in keeping with the characteristics of Charnwood and are more organic, having evolved over time and vary in architectural form and scale, ranging from single storey to 3 storey in height, with a wide range of building types. Some properties retain original chimneys, occurring in a great variety of styles and adding interest to the roofscape.

Along much of the street, buildings are detached or semi-detached in form and set behind generous green frontages. The material palette along this route consists of red brick, white/cream render, in whole or in part, and Charnwood stone. There are instances of timber cladding on more modern extensions and buildings. Slate is the predominant traditional roofing material with red roof tiles also seen with occasional use of pantiles to outbuildings.

Charnwood Design SPD

3.27 Red brick for walls and clay pantiles or grey slate are the most frequent types of traditional building materials in many of the Borough's settlements, particularly ones within the Wolds.

3.28 In Charnwood Forest, stone is a common traditional building material, however, this is harder to replicate, as access to stone for building purposes is limited. Emphasis should be placed on choosing the type of stones that strongly complement the traditional stonework present on many historic buildings in the Forest Area.

3.29 Exposing timber on elevations could enhance the relationship between new development and the woodland character of Charnwood Forest. However, care should be given to the use of timber as a building material – exposed timber upon dwellings is often low quality and weathers poorly. The Council will encourage new outbuildings to display timber in their elevations to enhance the forest character in Charnwood.

3.30 In certain locations, the use of contrasting building materials can be a beneficial way of enhancing the character of a street and introducing a level of variety.

Other houses in Nanpantan are houses of a particular time and not distinct to the area and are typically set out in a perimeter block formation and 2 storey in height. The common material palette for these houses is usually a mixture of red/dark/buff brick with grey roof tiles. Frontages tend to be generous and boundary treatments consists of low-level front walls or hedges with a generous grass verge sitting beyond this.

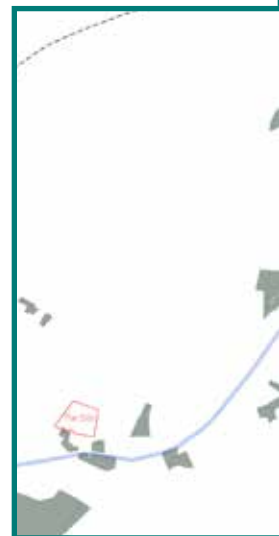
One of the most extensive uses of local stone in Nanpantan is in the construction of boundary walls, making a significant and distinctive contribution to the local street scene. Other boundary treatments consist of front hedges, with tree planting in private frontages a feature of the streetscene. The verge remains a feature of the street, but now more regularly occurs at the back of the footpath on one or both sides of the street.

