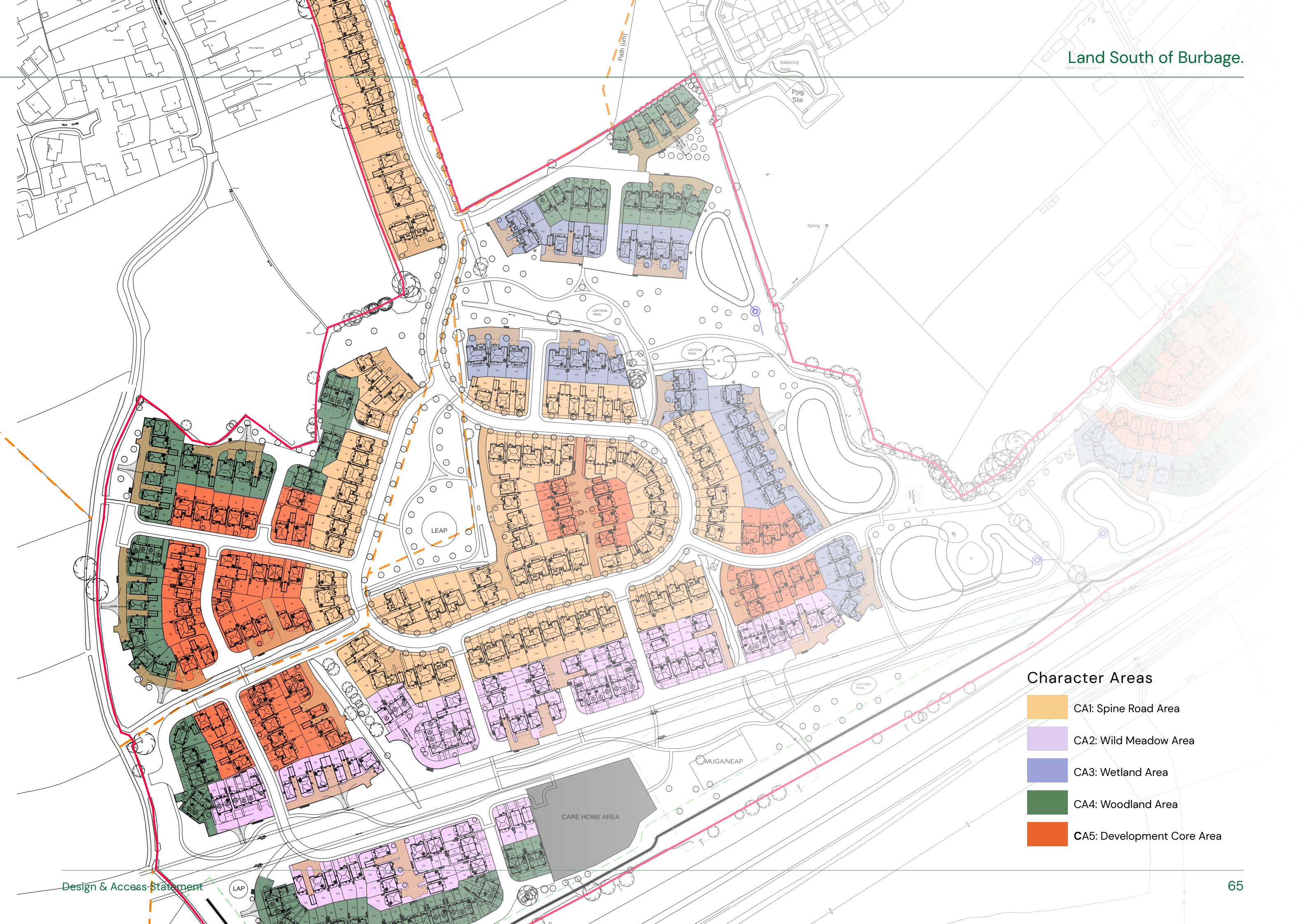




Character Areas

- CA1: Spine Road Area
- CA2: Wild Meadow Area
- CA3: Wetland Area
- CA4: Woodland Area
- CA5: Development Core Area



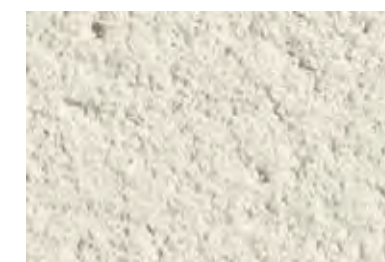
Character Area 1 – Spine Road

KEY PRINCIPLES:

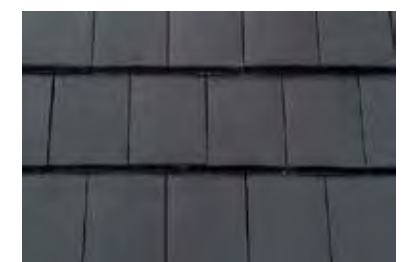
- Residential fronting the spine road through the development, with the majority of dwellings having larger set-backs utilising detached, integral house types;
- Single-sided run of dwellings along the entrance to the development from the northern access road via Coventry Road allows for larger rear gardens backing onto existing residential developments to the west.
- Area closest to Burbage and also overlooks recreation ground;
- Exclusivity. The spine road utilises larger, detached house types.
- Encompasses a tree-lined, primary street creating an internal loop fronting onto the central green space which is the focus of the development.
- New Cavendish and Marlborough brick, charcoal grey roof tiles and chalk render on key plots define the material palette for the Spine Road.



