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Introduction

This Outline Planning Application relates to the proposed development of up to 2no. dwellings with access off Nutts Lane, Hinckley.

The outline planning application seeks approval for matters relating to Access, with all other matters reserved for subsequent planning approval.

The existing site comprises of an area of previously developed land to the rear of Sherwood, Nutts Lane, Hinckley. There is a vehicle access to the southern side of Sherwood off Nutts Lane. The site currently comprises of a number of outbuildings, garage and static caravans [to be removed]. The site is located to the south of Hinckley along a road of existing residential dwellings. The proposed site totals 0.16 Hectares including the access driveway off Nutts Lane.

This Design & Access Statement illustrates how the design of the development responds to the context of the surroundings.



Site + Context

This application site comprises of an area of previously developed land to the rear of Sherwood, Nutts Lane, Hinckley. The site is located to the south of Hinckley with residential developments to the north and south.

The site currently comprises of a large outbuilding to the rear [west] of the site, detached garage to the east of the site and a number of static caravans to the north of the site [to be removed]. The site is located in close proximity to the 'T' junction of Nutts Lane.

There are existing dwellings located to the north and south of the site running in a linear form along Nutts Lane. Directly to the north of the site is a site currently under construction comprising of 2no. residential dwellings to the rear of Doral & Ambien House. These comprise of development set behind the existing linear run of properties along Nutts Lane. To the rear of the site [west] there is a large detached outbuilding and a number of static caravans [accessed off Watling Street].

The design intent of the proposed layout has been to continue the linear run of dwellings from the site to the north to the rear of Nutts Lane making efficient use of previously developed land in a sustainable location.

The site characteristics currently comprise of conifers along the southern boundary and fencing along the northern, eastern and western boundaries.







Dwelling Types + Materials

The surrounding dwellings comprise of a mixture of types and sizes. There are existing properties to the east, north and south of the site running in a linear form along Nutts Lane. These properties are an eclectic mix of detached and semi-detached properties. Directly to the north of the site there are also properties set back from the road currently under construction built in a linear form [as outlined above].

The properties fronting onto Nutts Lane are all of a traditional design. All of the properties have car-parking to the frontages with access via drop-kerbs onto Nutts Lane. Most of the properties have either fences/brick walls to the back off the footpath to differentiate between public/private areas. Some of the properties have hedgerows also to the frontages. The 'T' junction to Nutts Lane [south of the site] provides access to a number of other properties. These also have either fences or hedgerows to the frontages and vehicle parking to the frontages, however there are also areas of mature trees present.

The dwellings are almost all two-storey with roof construction ranging from gable-end to hipped roof construction. Directly to the south of the access is Greenbelt, a brick constructed, hipped roof bungalow.

The predominant facade material to the surrounding properties is red/orange brickwork with small pockets of render or tile-hanging visible to frontages. A number of the dwellings have single storey lean-to entrance porches/bay windows forming variation to the facade designs. This does range from property to property given that almost all of the dwellings are of an individual design.

Almost all of the properties have brown/red profiled concrete interlocking roof tiles. However Doral to the north of the site looks to have been refurbished/re-built incorporating grey interlocking slate effect roof tiles.

The windows to the existing dwellings also vary. Due to the eclectic mix of dwelling types, the window profiles also vary. However most look to be PVCU ranging in colour from white, brown and cream. Also, depending on the property type feature cills/heads to windows are also present. These range in materials from brick to stone.

As with the above variation indicated in roof types/finishes this is also the same for the eaves/verges. Some of the surrounding properties have white and black PVCU fascias, soffits and verges with others having brick eaves & verges.

The dwelling currently under construction to the north of the site to the rear of Doral & Ambien House is also of a traditional construction. This property is to be clad in render and cladding. The property comprises of a gable roof construction with brick eaves/verges and red roof tiles. This property is to be constructed with another to the north following the linear building form to the east fronting Nutts Lane. The proposal seeks to continue this building line with a further 2no. dwellings to the west of the site.

Site + Context_Google Surrounding Dwellings



Policy

During the design process, careful consideration has been given to ensure that the proposal complies with local and national planning policies and provides design guidance for any future Reserved Matters Applications.