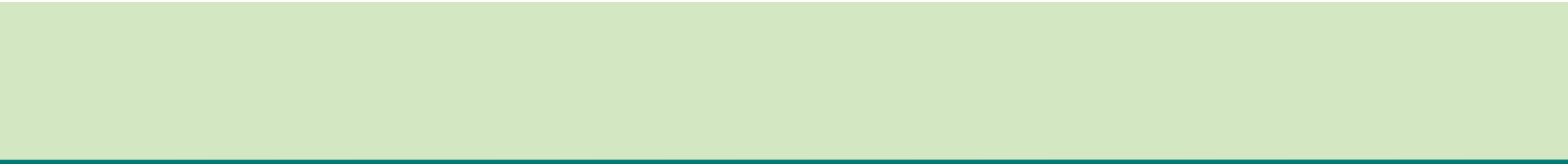
Settlements Patterns and Growth

1900s



1920s





1940s



1960s



1980s

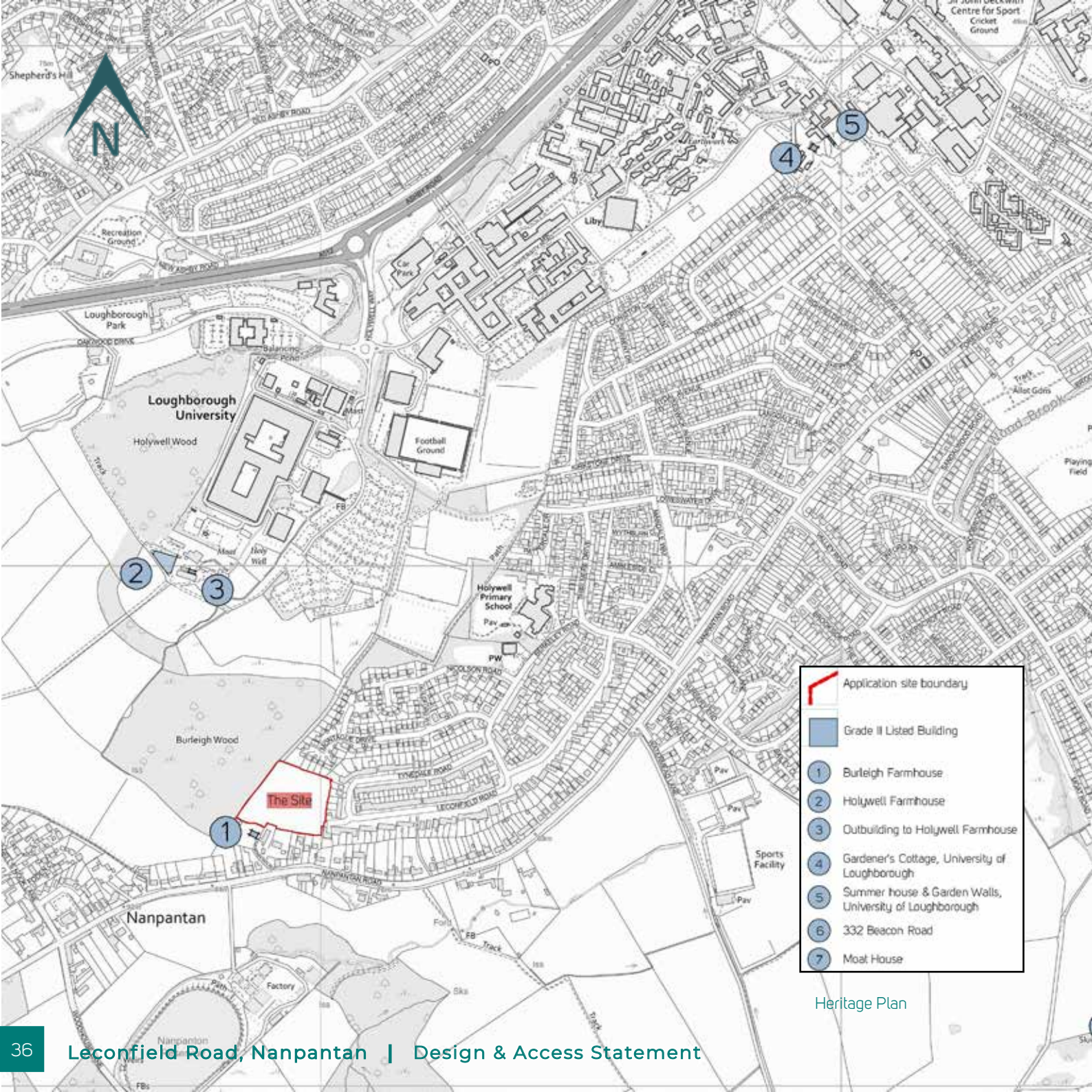






4

The Site



-  Application site boundary
-  Grade II Listed Building
-  1 Burleigh Farmhouse
-  2 Holywell Farmhouse
-  3 Outbuilding to Holywell Farmhouse
-  4 Gardener's Cottage, University of Loughborough
-  5 Summer house & Garden Walls, University of Loughborough
-  6 332 Beacon Road
-  7 Moat House

Heritage Plan

Having undertaken an analysis of the context, the next step in the design process was to assess the characteristics of the site and how these could inform the design proposals.

Site Description

The site measures 1.69 hectares (4.17 acres) and is currently pasture land. It comprises one large irregular shaped field, enclosed by hedgerows and associated trees that form the rear boundaries of adjacent dwellings to the northern, eastern and southern boundaries. The western boundary of the site is defined by a timber post and rail fence, beyond which is the woodland setting of Burleigh Wood. Burleigh Wood is designated as Ancient Woodland and a Local Nature Reserve and lies immediately to the west.

Site Topography

The centre of the site is on a crest of a hill that forms a local high point, with onsite levels shown to fall towards the northern and eastern corners. There is a total elevation range of 9.5m across the site. The highest site levels are located towards the southern site boundary at 87.65m AOD, whilst the lowest levels are in the north-east corner at 78m AOD.

Due to the noticeable variation in the existing onsite levels, it is likely that development of the site would require reprofiling to even out these variations.

Heritage & Archaeology

There are no designated built heritage assets located within the site. The Grade II Listed Burleigh Farmhouse (also known as 'Tudor Farmhouse') and the Locally Listed Nanpantan Primary School is located to the south-west of the Site along Nanpantan Road.

There are several Listed Buildings in Nanpantan and the south-eastern edge of Loughborough which are shown and listed on the adjacent heritage plan.

The archaeological potential of the Site and the significance of archaeological assets within it have been assessed through desk-based review of existing archaeological information, including previous archaeological work undertaken in the vicinity of the study site. The assessment provides a

description of archaeological assets potentially affected by the Proposed Development of the site and addresses the information requirements of the Framework in relation to archaeology.

Historic England and the LPA shows that there are no Scheduled Monuments within the Site or within the search area. The Proposed Development will not impact on the heritage significance of any Scheduled Monuments.

Ecology

An Extended Phase 1 Habitat Survey has been prepared and found there are no Statutory sites within a 1km radius of the area surveyed but there are a number of potential Local Wildlife Sites within 1km. One of these, Burleigh Wood, is located adjacent to the western boundary of the site and provided there is a suitable landscaped buffer zone along the western edge of the Proposed Development to provide protection to this woodland, it is unlikely any direct impact would occur on this woodland.



Flood Risk and Drainage

A flood risk assessment forms part of the submitted information and has confirmed there is a low overall risk of flooding from both fluvial and pluvial (surface water) flooding. The development site is located within Flood Zone 1 and is not at significant flood risk.

Environment Agency mapping highlights that there are areas of minor surface water flood risk in the south-western corner. This could be mitigated through development proposals by reprofiling of the site in combination with a surface water drainage strategy.

The Flood Risk Assessment and Drainage Strategy demonstrates that the Site will not be at significant risk of flooding and that the Proposed Development will not increase flood risk to others.

Ground Conditions

The majority of the site is underlain by Swithland Formation Mudstone with a Tarporley Siltstone, Mudstone and Sandstone outcrop in the far western and eastern extents. These solid strata are likely to represent suitable founding strata for residential dwellings at the site.



Landscaping

The site consists of one large irregular shaped field predominantly enclosed by hedgerows and associated trees that form the rear boundaries of adjacent dwellings to the northern, eastern and southern boundaries. The western boundary of the site is defined by a timber post and rail fence, beyond which is the woodland setting of Burleigh Wood.

A Landscape and Visual Impact Assessment (LVIA) has also been prepared for the site and has set out a clear and transparent assessment of the baseline resource applicable to the site, and an assessment of the likely landscape and visual effects of the development proposals.

In terms of quality, the site is of medium condition with evidence of management of the existing grass and some limited management to the vegetated boundaries. The immediate setting of the site is of more varied quality comprising modern suburban housing that is of relatively medium to low quality, the setting of ancient wood land to the west that is of medium quality, and the setting of the Grade II Tudor Farmhouse to the south that is again do medium quality.

The LVIA has found the site is not the subject of any landscape designation that would suggest an increased value or sensitivity to change. It is also not covered by any statutory, or non-statutory designation that would prohibit its development for residential purposes. The site is maintained as private farmland and does not provide any formal public access or recreation function.

There is evidence of unauthorised access on the site where local residents use the field as a short cut to access Burleigh Wood. This unauthorised access can be formalised as part of a development proposal.

The assessment of landscape effect confirms that development will result in the material alteration of the character of the site resulting in a major-moderate adverse effect. This level of effect is strictly limited to the immediate setting of the site and rapidly reduces beyond this setting due to the contained nature of the site. At the site level this effect is not unexpected or uncommon to residential proposals on green field sites. At a local level this assessment has confirmed that the proposal will result in minor and minimal adverse effect to landscape character.



Arboriculture

A total of eight individual trees and three tree groups have been identified and assessed as part of the tree survey. The majority of the trees form a line along the western boundary of the site but there are a number of individual mature and semi-mature trees within gardens along the other boundaries.

In summary, two Birch trees of Category B and one Oak of Category A are positioned within a garden approximately 1m to the south of the field boundary. These trees provided canopy cover and partial screening to the garden supported by a trimmed Hawthorn hedge. Tree Ash T4 is situated in adjacent land close to the south western corner of the site and is a large mature tree of significant stature placed within Category B. The RPA and canopy of this tree extend across the boundary and will require protection measures.