Brick 2: Ibstock
New Cavendish Stock



Render 1: Weber Monocouch
Chalk Rough Cast



Roof Tile 2:
Redland Duoplain Charcoal Grey



Brick 3: Ibstock
Marlborough Stock



Roof Tile 4:
Redland Mini Stonewold Slate Grey



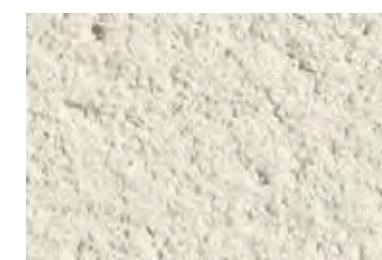
Character Area 2 – Wild Meadow

KEY PRINCIPLES:

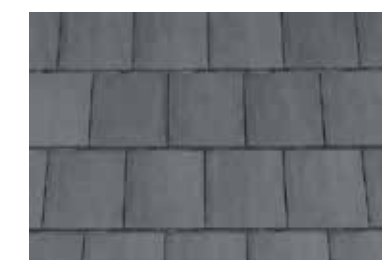
- Proximity to green space to the south, adjacent to the proposed footpaths and MUGA play space;
- A mix of house typologies including detached, semi-detached and terraced units in single-sided development runs;
- This area responds to the existing constraint of the overhead power lines, creating a linear build line which contrasts with the other areas of the development;
- Fronts onto the 30m wide linear green space running east-west across the Site, creating organic forms mirrored in the landscape proposals and variety of materials which include Leicester Autumn Multi and Marlborough Stock, predominantly grey with some red roof tiles, and chalk render;
- The care home sits within the Wild Meadow area and will respond to the material palette, landscape and scale when the detail design is introduced, continuing a coherent character area.



Brick 1: Ibstock
Leicester Autumn Multi



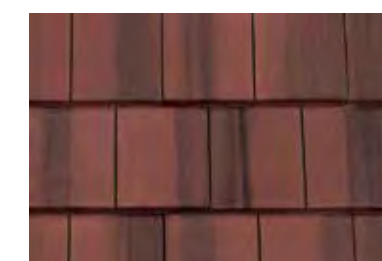
Render 1: Weber Monocouch
Chalk Rough Cast



Roof Tile 4:
Redland Mini Stonewold Slate Grey



Brick 3: Ibstock
Marlborough Stock



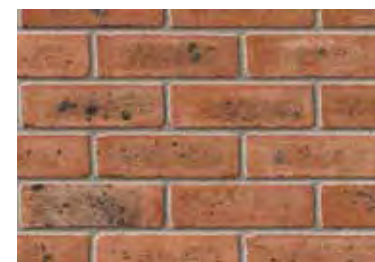
Roof Tile 5:
Redland Duoplain Rustic Red



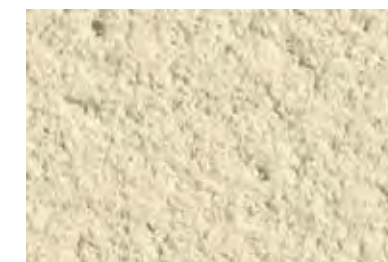
Character Area 3- Wetland

KEY PRINCIPLES:

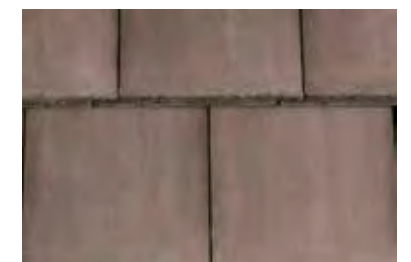
- The Wetland provides a transition area from the Spine Road to the public open space;
- Detached residential house types fronting the wetland area of the development including the drainage ponds;
- The dwellings are set back, accessed via shared or private drives;
- Single-sided development with material details picked up on key corner plots including New Cavendish and Hardwicke Welbeck red brick, two types of roof tiles (red and brown), and silver pearl render;
- Incorporate existing landscape features of the existing flood zone and watercourses, including mature and established trees and hedgerows; and
- Fronts the less formal landscape corridor than the Wild Meadow which is reflected in the planting strategy and Trim trail play spaces.