Other relevant documentation will be:

- NPPF – National Planning Policy Framework [2024]
- Planning Practice Guidance [PPG]

The NPPF states that applications for planning permissions must be determined in accordance with the development plan, unless material considerations indicate otherwise [Paragraph 2], with the development plan being the starting point for decision making [Paragraph 47]. For HBBC the development plan consists of the Core Strategy [2009] and the SADMP. Moreover within the Core Strategy, Policy 1 Development in Hinckley requires the allocation of land for the development of a minimum of 1120 new homes.

Within the SADMP, Policy DM1 sets out the presumption in favour of sustainable development. The policy goes on to outline that proposals that accord with the development plan should be approved without delay unless material considerations indicate otherwise.

The site is wholly located within the Hinckley development boundary as outlined on the Hinckley & Burbage Policies Map. The site is surrounded by existing residential dwellings and adjacent to existing employment sites, public transport networks and areas of open space.

As part of the SADMP, Policy DM10 outlines set requirements for new build development providing that they meet the requirements within. The site is in a sustainable location and the future design via Reserved Matters application will need to make sure it is fully compliant with Policy DM10. Due to the site being within Flood Zone 1, a Flood Risk Assessment has been produced and submitted in support of the planning application.

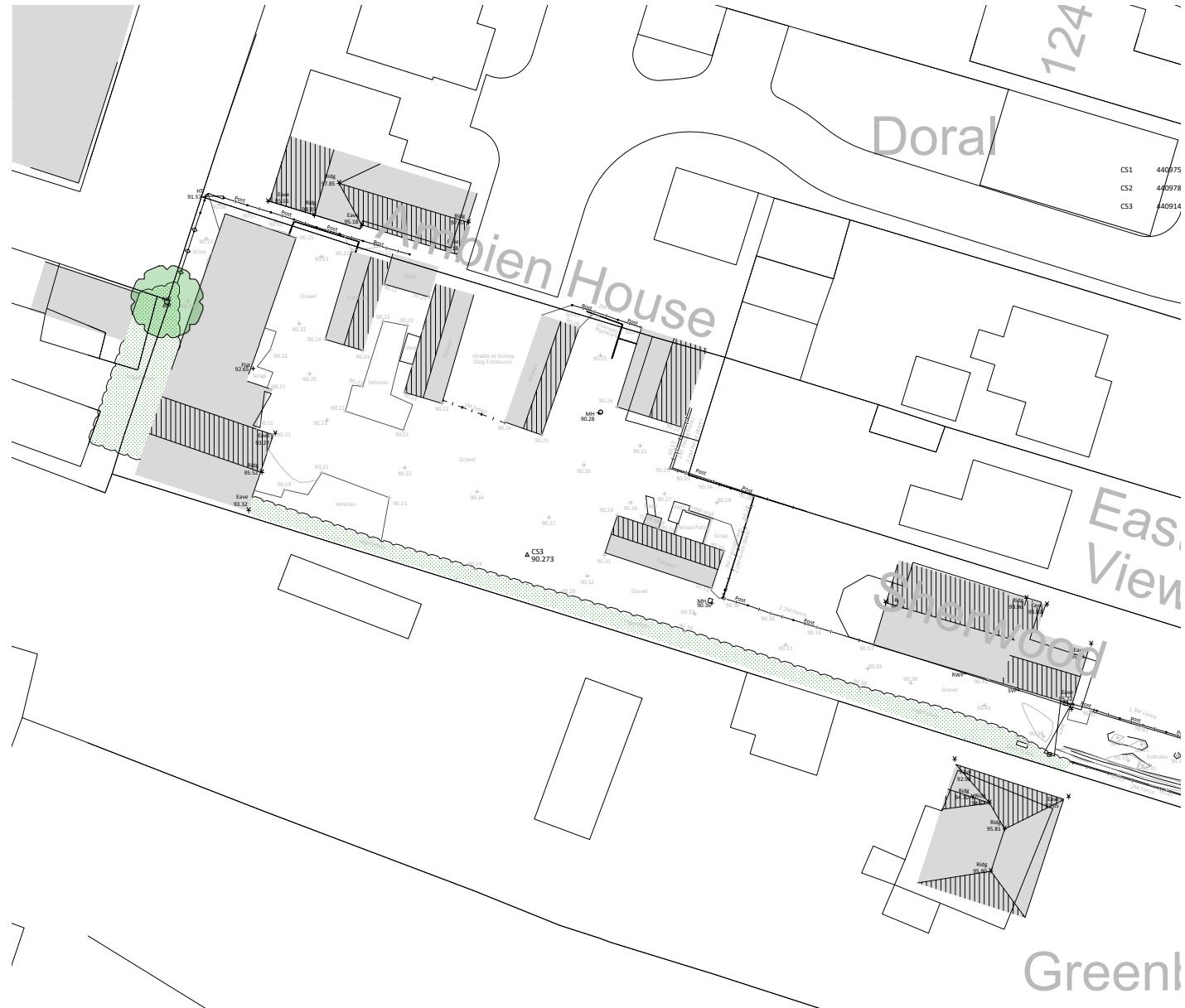
The proposals will need to also take account of Policy DM17 Highways & Transportation. The proposed application is for outline planning with access only. The proposals incorporate an existing access driveway off Nutts Lane to the south of Sherwood. The site is currently used for a number of vehicles and has had previous consent for a single dwelling. The Reserved Matters application [subject to Outline Planning Approval] will need to make sure that the dwellings incorporate vehicle parking standards as outlined in Policy DM18 to Leicestershire County Councils 6C's Design Guide requirements.