Trees T6 and Group G7 comprise mature Oak along the boundary of Burleigh Wood. These are trees of significant stature and are highly visible from within the site and adjacent residential houses and are placed within Category A. The crown extents and RPA extend across the site boundary and protection measures will be required. Group G8 comprise a linear group of closely planted Leylandii trimmed along the sides to form a vertical screen along the southern boundary of a residential garden. These trees are placed within Category B. They are not of large stature but do provide excellent screening to the adjacent garden.

Trees T9 – T11 are positioned within adjacent gardens close to the boundary of the field and are visible from within the field interior and provide some screening to the adjacent gardens supported by trimmed hedgerows. The RPA's of these trees extend across the site boundary and will require protection measures.









5

The Design Process

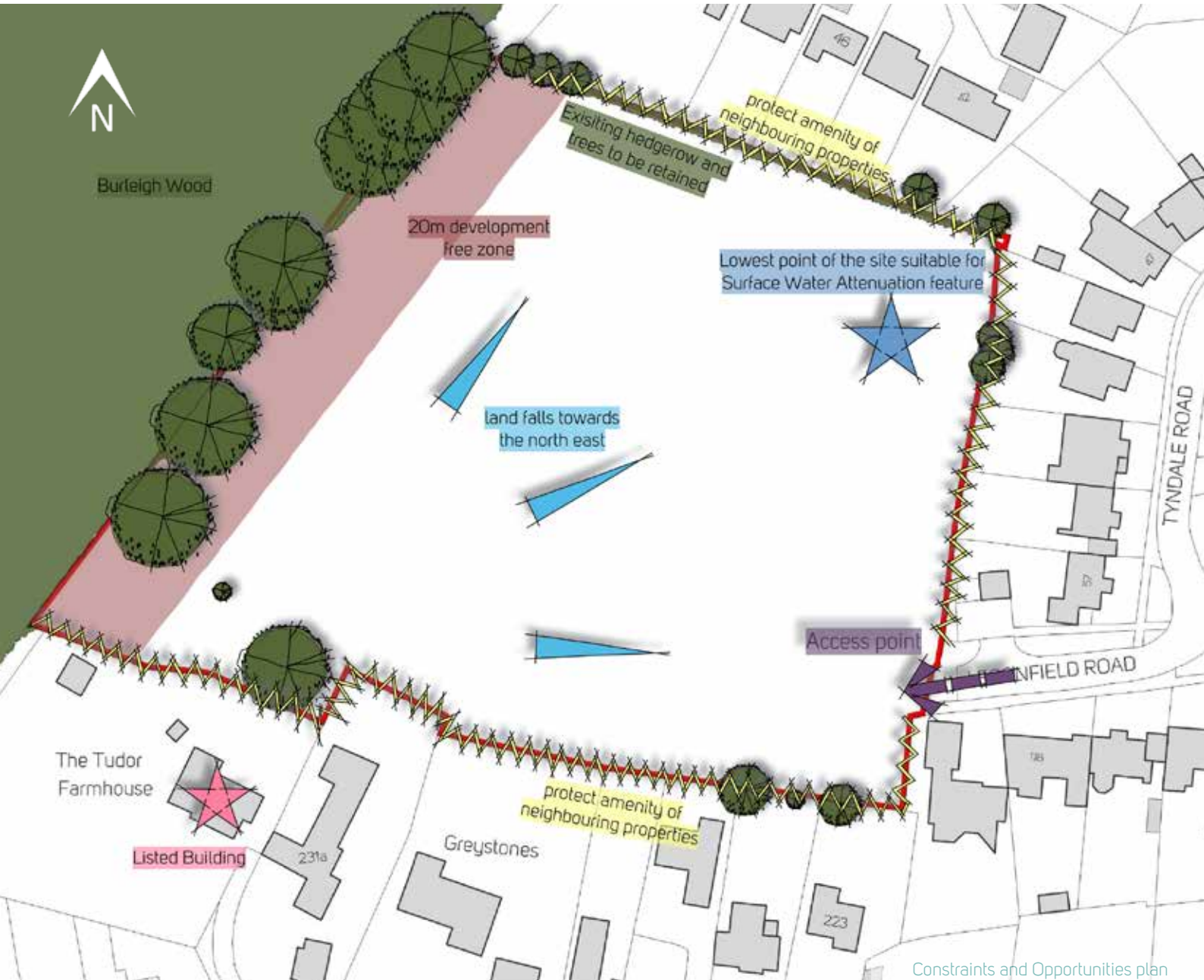
Consultation

Pre-application Discussions

Initial pre-application discussions with the LPA were convened by the landowner in October 2018, with a pre-application meeting with Charnwood's planning officer, Jeremy Eaton, held in November 2018. The initial verbal feedback received from the LPA at that time was that the principle of residential development within the Site would be accepted, dependent on the successful design and integration of the dwellings within the Site and its local context.

Subsequent discussions with the LPA took place in December 2019, at which validation requirements for a planning application were confirmed along with a suggestion that an application is accompanied by a scheme of landscaping and boundary treatments, unless those matters were to instead be secured by a condition.

A further pre-application meeting was held with the planning officer in March 2020 and with this focusing on design-related matters. Subsequent discussions covered matters including housing mix – the expectation being for a housing mix which would be consistent with the Leicestershire Housing and Economic Development Needs Assessment (HEDNA) – and car parking requirements.



Constraints and Opportunities plan

Constraints and Opportunities

A clear understanding of the site constraints and opportunities has informed the development proposals. The main considerations are presented on the accompanying constraints and opportunities plan and summarised below.

Constraints

- Existing boundary hedgerows and trees form important ecological features and should be retained wherever possible, outside of rear garden areas (as per pre-app advice);
- A change in levels falling from the south-western corner towards the north and east;
- Adjacent dwellings backing onto the site located off Tyndale Road, Nanpantan Road and Montague Drive;
- no earthworks permitted in the northernmost 15m (as per pre-app advice);
- Root protection areas of existing trees along the southern boundary are to be respected;
- Proximity of the Grade II listed Burleigh Farmhouse to the southern boundary.

Opportunities

- Vehicular access into the site can be taken off the existing adopted extent of Leconfield Road;
- Potential to formalise access to Burleigh Wood for the benefit of local residents;
- The informal pedestrian route that crosses the site could be formalised for the benefit of local residents;
- The existing mature trees and hedgerow can be reinforced to strengthen the landscape and green infrastructure within the settlement;
- Surface water run-off can be balanced on site and incorporated into the design of the open space;
- The provision of new houses in an appropriate and sustainable location, including a mix of both market and affordable dwellings;
- There are opportunities for good access to the existing public transport network and to the centre of Nanpantan/Loughborough by pedestrians and cyclists.