Brick 2: Ibstock
New Cavendish Stock



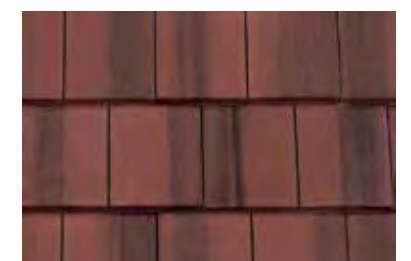
Render 2: Weber Monocouch
Silver Silver Pearl Rough Cast



Roof Tile 3:
Redland Mini Stonewold
Tudor Brown



Brick 4: Hardwicke
Welbeck Red Multi



Roof Tile 5:
Redland Duoplain Rustic Red



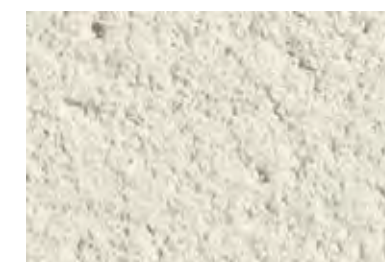
Character Area 4 – Woodland

KEY PRINCIPLES:

- This character area creates a new gateway into the development from the residential development at Flanders Close, incorporating existing and proposed landscape features such as the existing trees along the site boundary, fronting onto the M69 and onto the western boundary;
- The southern boundary is situated adjacent to the M69, and the proposed landscape noise bund. This will be a planted noise mitigation feature, with key trees and plants to further enhance the area;
- The southern side of the Care Home will provide a continuation the material and landscape strategy;
- An orchard will front the area in the residential area in the north-east corner, providing a structured planted zone;
- Single-sided residential with all areas having frontage/views onto the POS, with new and existing planting, long-distance countryside views from the western boundary; and
- Utilising Hardwicke brick with occasional New Cavendish, two types of roof (red and grey), and silver pearl render.



Brick 4: Hardwicke
Welbeck Red Multi



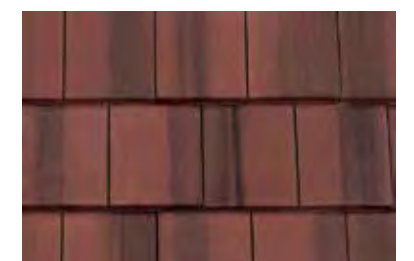
Render 1: Weber Monocouch
Chalk Rough Cast



Roof Tile 4:
Redland Mini Stonewold Slate Grey



Brick 2: Ibstock
New Cavendish Stock



Roof Tile 5:
Redland Duoplain Rustic Red



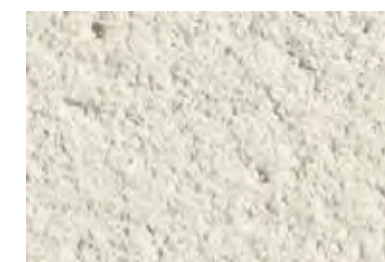
Character Area 3- Development Core

KEY PRINCIPLES:

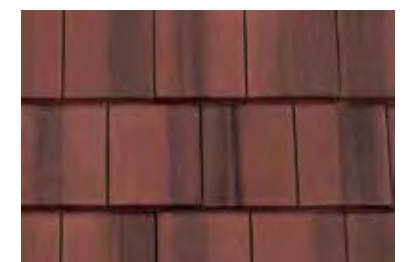
- The Development Core is a transition character area linking the other areas together;
- Predominantly fronts onto secondary streets and shared private drives, fronting both sides of the street.;
- A mix of housing typologies including detached, semi-detached and terraced runs;
- A mixture of set-backs with both frontage and side parking.
- Material palette features a single brick type, with variety introduced on corner plots linking to the other character areas;
- Leicester Autumn brick with varying brick type on corners (New Cavendish and Marlborough), two types of roof tiles (red and brown), and chalk render.



Brick 1: Ibstock
Leicester Autumn Multi



Render 1: Weber Monocouch
Chalk Rough Cast



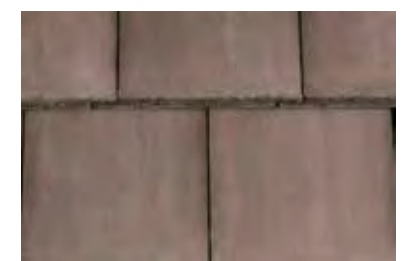
Roof Tile 5:
Redland Duoplain Rustic Red



Brick 2: Ibstock
New Cavendish Stock



Brick 3: Ibstock
Marlborough Stock



Roof Tile 3:
Redland Mini Stonewold
Tudor Brown

5.5 IDENTITY

5.5.1 Architecture

The design of the different house types incorporates traditional architectural elements into a modern home. The houses have traditional pitched roofs, with some side gables, facing the adjacent dwellings, and some fronting the street, resulting in a varied roof form and shape, which break up the massing and scale within a varied street scene.

In order to complement the existing local vernacular, the house types from the Redrow Heritage range have been utilised, which include with a range of architectural detailing.

This includes:

- Some 2 storey bays to larger properties, resulting in prominent gables fronting the streets, which are integrated into the overall roof form, resulting in a varied roofscape;
- A mix of roof types, including pitched and hipped;
- Bay windows with traditional roofs;
- Porch canopies above the main doorways, with traditional details such as tiled, pitched roofs, brick piers and timber brackets;
- Brick, soldier course and arched lintels above openings;
- Brick string courses;
- Timber gable details;
- Use of bullseye windows;
- A mix of facing materials including a variety of brick types; and
- Render features have been utilised to highlight prominent plots, with tile hanging interspersed on selected plots.

Examples of Redrows' house types can be seen in the house type pack and are of an exemplary quality.

