

Design & Access Statement

Background

The site is part of the approved Lutterworth Road, Burbage site which is currently under construction and is providing 135 dwellings. The proposed application site for 23 units is currently existing grassland which is shown as such on the approved planning layout for 22/00636/REM. It is proposed that this area, which contributes towards the wider site's BNG strategy would be built on to provide the additional 23 dwellings, however this offset will be offset again through the use of BNG credits ("offsetting the offset").

Under the approved outline application, the masterplan illustrated development within the area of the application, subsequently the detailed reserved matters approval efficiently designed the 135 units within a smaller efficient use of land.



Design Proposals

The site is considered to be an infill site being immediately surrounded by development on three sides in total with public open space associated with the Lutterworth Road scheme to the immediate east. Further to the east lies the approved Lynchgate Lane site which benefits from permission for 85 units. The site will therefore be almost fully enclosed by residential development and resonates with the general acceptance of infill development set out within the adopted Core Strategy. The site is therefore acceptable in principle and would contribute towards the rolling supply log housing in the Borough.

The proposed development consists of a total of 23 units, 18 open market units and 5 affordable housing units which is a 21.7% which matches the approved S106 requirement under the approved outline scheme.

The Mix for the proposed development is as follows: -

Open Market Housing	
2 Bedroom properties	4
3 Bedroom properties	8
4 Bedroom properties	5
5 Bedroom properties	1

Affordable Housing	
1 Bedroom properties	2
2 Bedroom properties	2
3 Bedroom properties	1

Total	23
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The designs Includes the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development, and covers how the site has been designed to reduce the fear of crime.

The proposed layout falls in line with the illustrative master plan. The layout uses Dual aspect houses, there are varying roof heights which comprise of 2 to 2.5 storeys.

Key frontages will be particularly critical to the appearance and assimilation of the development. Specific attention will be paid to the massing and architectural style of new buildings framing key spaces and streets to ensure their frontages contribute towards creating quality.



Appearance & Landscaping

A 'landscape led' approach has been adopted for the site in terms of the identification of opportunities and constraints and subsequent influences on the merging masterplan. Taking this approach ensures that the preliminary areas for residential development, and the inherent landscape and green infrastructure strategy, incorporate mitigation as an embedded component of the masterplan.

Access & Movement

The main access to the site is served of the approved existing development Approval No. 22/00636/REM.

The street geometry follows the adoptable principals set out within the Leicestershire Highways design guidance. The main street geometry consists of a 5.5m carriageway with 2m wide footpaths either side. The scheme benefits from a single adoptable street and shared private drives to deliver the access for the proposed 23 units.