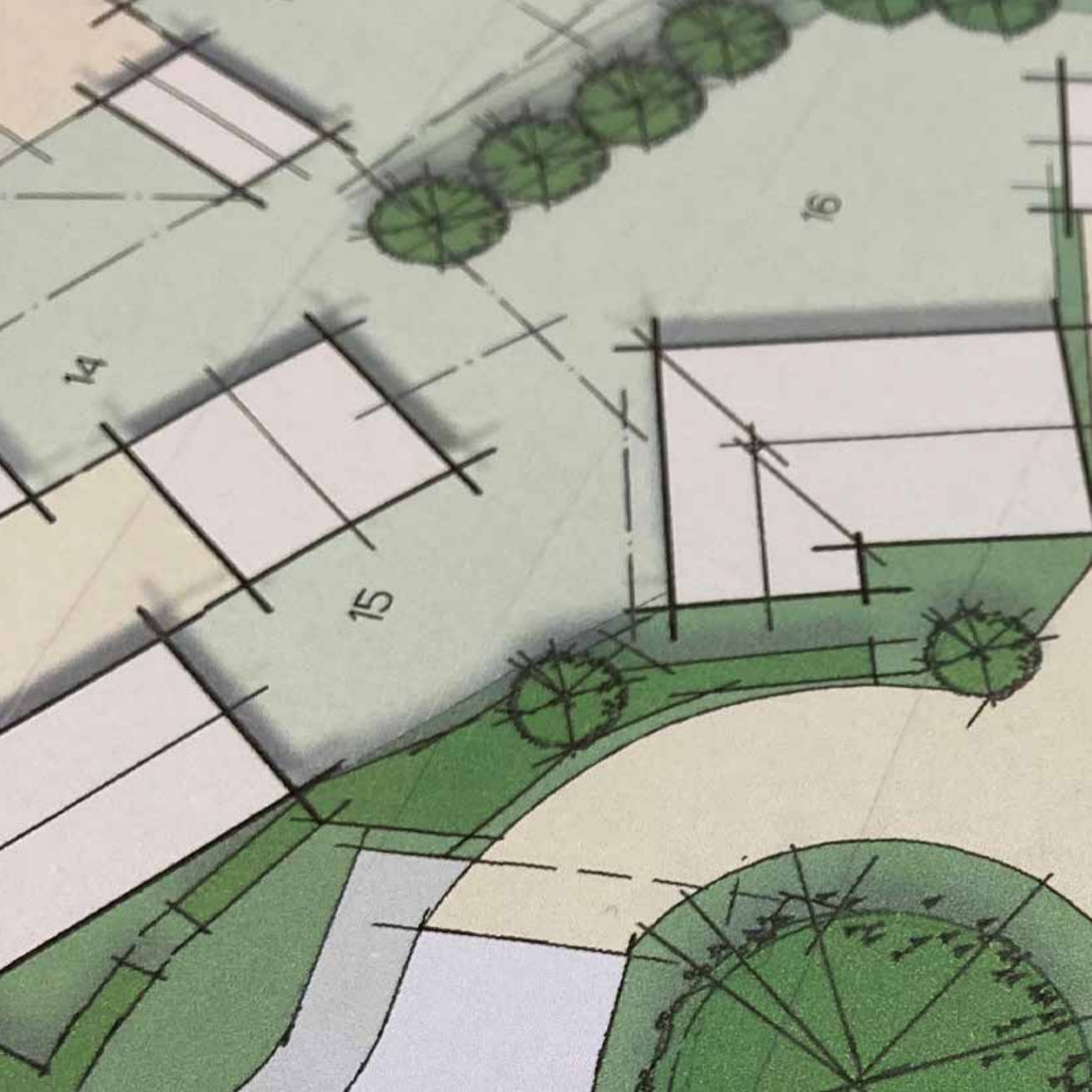


Concept Plan

Developing the Concept

With an understanding of the constraints and opportunities presented by the site and its context, an initial concept plan was drawn up with the following key elements defining a vision for the development;

- Rear gardens within the development back onto the site boundary to protect the existing hedgerows and trees and the amenity of neighbouring properties;
- Houses that address the open spaces and provide natural surveillance of the public realm;
- Surface water attenuation at the low point of the site;
- The proposals respect the heritage and ecological benefits of Burleigh Wood;
- The proposals are designed to work with the site topography;
- A 20m offset from Burleigh Wood will be retained.



A hand-drawn landscape design plan, possibly a site plan or garden layout, is shown. The drawing features various green areas, paths, and structures, with some elements highlighted in a teal color. A large teal number '6' is overlaid on the left side of the image. The text 'The Design Proposals' is written in white on a teal background on the right side. The background drawing includes a circular structure with a starburst pattern, a curved path, and several rectangular areas. The text 'TOTAL EARTHWORK DATA' is visible at the top of the drawing.

6

The Design Proposals



Use and Amount Plan

Use and Amount

The site measures 1.69ha (4.17ac). Of this, the Illustrative Layout shows how development could be set out such that;

- 0.66ha (39%) is proposed as open space and surface water attenuation areas;
- 1.03ha (61%) is required to deliver the proposed new homes.

Residential Use

The exact number and mix of new homes will be defined during detailed design stage. The Illustrative Layout demonstrates how 30 dwellings could be accommodated on the site within the parameters of the vision for the scheme set out in Section 5, but it is not intended to do so prescriptively.

Affordable dwellings, unless it can be demonstrated that such provision is not viable, should be provided at 30% of the overall total, with a split between different affordable housing tenure types to be agreed at detailed design stage.

Open space

The Illustrative Layout creates approximately 0.66ha of green open space across the site. The majority of this open space is along the western boundary where a 20m development free buffer will be retained against Burleigh Wood. The Surface Water Attenuation Basin is connected to Burleigh Wood by a secure green corridor along the northern boundary to protect the existing boundary hedge in this part of the site. The potential

footpath link toward Burleigh Wood could be enhanced with the provision of a new open space and a play area in this part of the site.

Attenuation is proposed via the use of a detention basin feature that will be located in the east of the site to suit the development proposals. The basin feature has been designed to attenuate surface water runoff for all storm events up to and including the 1 in 100 year plus 40% climate change event, in line with the LLFA consultation response. The detention basin will serve as the primary SuDs feature to serve the development and will be designed to incorporate the required treatment trains to ensure there is no detriment in water quality for the offsite flows into the surface water sewer.