Henley



Fairford



Hampstead

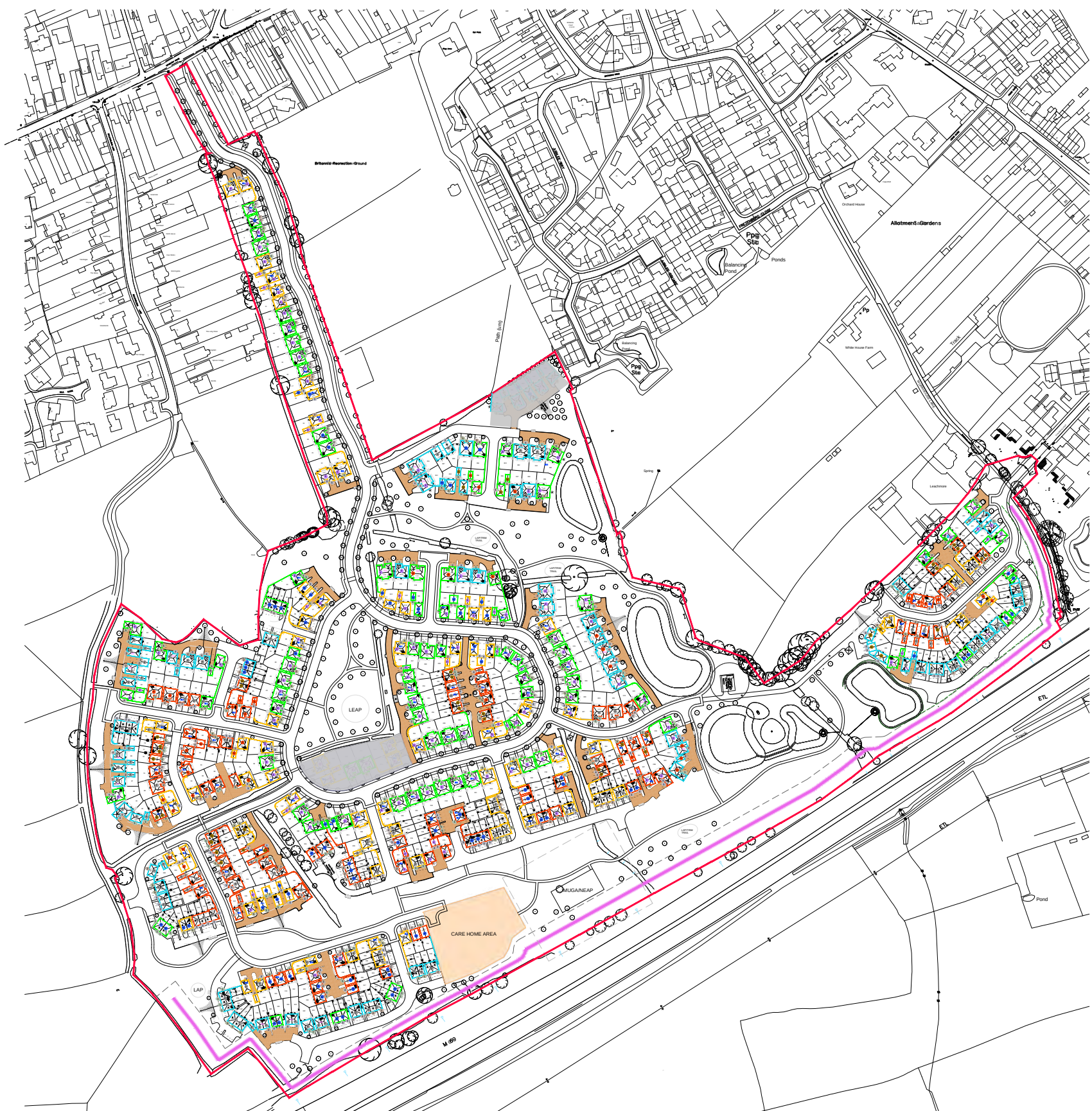


Warwick



Amberley





Materials Layout

- Brick 1: Ibstock
Leicester Autumn Multi
- Brick 2: Ibstock
New Cavendish Stock
- Brick 2: Ibstock
Marlborough Stock
- Brick 4: Ibstock Hardwicke
Welbeck Red Multi
- Block Paving 1:
Marshalls Standard Concrete
Block Paving Brindle
- R1 Render Weber Monocouch
Chalk 2500 Rough Cast Finish
- R2 Render Weber Monocouch
Silver Pearl 2500 Rough Cast
Finish
- A Roof Tile 1: Redland Duoplain
Rustic Brown
- E Roof Tile 2: Redland Duoplain
Charcoal Grey
- F Roof Tile 3: Redland Mini
Stonewold Tudor Brown
- G Roof Tile 4: Redland Mini
Stonewold Slate Grey
- H Roof Tile 5: Redland Duoplain
Rustic Red

Door Colours

- 1 Salted Earth (B9460g)
- 2 Rare Stone (Z8240k)
- 3 Lakeside Mist (Z8210u)
- 4 Smoked Orchard (G9230u)
- 5 Rich Grounding (N7160p)



5.5 IDENTITY CTD

5.5.2 Materials

The proposed materials have been chosen to enhance the character of the development and a materials plan has been submitted with the application.

Key material groupings have been chosen to inform and enhance each of the character areas which have been proposed and outlined in the previous section.