Constraints + Opportunities

The constraints of the site are an important factor to be addressed when considering development. As such a review of the site constraints and opportunities have been undertaken to help inform the design process.

Constraints

- Proximity & locality of surrounding dwellings including the currently under construction properties to the north of the site.
- Existing access driveway off Nutts Lane.
- Existing buildings and static caravans on-site which are to be removed.
- Site is located within Flood Zone 1 and therefore potential risk of flooding.



Constraints + Opportunities

Constraints + Opportunities

Opportunities

- Opportunity to utilise and enhance brownfield land with existing dwellings to the east, north and south.
- Site located within a sustainable location with the site in close proximity to existing employment sites, public transport networks and areas of open space.
- Utilisation of an infill site that can make an important contribution to meeting the housing requirement of the surrounding area.
- Introduction of low-density, high-quality development.
- Enhanced character of the site with the ability to provide high-quality designed dwellings that reflect the surrounding character of development.
- Provision of a safe and convenient access for cyclists, pedestrians, the disabled and other users to local facilities and improve connections to other residential areas.
- Incorporation of the generation of energy from renewable or low carbon sources.



Use + Amount Parameters

The scale and arrangement of the development has been guided by the constraints and opportunities for the site. The proposed application is outline for up to 2no. residential dwellings. The residential use will be of an appropriate scale and character based on the surroundings with the plots being large enough to accommodate a range of house designs and sizes subject to any future Reserved Matters planning applications.

Scale Parameters

The design & access statement has outlined the existing surrounding housing mix. This sets out the design characteristics of the surroundings with almost all properties being 2-storey. The illustrative site plan and site section indicate 2no. two storey dwellings that continue the linear form of development on the site under construction to the north. Any subsequent Reserved Matters application will need to carefully consider building heights and arrangements, separation distances, massing and scale. This will need to take into account the Flood Risk Assessment that sets out any proposed finished floor levels.



Access + Movement Parameters

Access to the site will be via the existing driveway onto Nutts Lane. The driveway currently comprises of an access to the south of Sherwood. The site is currently used by a number of outbuildings and static caravans. The proposals will need to incorporate access for any future delivery/emergency service vehicles.

The proposed access to the south of Sherwood will be utilised for the 2no. proposed dwellings and will be designed as a shared surface. The width to the site boundary from Sherwood allows for 5m in width. The adjacent planning approval incorporated a shared surface driveway width of 4.25m, widened to 5m to the frontage onto Nutts Lane allowing a passing point before access onto the highway.



Conclusion

The scheme proposes 2no. residential dwellings on previously developed land. The site is located within a sustainable location and is surrounded by existing residential dwellings. The site is adjacent to existing employment sites, public transport networks and areas of open space.

The site is of a scale that is proportionate to the size of the surroundings, and will not have any adverse impacts on neighbours in terms of safety, amenity, ecology or any other environmental requirements.

The scheme will comply with all relevant national and local planning policy requirements with detailed design being subject to any future Reserved Matters planning application [post Outline planning approval].

The scheme provides a lower density high quality development which respects and complements the existing character of surrounding development.