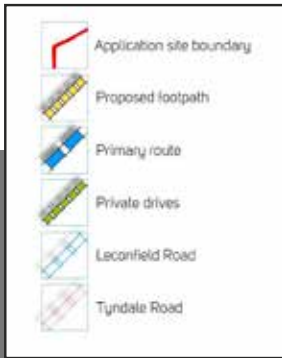
“ 3.45 Public open space that is attractive, inviting and safe to use can enable opportunities for social interaction and help facilitate more active lifestyles, both of which are key contributors towards building a strong sense of place. ”

Charnwood Design SPD

Density

Based on a development area of 1.03ha and the provision of 30 dwellings, the Illustrative Layout achieved a density of 29 dwellings per hectare (DPH). Given the topographical challenges that the site presents, this represents an efficient use of the land and is considered appropriate for this edge of settlement location.

*Paragraphs 8.19 - 8.22 of PPG3 remains the most recent definition of a net site area for calculating density as has been applied here.



“ Successful development depends upon a movement network that makes connections to destinations, places and communities, both within the site and beyond its boundaries. ”

The National Design Guide

Street Hierarchy Plan

Access and Movement

Access

Vehicular access to the proposed development would be via an extension of the existing Leconfield Road. The new site access has been designed in line with the Leicestershire Highway Design Guide and guidance set out in the Design Manual for Roads and Bridges (DMRB). With the exception of access details, all other matters will be reserved for future determination.

The first stretch of street within the site will be a continuation of the existing adoptable highway and narrows down to 4.8m as you turn right upon entering the site and a 2m footway is provided on both sides of the road which will provide a safe and accessible route in and out of the site for residents. The proposed footpath along the eastern side of the carriageway is a continuation of the existing footpath along Leconfield Road and goes north through the site and stops at the potential footpath link toward Burleigh Wood.

The proposal is not considered to result in any highway accident/safety issues.

Street Hierarchy

A clear and simple street hierarchy has been defined on the Illustrative Layout that not only ensures efficient movement throughout the site, but also aids legibility and way-finding.

The new street is designed to read as an extension of Leconfield Road and leads from the access up and along the contour lines to the north-west of the site where the site plateaus. The street shown on the Illustrative Layout consists of a 4.8m carriageway with a 2m footpath on both sides, with a grass verge shown on the western side

of the carriageway near Burleigh Wood. The street is shown to terminate at a turning head from where shared private drives branch off in both directions.

Car Parking

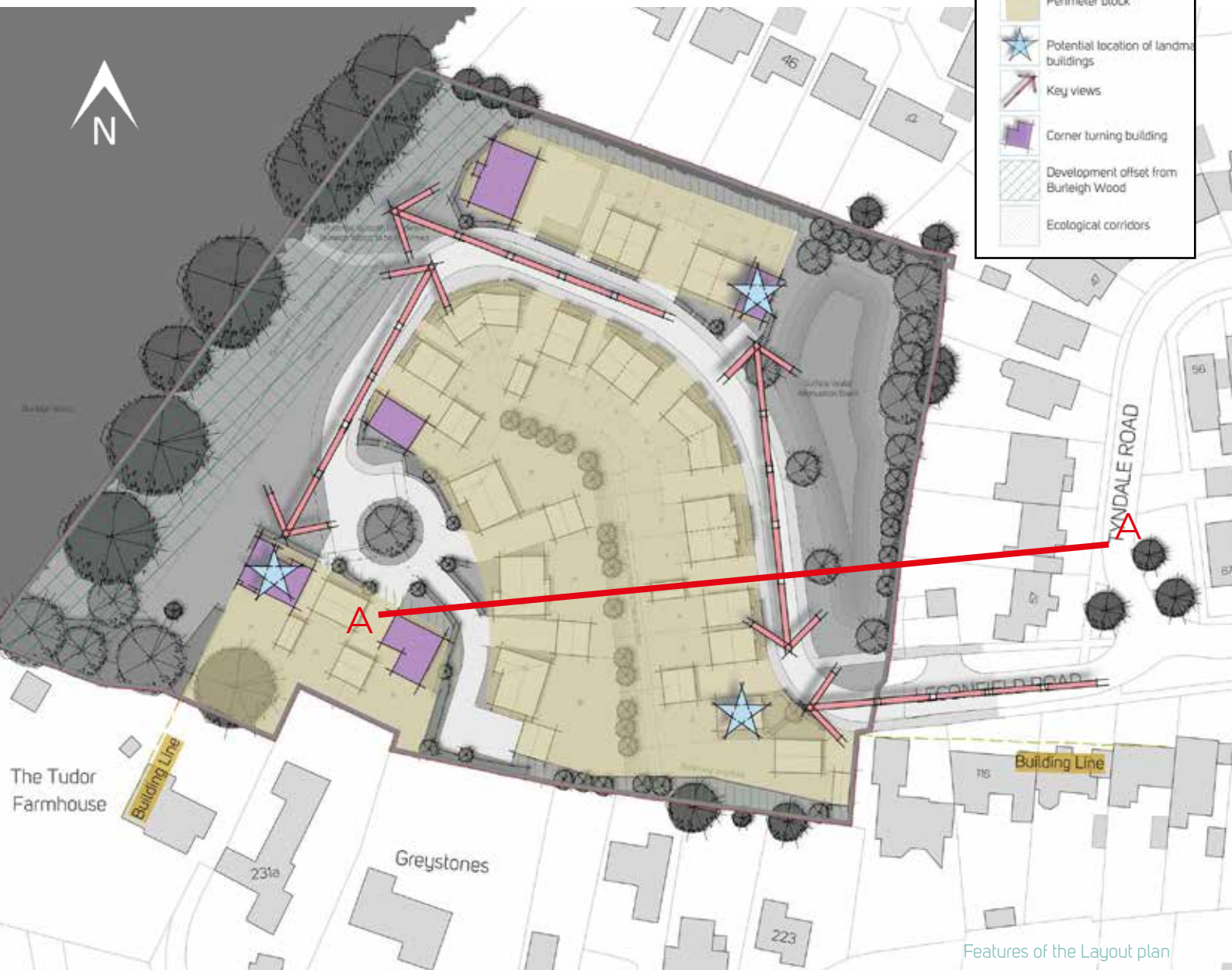
Car parking is shown on the Illustrative Layout in the form of on plot parking to the side of houses, often with a garage. Care has been taken to locate the car parking away from the street scene so that cars do not dominate it, ensuring attractive street scenes are created.