In general, the primary elevation material will be red and autumn bricks. The Ibstock Leicester Autumn Multi has a mix of tones and texture, with the colour referencing the predominant use of red brick in the surrounding context. To complement this, three additional brick types have been interspersed throughout the development, An autumn brick (Ibstock Marlborough Stock), a red brick (Ibstock New Cavendish Stock) and a red multi (Ibstock Hardwick Welbeck). These brick types will include a variety of colours and tones to reflect the traditional character of the surrounding area.

Chalk and Pearl coloured render has been utilised to identify key buildings including at The Site entrance, fronting the central space and to highlight corner plots. Additionally, feature tile hanging has been utilised on a limited number of plots to add to the variety along the northern boundary.

Proposed roofs will predominantly be grey and brown concrete tiles. This reflects the predominant roof material in the surrounding context.

A variety of door colours will be used throughout the scheme including Salted Earth, Rare Stone, Lakeside Mist, Smoked Orchard to complement the existing tones within Burbage.

The materials chosen and their disposition across the development is illustrated on the adjacent plan.



Brick 1: Ibstock Leicester Autumn Multi



Brick 2: Ibstock New Cavendish Stock



Brick 3: Ibstock Marlborough Stock



Brick 4: Ibstock Hardwicke Welbeck Red Multi



Roof Tile 1: Redland Duoplain Rustic Brown



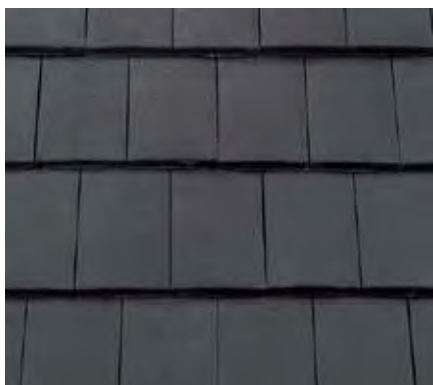
Block Paving 1: Marshalls Standard Concrete Block Paving Brindle



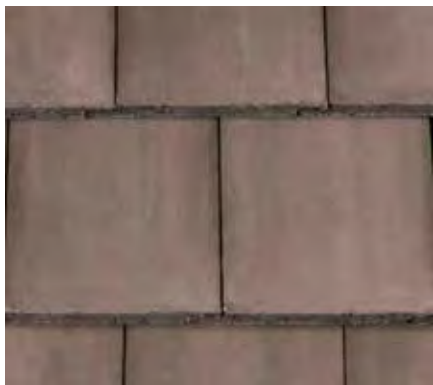
Render Weber Monocouch Chalk 2500 Rough Cast Finish



Render Weber Monocouch Silver Pearl 2500 Rough Cast Finish



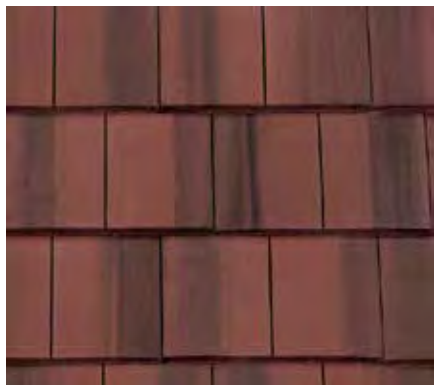
Roof Tile 2: Redland Duoplain Charcoal Grey



