

Proposed Residential Development on the Land West of

Leconfield Road, Nanpantan, Loughborough

Design and Access Statement
Addendum

September 2021

1 Introduction

This document accompanies revised development proposals that have been prepared in response to the consultation feedback received following submission of the outline planning application (ref P/20/2199/2) to Charnwood Borough Council (CBC) in November 2020.

Amendments set out here supersede relevant elements of the submitted Design and Access Statement (November 2020).

The red line site boundary used in all plans was extended in December 2020 in the vicinity of the site access, so as to ensure a seamless connection to the adjacent public highway, immediately prior to the validation of the application.

The Illustrative Layout that was presented in the Design and Access Statement has been amended as will be explained in this document, as too has the Parameter Plan that was submitted as a standalone drawing.

The Illustrative Layout conforms with the revised Parameter Plan and maintains a total of 30 dwellings, arranged to a slightly amended (indicative) housing mix. Given the reduced development area now measures 0.94ha (2.40 acres) – previously stated in the Design and Access Statement as being 1.03ha (2.54 acres) – development density increases to 32dph when based on 30 dwellings. As is demonstrated by the Illustrative Layout, this remains appropriate to the context and does not result in a different design approach to that originally advocated.



Previously submitted Parameter Plan



Revised Parameter Plan



Previously presented Illustrative Layout



Revised Illustrative Layout

PREVIOUS

REVISED

2 Heritage



Previously presented area to the rear of The Tudor Farmhouse

PREVIOUS



Revised area to the rear of The Tudor Farmhouse

REVISED

The consultation response from the Council’s Senior Conservation Officer dated 19th April 2021 concluded that the proposed development would have the potential to result in less than substantial harm to the setting of The Tudor Farmhouse Grade II Listed Building but acknowledged that the site no longer has any meaningful relationship with the Listed Building and with evidence of past use of the site associated with the Listed Building having almost been entirely severed. The consultation response suggested that the proposed development be amended to include a greater buffer between the new housing and the Listed Building through the removal of the closest 2no. properties from the Illustrative Layout.

The Illustrative Layout now shows how a scheme can be designed to protect the significance of The Tudor Farmhouse. The area of the site directly to the rear of the Listed Building will remain undeveloped and forms part of the public open space within the western part of the site. This allows for the present visibility of the rear elevation to remain appreciable, and views towards it across undeveloped land will be maintained. The development setback now shown to the north-east of The Tudor Farmhouse also avoids the potential for any overbearing impact on the Listed Building.



View of rear elevation of Burleigh Farmhouse and adjacent outbuilding (No. 231a) from site to south-west

3 Landscape, Trees & Ecology

Following submission of the planning application in November 2020, Tree Preservation Orders were served in May 2021 on all trees within Burleigh Wood to the west of the site and on various trees within and around the edges of the site and, whilst these might be the subject of an objection from the Landowner at the appropriate juncture insofar as they relate to trees within the site, the presence of the associated trees will not affect the ability to develop the site with housing.

The consultation response received from the Council's Senior Ecological Officer dated 15th January 2021, sought confirmation of how biodiversity net loss would be avoided as part of the proposed development, as well as requesting that Reptile and Bat surveys are conducted and that the buffer to the adjacent Ancient Woodland is increased to 30m.

Comments with relevance to biodiversity and nature conservation were also raised by the Council's Senior Landscape Officer dated 27th April 2021, in respect of the impact of the proposed development on existing trees in and around the site (some of which have subsequently been the subject of the aforementioned Tree Preservation Order).

Notably, consultation responses of "no objections" (subject to conditions/obligations) were received from the following parties to the initially submitted application materials:

- Natural England;
- The Woodland Trust; and
- The Forestry Commission.



Existing trees along the Southern Boundary



Existing boundary conditions in the north-eastern part of the site



The southern edge of Burleigh Wood, experienced from within the site

An Ecological Impact Assessment (including Reptile and Bat Surveys), a Landscape Masterplan, an updated Tree Survey, a Biodiversity Impact Assessment, a Construction Ecological Management Plan and an Ecological Summary Note form part of the updated information now submitted in response to the comments received.