LCC's Highway Design Guide sets out the parking requirements for residential development as two spaces for a dwelling with three or less bedrooms and three spaces for dwellings with four or more bedrooms.

The Illustrative Layout shows that car parking spaces can be provided in line with car parking standards, with enough capacity to avoid nuisance created by displaced parking. Space for secure cycle parking could be provided within the garages associated with each dwelling or in garden sheds; both of which would provide convenient access to the street.

Pedestrian Links

The proposals connect to the existing Leconfield Road and benefit from all the pedestrian connections that this affords. A potential footpath link toward Burleigh Wood where no such provision currently exists provides connectivity to the wider area.



Features of the Layout plan

Layout & scale

Features of the Layout

The Illustrative Layout is an evolution of the Concept Plan that was originally produced and presented during the consultation process. The constraints and inputs explained in Sections 2, 3, 4 and 5 of this document have informed the structure of the Illustrative Layout that shows how development could be brought forward.

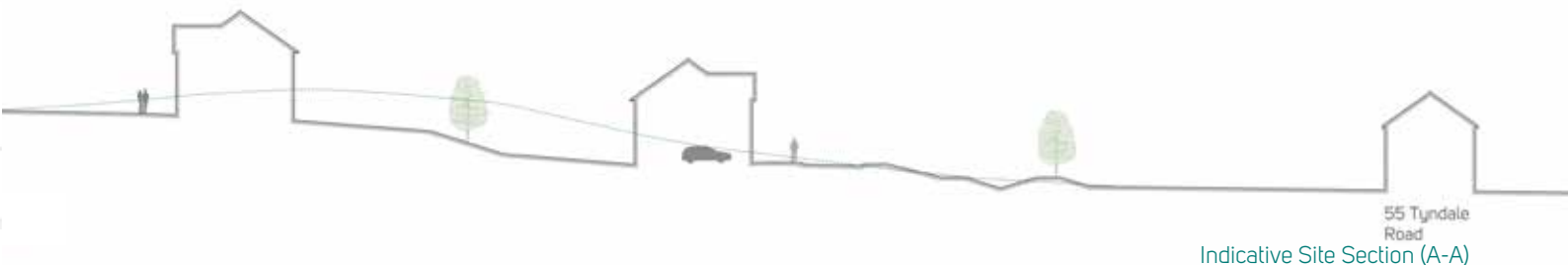
The structure established by the Illustrative Layout is directly informed by the sloping nature of the site. By creating extended rear gardens through the main perimeter block, it is demonstrated that levels can be addressed by earthworks alone; generally avoiding the need for overbearing and expensive retaining structures. This also ensures that the lower dwellings in the east are more likely to experience good levels of light as separation distances are greater than they would otherwise typically be. In order to make the most efficient use of the site, retain existing mature landscape features and create an attractive arrival at the site entrance, the Illustrative Layout does show the potential use of a limited amount of retaining features along the southern boundary; something

that would of course need to be confirmed through detailed design proposals.

Along the western boundary, where the site meets Burleigh Wood, the development has been set 20m from the boundary of the wood, of which the first 15m will be retained as undisturbed ground in accordance with recognised guidance. The remaining 5m will remain free from development but ground levels will be altered to accommodate the ground engineering requirements of the site. Any such alteration will be subtle and will not result in the creation of uncharacteristic or unsightly ground modelling features.

The Illustrative Section (opposite) shows how this strategy could be used to resolve the challenges to development presented by the existing levels. The street is also set out with consideration of the levels of the site, such that gradients are appropriate and engineering minimised, particularly in the centre of the site where existing levels are steeper.

Development is set back from Burleigh Wood and along the northern boundary to allow for retention of existing trees and hedges.





Illustrative Layout

Scale

It is anticipated that residential development here will be two storeys in height, with the potential for a mix of front and side gables located to add variety to the street scene, enclosing the street and spaces and providing massing to landmark buildings. Dwellings could be proposed in detached, semi-detached and/or terraced formats.

Turning Corners, Framing Views & Creating Memorable Places

The layout has been designed so that buildings address key views and vistas along the street, define key nodes within the development and turn corners well which you can see highlighted on the adjacent plan. Landmark buildings have been indicatively identified and footprints of potentially dual aspect buildings used to add to the natural surveillance on the site and to address streets and corners appropriately.

Buildings are arranged on the Illustrative Layout to form an “arrival” space at the front of the site, providing a strong, legible and attractive frontage to the development and an appropriate end stop to views from the wider street network. This street has been designed with an active frontage and to enhance views towards the Surface Water Attenuation Pond. Groups of buildings are also used to define important spaces as people journey through the scheme, creating memorable features that help people to create a mental map.

Safety and Security

The perimeter block formation defined across the Illustrative Layout ensures that front doors address the street and rear gardens are secure and private. It also allows homes to be arranged to overlook areas of open space and the pedestrian network, providing natural surveillance and making people feel safe. The Illustrative Layout shows buildings are orientated along the northern boundary to maximise distances between proposed and existing dwellings, with gardens backing on to gardens.

Car parking is located close to the front door and such that people can see their car from their home.

“ 3.108 Design plays a key role in ensuring that development is safe and secure and in the best cases can actively contribute towards reducing the occurrence of crime.”

Charnwood Design SPD

Appearance

“Appearance” is the aspect of a place or building that determines the visual impression it makes, including external built form of the development, its architecture, materials, decoration, lighting, colour and texture. As Appearance is reserved at this stage, no specific information on the issue is required to be provided. A DAS is however, required to explain the principles behind the intended appearance and how these will inform the final design of the development.

The study of local character presented in Section 3 established that there is a strong local character driven largely by the use of a limited and locally inspired palette of materials.

Building Materials

The predominant building material should be a red brick. Further interest and variety could be introduced through the careful use of render and/or painted brickwork. The roofscape should be dominated by grey rooftiles with variety provided through size and texture of tiles and the potential use of red pantiles. Given the sloping nature of the site the roofscape is likely to feature as an element of the character of the place when viewed from the northern part of the site. Consideration should therefore be given to the use of chimneys on landmark buildings in order to punctuate the roofscape.

“

New development should take inspiration from existing features that are identified in the local architecture or within the natural environment. This does not necessarily mean replicating traditional or historic building styles. Successful designs are often able to incorporate existing architectural characteristics into more contemporary design and form a strong link between the past and present.”

”

Charnwood Design SPD



Landscaping

Existing Landscape Features

The Illustrative Layout demonstrates how new housing could be delivered on the site whilst also retaining the existing trees hedgerows around the periphery of the site.