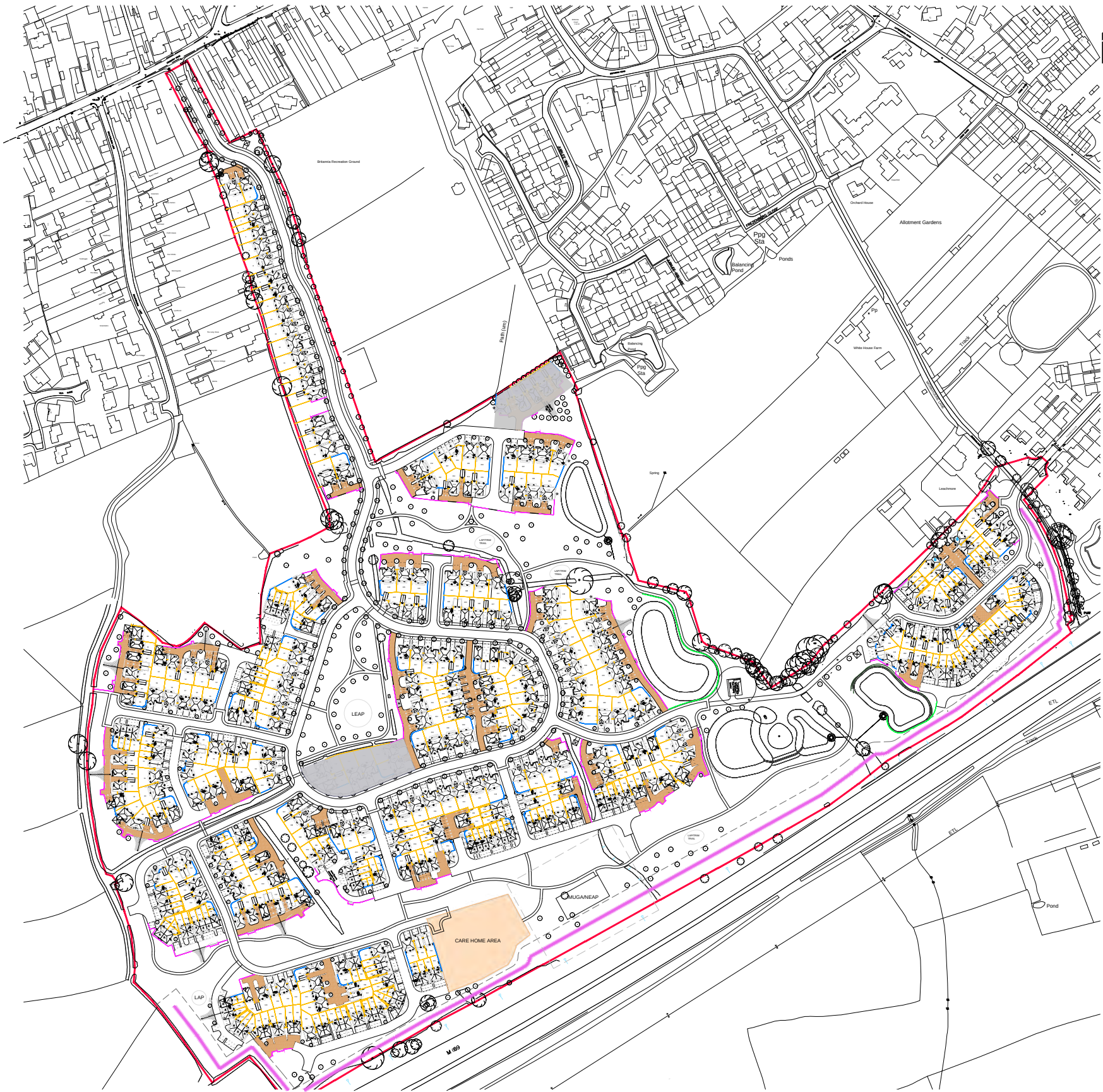
Roof Tile 3: Redland Mini Stonewold Tudor Brown



Roof Tile 4: Redland Mini Stonewold Slate Grey



Roof Tile 5: Redland Duoplain Rustic Red



Boundary Treatments

-  Metal Railings
-  1.8m High Brick Screen Wall
-  1.8m High Close Board Fence with Hedgehog Passage
-  Timber Knee Rail Fence

5.5 IDENTITY (CTD)

Development plots will be defined by a range of boundary treatments such as fences, walls and hedgerows to create the distinction between public and private spaces. The adjacent plan demonstrates the proposed types of boundary treatment proposed for the development.

Rear gardens will be predominantly enclosed by 1.8m high close board fencing with hedgehog passage.

Where exposed to the street frontage, brick screen walls with fence panels will enclose rear gardens, to match the brick of the adjacent dwelling.

Private drives, the lowest category road, will be delineated from the wider landscape by a combination of hedgerows and kneerails.

Along the attenuation ponds, a Timber Knee Rail fence has been proposed to provide a safe, suitable, informal character and define the edge of the ponds.

This will be complimented with Metal Railings fronting the opposing edge of the attenuation ponds.



 Metal Railings



 1.8m High Brick Screen Wall



 1.8m High Close Board Fence with Hedgehog Passage



 Timber Knee Rail Fence





5.6 PUBLIC SPACES

The delivery of well-designed accessible and inclusive public spaces will offer residents spaces to socialise and engage with each other, encouraging interaction and opportunities to benefit from healthy lifestyle choices. A number of areas of public open spaces are proposed within the development. This includes:

- 1 CENTRAL GREEN SPACE**
The Central Green space will become a focal point within the development. Located at the heart of the scheme, this space will incorporate a LEAP, the existing Burbage Round Prow, and retained hedgerows defining its boundary and be accessible by all residents.

- 2 SOUTHERN GREEN SPACE**
The southern green space provides a large open space, with a MUGA/NEAP, linked by a series of footpaths providing a pedestrian network throughout the Site. The bund on the southern boundary provides a visual and acoustic barrier from the M69 creating a natural landscaped zone.

- 3 SUDS**
Sustainable urban drainage is integrated into the proposed layout through the drainage ponds, located at the lowest point of the Site. These are situated adjacent to the floodzone which runs across the Site from the north-west to the south-east. These are appropriately planted ensuring they are part of the overall planting strategy and integrate well within the landscape.

- 4 ORCHARD**
A formal orchard has been located in the northern corner of the Site. It is a natural high point within the scheme, it will provide a natural landscape zone between the residential parcels and the land to the east along the Site boundary.

- 5 DEVELOPMENT EDGE**
Development is set back from the edges of the Site creating a soft edge so that it integrates well into the surrounding open landscape. This provides opportunities to retain existing planting, provide hedge hedgerows and trees, and encourage use of the public open space via the proposed pedestrian route that runs around the perimeter. This space is overlooked by the proposed dwellings ensuring its safe and encourages its use.

- 6 LAP/TRIM TRAIL**
Trim trail equipment is used to create an exciting outdoor trail of activities for children and adults to walk, climb, and more, to get along the trail to the other side. These are interspersed throughout the public open space.