The importance and irreplaceability of this Ancient Woodland is understood by the Design Team and the revised Illustrative proposals maintain the previously defined 20m deep buffer between the housing land and the woodland edge - which Natural England had welcomed in its consultation response of 8th March 2021 - whilst also being capable of delivering Biodiversity Net Gain on-site.

The Illustrative Layout has been revised to re-orientate the building in the northern corner of the site (labelled "27-30") such that the principal elevation now addresses the street to reduce light spill to the woodland edge from habitable rooms. The building was previously shown addressing the Burleigh Wood edge in anticipation that a footpath link across the northern boundary may be formed, but following correspondence dated 25th January 2021 with Avison Young, who represent Loughborough University (owners of Burleigh Wood), the intent to create this link was removed at their request.

Whilst this is an Outline Planning Application, detailed information has now been provided in the context of the Illustrative Layout that shows how new planting could be used to define an appropriate design response to Burleigh Wood and throughout the site. The Landscape Masterplan shows how a detailed scheme could be brought forward that is inclusive of;

- Blossom/fruit trees along the anticipated banking between gardens and also within the streetscene;
- Native tree and hedgerow planting to supplement existing vegetation;
- On-plot shrub planting as part of the boundary treatment strategy;

- Areas of species rich meadow and wet meadow planting; and
- An updated surface water attenuation basin design that includes an area of permanent water with emergent planting.

The proposed development will not result in adverse impacts on any of the existing trees within or adjacent to the site, with all being retained.



Landscape Masterplan

4 Open Space

Comments were raised by the Council's Senior Landscape Officer dated 27th April 2021, in respect of the impact of the proposed development and its various typologies of open space provision on the adjacent Ancient Woodland.

The updated information demonstrates that the proposed development and its various open space typologies will not have an adverse impact on the adjacent Ancient Woodland, though with Natural England, the Woodland Trust and the Forestry Commission not objecting to the original planning application in any case.

Following submission of the application in November 2020, correspondence has also occurred between the applicant and CBC with regard to the quantum, location and distribution of public open space provision of the scheme. A POS Provision Plan was prepared and presented to officers that showed how policy compliance could be achieved by the originally submitted proposals.

Following further correspondence and as a result of the other amendments to the Illustrative Layout, a revised version of this plan was prepared and reshared with officers. Based on the amended Illustrative Layout, this plan now demonstrates



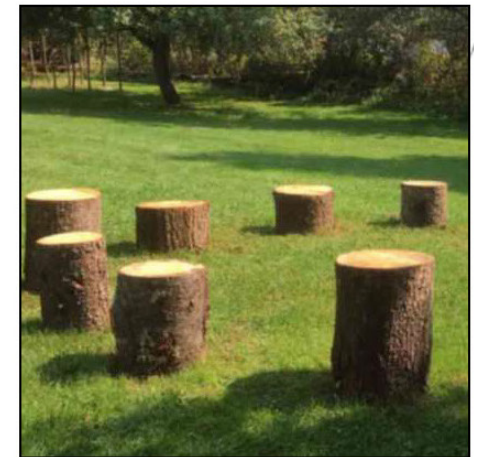
Forest learning/interpretation board



Educational rubbing posts combining learning and play



Simple low-impact timber features used for play



Sawn tree trunks arranged in seated area for children

how the on-site Public Open Space requirements can be satisfied and in the case of the Natural & Semi Natural Open Space typology, exceeded.

The proposals now show the potential for a "Children's Play Event", equivalent to a LAP, in the north-western part of the site located outside of the established Burleigh Wood offset, which would provide a local facility that would be within 185m walking distance of all new dwellings. The facility is shown with an activity space of 0.04ha (400m²) and has been located so that 5m (min) development offset is maintained

around its perimeter. The detailed design of this space would be agreed at Reserved Matters stage, potentially being inclusive of "natural play" features and elements of educational materials related to the proposed and existing landscape.

The intent is to agree off-site contributions for the "Provision for Young People", "Outdoor Sports Facilities" and "Allotments" requirements generated by the proposed quantum of development.



Public Open Space Provision Plan based on previously presented Illustrative Layout

PREVIOUS



Public Open Space Provision Plan based on revised Illustrative Layout

REVISED



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CHARTERED TOWN PLANNERS
& URBAN DESIGNERS