View 1 - From Leconfield Road approximately 20m from the site looking west



View 2 - From Leconfield Road adjacent to the cycleway connecting with Nanpantan Road approximately 175m from the site looking west

Landscape Strategy

Boundaries on the lower plateau will be specified as low walls and hedgerows adopting the use of local stone to reinforce the distinctive forest setting. The upper plateau has been laid out at a lower density adopting a looser more fragmented character with space for higher levels of new tree planting that will mature to soften and filtered views of the new properties. This is of particular importance where the development will be viewed from within the settlement and wider landscape so that it presents in a softer landscape manner and assimilates with the treed setting of Burleigh Wood. The boundaries within this part of the site will be softer, comprising railings and hedgerows.

The development secures a transition between the settlement and Burleigh Wood with a designed edge that fronts a new area of open space linked to the woodland. This in turn is also sympathetic to the setting of views from within the wood providing an offset to the development and space for new landscaping measures that will aid the assimilation of the new housing.

Space has been created at the eastern boundary for the retention and reinforcement of vegetation cover. A wildlife corridor has been secured at the northern boundary to link the green spaces within the site to Burleigh Wood that in turn safeguard the existing

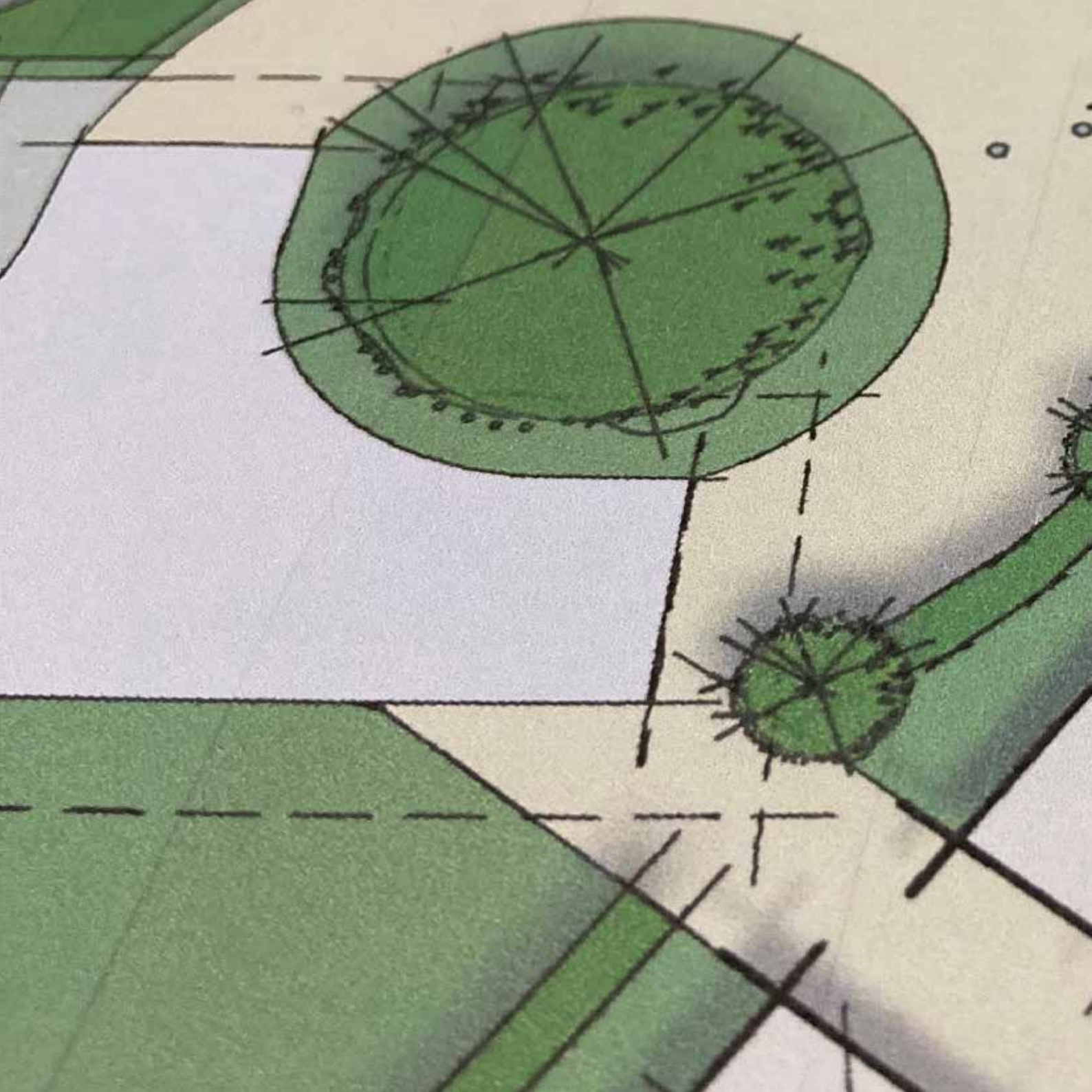
hedgerow cover and provides space for new tree planting measures. At the southern boundary space has been made to retain the existing tree cover and accommodate new planting measures.

In terms of Burleigh Wood, the development has been set 20m from the boundary of the wood, of which the first 15m will be retained as undisturbed ground in accordance with recognised guidance. The remaining 5m will remain free from development but ground levels will be altered to accommodate the ground engineering requirements of the site. Any such alteration will be subtle and will not result in the creation of uncharacteristic or unsightly ground modelling features.

The site and new network of open spaces will be landscaped using appropriate tree and shrub species that are typical of this area. Where appropriate new areas of grassland will be managed and maintained as species rich meadow to enhance biodiversity.

Drainage Strategy

The Illustrative Layout shows a surface water drainage strategy that consists of a single attenuation basin located at the lowest point of the site. The size, shape and depth of the feature will need to be confirmed at the detailed design stage. The attenuation pond will be laid out as species rich grassland to accommodate seasonal flooding.



The background of the slide is a hand-drawn architectural plan. It features a grid of lines forming rectangular sections. In the upper left and middle left areas, there are circular structures with radial lines extending from their centers, resembling wheels or circular foundations. The drawing is done in dark ink on a light-colored paper. A vertical teal bar is positioned on the right side of the slide, partially overlapping the drawing.

7

Summary

Summary

Building for a Healthy Life Assessment

Building for a Healthy Life is the latest edition of - and new name for - Building for Life 12.