5.7 NATURE

5.7.1 Landscape Strategy

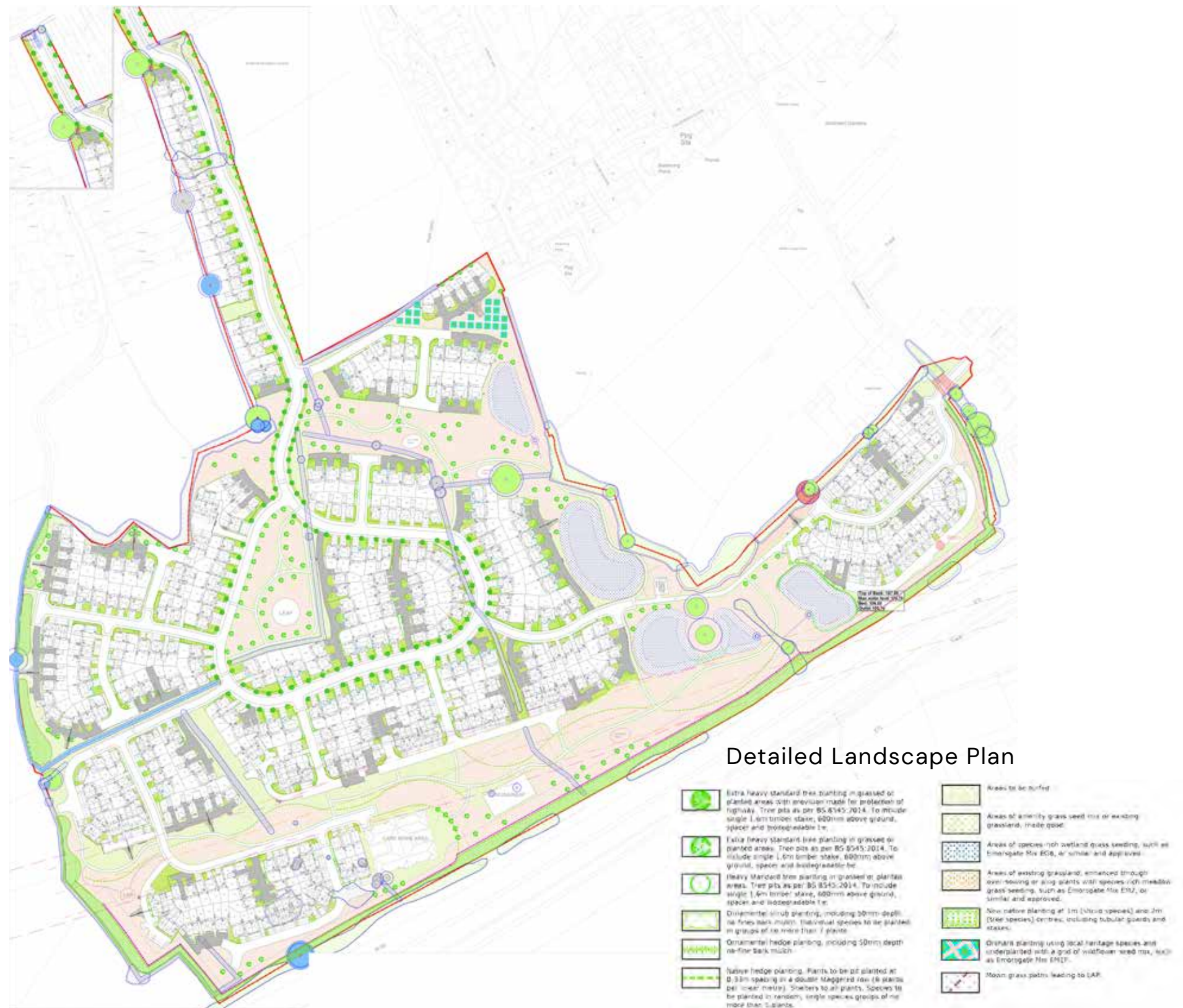
Landscape design is a key component for creating a successful development at the Land South of Burbage. The proposed multi-functional green infrastructure is an integral part of the scheme and creates a strong landscape structure across the site, focussed around the retention and enhancement of existing landscape assets wherever possible.

The delivery of the new green infrastructure and accessible public open space has been a driving factor in the creation of new routes and spaces within the masterplan, and the landscape helps to further define the public and private space whilst adding colour, water and seasonal interest to the residential environment.

Successful public spaces help create more attractive places to live and provide safer routes for users. From an ecological perspective the delivery of green spaces alongside development can increase flood protection and sustainable drainage, as well as providing better microclimates and enhancing biodiversity.

The following 8 qualities of successful open spaces have been included in the proposed landscape strategy:

- Sustainability;
- Character and distinctiveness;
- Definition and enclosure;
- Connectivity and accessibility;
- Legibility;
- Adaptability and robustness;
- Inclusiveness; and
- Biodiversity





Overall area of Public Open Space: **25.93 Acres**

Public Open Space Plan

5.8 RESOURCES

The NPPF states at paragraph 8 that the planning system has three interdependent and overarching objectives:

- An economic objective – to build a strong, responsive and competitive economy;
- A social objective – to support strong, vibrant and healthy communities; and
- An environmental objective – protecting and enhancing the natural, built and historic environment.

