

Design & Access

Statement

HIGHAM-ON-THE-HILL



LIST OF CONTENTS

01

INTRODUCTION

03

THE SITE AND
ACCESS

05

THE DESIGN

02

CONTEXT

04

DESIGN
PROGRESSION

06

PLANNING POLICY



01

Introduction

INTRODUCTION

This design and access statement, prepared by Owl Homes, is in support of a reserved matters planning application for the development of land South of Wood Lane, Higham-on-the-Hill.

The application is for the erection of 61 dwellings with associated parking, landscaping and public open space.

The following drawings/reports accompany the planning application:

- Location Plan
- Site Layout
- Presentation Layout
- Materials Plan
- Means of Enclosure
- Detailed Landscaping
- Street Scenes
- Surface Materials Plan
- House type Planning Pack
- Storey Heights Plan
- CEMP
- Refuse Strategy
- Parking Plan
- Open Space Typologies Plan
- Tree Survey
- Lighting Design
- BNG Calculation
- LEMP
- Ground Investigation
- Drainage Strategy
- Noise Report
- FRA





02

Context

HIGHAM-ON-THE-HILL

Higham on the Hill is a village and civil parish in the Hinckley and Bosworth district of Leicestershire, England. The population at the 2011 census was 840. The village's name means 'homestead/village which is high'. The site is situated on the Western edge of the village.

CONNECTIVITY

There is easy connectivity to the A5 and A444, which are located to the south and west of the village respectively. These roads provide access to the wider motorway network courtesy of the M69 and M6, as well as the nearby towns and their connections to the national rail network. There is a regular bus service to the nearest village of Stoke Golding, which has a greater range of services including a public house, restaurants, coffee shops and a village hall. There are also regular buses into both Nuneaton and Hinckley, which have a greater range of services as you would expect from large towns.

VILLAGE CENTRE

The village has a primary school, two churches and open space with an equipped play area and a football pitch. The centre of the village is designated as a Conservation Area and contains a number of listed buildings. There is also a Scheduled Monument located 1.2km to the northwest of the village in Lindley Park which consists of the remains of a chapel.



There are a number of larger settlements close to Higham-on-the-Hill. A few of the closest are listed on the right. Coventry is the closest City to the village, with Leicester coming in second.

DAS - Higham-on-the-Hill

2KM SW

1 - Nuneaton

3KM SE

2 - Hinckley

2.4KM NE

3 - Stoke Golding

18KM SW

4 - Coventry



03

The Site and Access

Introducing

THE SITE

The site comprises an area of agricultural land and is situated off Main Street/Wood Lane. Residential properties abut the eastern boundary whilst Wood Lane runs along parallel with the northern boundary, off which the proposed access would be taken. There are more residential dwellings on the northern side of the road, whilst to the south and west of the site is open countryside. The proposals comprise a residential development of up to 61 dwellings, associated infrastructure, public open space and sustainable drainage basin.





ACCESS

The site is served by an existing agricultural access located in the north-eastern corner of the site off Main Street. The proposed development will upgrade this to a pedestrian only access into the development with the new vehicular access being located in the centre of the site off Wood Lane. The creation of the new access to serve the development will not result in harm to highway safety or convenience.



Wood Lane/Main Street

Wood Lane/Main Street is a single carriageway road that connects Higham on the Hill with the A5 and Stoke Golding and is subject to a 30mph speed limit through the village and national speed limit outside of the village boundaries. It is intended to expand the limit of the 30mph restriction further out of the village in line with the western boundary of the site. Adequate visibility can be provided at the access onto Wood Lane.



Connectivity

It is intended to create a new section of footpath along Main Street, from the proposed new access and along the northern boundary of the site to connect with the new pedestrian access and allow connectivity into the village. This will ensure Higham's services and facilities, such as the churches, open space and bus stops, can be safely accessed by walking from the site and also provides easy and safe access for the current residents of the village to access the proposed new shop.



04

Design Progression

MASTERPLAN

The aim of the masterplan was to create a sense of place. The following points influenced the masterplan:

- Regular (rectangular) shape of the site and its gently sloping topography;
- Existing landscaping along the northern and western boundaries of the site;
- The creation of a mix of building types and sizes contributing to local housing mix and the character of the site;
- The provision of landscaping to help integrate the development into its setting.



PROGRESSION

The layout is based on the masterplan submitted for the Outline planning application and follows most of the fundamental principles.. It has since been through a rigorous design process, taking into account the site constraints and comments from the LA following the Pre-Application advice session. The most notable change was the pond being relocated to the North West of the site, this was due to topology.



Draft Layout



Pre-App Layout



Planning Layout



05

The Design

LAYOUT

The pond has been relocated to the North West of the site, this is due to it being the lowest point of the site. In doing so this also creates a softer edge to the development, particularly when entering Higham-on-the-Hill from the West. The layout is higher in density on the Eastern boundary and a lower density on the countryside edge. The development is outward facing, addressing both the open countryside and Wood Lane with strong street scenes. The existing vegetation along the boundaries is to be retained and strengthened to further soften the proposals impact.



The Housing

MIX

The development provides 60% open market dwellings and 40% affordable homes. The affordable homes will be tenure blind; designed and built to the same standard as the private units.

PRIVATE

6 No. x 2 bed houses
16 No. x 3 bed houses
14 No. x 4 bed houses

AFFORDABLE

4 No. x 1 bed maisonettes
11 No. x 2 bed houses
10 No. x 3 bed houses