Building for a Healthy Life (BfHL) updates England's most widely known and most widely used design tool for creating places that are better for people and nature. The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which have been made to the 12 considerations in response to good practice and user feedback.

The following assessment of the proposals set out the comprehensive design process which has been undertaken in formulating the proposed development, which will deliver a traditionally inspired housing development where people want to live.

On design grounds we believe the application accords with policy requirements. The BfHL questions are an accepted measure of good quality design and have been used below to summarise the qualities of the development.

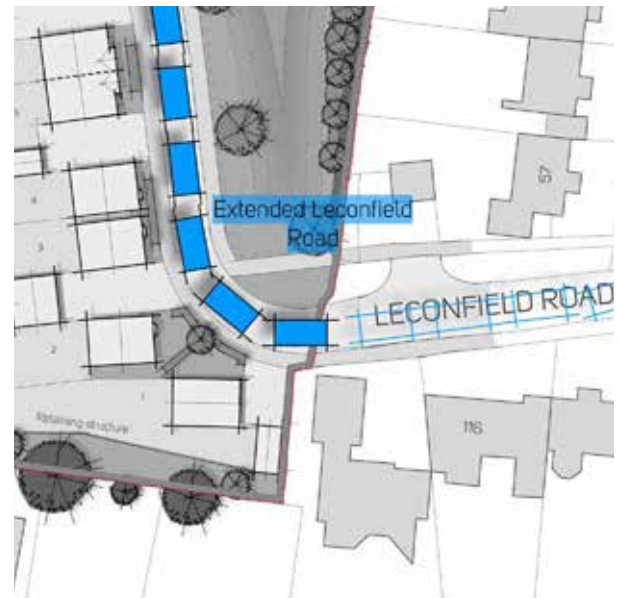


“

Create places that are well integrated into the site and their wider natural and built surroundings. Avoid creating isolated and disconnected places that are not easy places to move through and around.

”

The main point of vehicular access provides pedestrian and cycle connectivity to Leconfield Road, from where access can be gained to local public transport links, services and facilities. A legible pedestrian route is evident within the proposals offering potential connectivity to Burleigh Wood.



“

Short trips of up to three miles can be easily made on foot or bicycle if the right infrastructure is in place, helping to improve public health and air quality whilst also reducing local congestion and carbon emissions.

”

Connections to the existing footpath provision on Leconfield Road allows wider access to the existing cycle network of Nanpantan and the wider local area. Schools, Places of Worship, sports facilities and post office services are within 1 mile of the site allowing for shorter pedestrian and cycle journeys.

“

Places that offer social, leisure and recreational opportunities a short walk or cycle from their homes.

”

Space is defined across the proposals that allows people to meet each other and spend time outside, helping to improve public health by encouraging physical activity. New paths within the site will promote exercise opportunities by providing connections to the wider area and beyond.



“ A range of homes that meet local community needs. ”

The precise mix of house sizes and tenure is not known at this stage, but the Illustrative Layout does show how a range of dwelling types could be provided on the site, totalling 30 homes. The green infrastructure network defined by the Illustrative Layout would provide all residents easy access to green space which is particularly important for health and wellbeing as well as providing opportunities for people to meet their neighbours.



“ Understand and respond. ”

An understanding of the characteristics of local character have been described in the Design and Access Statement and steps taken across the Illustrative Layout to create a new community reflective of these features. A SuDS strategy is shown that works with the existing contours of the site and that could positively contribute to the character of the place and to biodiversity gains made through development of the site.

The key features of the site (adjacent Burleigh Wood, existing hedgerows and trees, site topography) are central to the concept developed for the scheme. Building location and height is carefully considered in response to the neighbouring dwellings and new development is set out in an outward-looking perimeter block formation.

“ Create places that are memorable. ”

The Design and Access Statement sets out how a detailed scheme could be brought forward that includes reference to local character through the use of building materials and boundary treatments. The traditional style, influenced by the village, will continue through to the proposed site.

“ Create a network of streets and spaces that are well enclosed by buildings and/or structural landscaping, taking care to ensure that front doors and the principal facades of buildings face streets and public spaces. ”

The layout provides a continuous frontage along the street, meaning front doors and the principal facades of buildings face streets and public spaces providing activity and natural surveillance of the public realm. Private rear gardens are then generally well enclosed within the security of the perimeter blocks. Corner turning buildings are located on corners, with windows serving habitable rooms on both elevations. Internal vistas are well resolved, using houses and landscape, not garages, parking spaces and blank side gables to address views along streets.

“ Use legible features to help people find their way around a place. ”

A number of feature and landmark buildings are located at key points within the site to form recognisable features and aid legibility.

“ Streets are different to roads. Streets are places where the need to accommodate the movement of motor vehicles is balanced alongside the need for people to move along and cross streets with ease. Activity in the street is an essential part of a successful public realm. ”

A 20mph design speed is achieved by the proposed scheme, with street geometry the main speed reducing feature. Street trees are featured within the site and houses are positioned to provide activity to and surveillance of the street.



Well-designed developments will make it more attractive for people to choose to walk or cycle for short trips helping to improve levels of physical activity, air quality, local congestion and the quality of the street scene. Well-designed streets will also provide sufficient and well-integrated car parking.

Convenient access is provided to rear gardens for the storage of cycles. Car parking is provided generally on plot, to the side of houses, and located close to people's homes in all instances so that they can see their car from their home. Where garages have been proposed they are set back within plots so that they do not dominate the street scene.

“ Creative surface water management such as rills, brooks and ponds enrich the public realm and help improve a sense of wellbeing and offer an interaction with nature. As the richest habitat for a range of flora and fauna, they are also a key play in achieving the net gain in biodiversity sought by the 2020 Environment Bill. ”

A surface water attenuation area has been proposed at the low point of the site and sits at the entrance to the proposed development. Because of its highly visible location it is anticipated that it will be attractively designed and landscaped to contribute to the quality of the space to be formed. The surface water attenuation basin also provides biodiversity opportunities and includes the creation of permanently wet areas.

“ Garden cities, towns and suburbs used hedges to define public and private spaces, helping to create characterful and biodiverse places. The space between the back of the pavement and the face of buildings has a significant impact on the quality of a place. Clear demarcations between public and private spaces can encourage people to personalise the front of their homes whilst also offering opportunities to integrate level changes, utility boxes and waste storage. ”

This Design and Access Statement proposes the potential use of several different materials to form clear vertical demarcation of boundaries including hedges and local stone.

Waste storage can be conveniently moved from storage points in rear gardens to the street for collection, reducing the likelihood that residents will chose to leave bins on their frontages all week.



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