To achieve a sustainable development, that reduces reliance on natural resources and offers a long-term solution for the area the development proposals have been designed with these three key objectives in mind.

At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The presumption in favour of sustainable development is at the heart of the planning system, as set out in paragraph 11 of the NPPF, and within the Local Development Plan.

5.8.1 Sustainable Building Techniques

The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures could comprise a combination of the following measures:

- Improved energy efficiency through careful building siting, design and orientation;
- Sustainable Drainage systems (SuDs);
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled; and
- An element of construction waste reduction or recycling.

5.8.2 Building Regulations

The proposed development should accord with the very latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements.

5.8.3 Materials & Waste Recycling

Materials selected for construction, including hard and soft landscaping elements, should be carefully chosen to ensure that they are high-quality, durable and that 'whole life costs' are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

5.8.4 Siting & Building Orientation

Dwellings are carefully sited to ensure that they are sheltered from prevalent winds and benefit from passive solar gain as much as possible.

Passive solar gain can enhance the energy and environmental performance of dwellings. Orientating streets in an east-west direction can increase solar access to dwellings and gardens, whilst avoiding overshadowing from adjacent dwellings. Individual houses which are orientated east of south will benefit from early morning sun, and those orientated to the west of south will benefit from late afternoon sun, which can reduce the need for additional heating during the evening period.

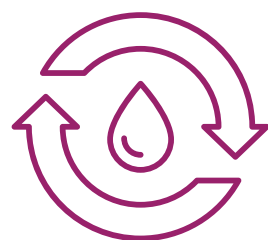
5.8.5 Landscape Design & Micro-Climate

The strategic use of tree planting can mitigate against some of the impact of colder northerly winds. Where possible the development has been designed to be self-sheltering, with arcs of tree planting included to the north-west of the development, to minimise the 'wind chill effect' and the potential heat loss from dwellings as a result of strong winds.

5.8.6 Clean Energy

The proposed dwellings will benefit from the inclusion of air source heat pumps to provide a sustainable alternative to heating. For both heating and cooling, an air source heat pump can reduce environmental impact significantly.

This approach to providing cleaner energy, along with the aforementioned techniques, will ensure a more sustainable development.



5.8.7 Sustainable Drainage Systems

Development has been located away from areas of surface water and fluvial flooding. Surface water run-off rates will be managed by the use of Sustainable Drainage systems (SuDs) on-site, to ensure that the development does not impact on the surrounding area.

Please refer to the Flood Risk Assessment for detailing information regarding the proposed fluvial flood and surface water management strategy for the Site.

5.8.8 Sustainable Communities

The development proposals comprise a range of land uses, providing a good basis for the creation of a sustainable community. Residential development is proposed alongside a mixed-use local centre and primary school, creating a truly walkable neighbourhood. The proposals make effective use of the Site, with residential development located adjacent to the existing built form of [insert name], ensuring that the development delivers housing in a location that is both sustainable as well as reducing the reliance on car ownership.

Areas of green space have been incorporated into the proposals with substantial areas of publicly accessible open space, comprising formal and informal amenity open space, play facilities, sports pitches and allotments, encouraging opportunities for social and community cohesion. A mix of house types, tenures and sizes are proposed, limiting social exclusion and ensuring the creation of a truly varied and mixed community.



SOCIAL
Support strong, vibrant and healthy communities.

ENVIRONMENTAL
Protecting and enhancing the natural, built and historic environment.



ECONOMIC
Build a strong, responsive and competitive economy.

5.9 LIFESPAN

5.9.1 A Sense of Ownership

The proposals create areas that are attractive and with clearly defined public and private areas that relate well with one another to help promote a sense of community identity.

The development should enable residents to take pride in their surroundings, which in turn will help create a sense of shared ownership and social responsibility.

5.9.2 Adoption Areas

When completed responsibility for long term management and maintenance will typically be separated into areas including:

- Highway adoption areas;
- Public open space areas (put forward for local authority or management company maintenance, subject to relevant S106 agreement);
- Private property ownership; and
- Shared maintenance areas such as shared private drives.

5.9.3 Adapting to Changing Circumstances

The development can potentially accommodate a range of changing needs of the users over time. This includes changes in the health and mobility of the user, as well as potential changes in lifestyle due to developing technologies, such as use of electric vehicles, remote working and general changes to the way in which people live. Bungalows have been utilised in carefully considered areas within the development.

5.9.4 Residential Uses

Approximately 1 acre has been set aside for a circa 66 unit Care Home which is located towards the southern boundary of the Site. The detailed design of the home would be brought forward at a later stage.

The layout includes areas reserved for self build homes and although there is no local planning requirement, 52% of the proposed dwellings will be M4(2) compliant.

6 Summary

6.1 DESIGN ASSESSMENT

6.1.1 Design objectives

This chapter provides an assessment of the proposals against the structuring principles that characterise good design which are included within the LPA's 'The Good Design Guide – Supplementary Planning Document' (SPD).

The design of all forms of the proposed development is summarised in the following seven core urban design objectives:

1. Be functional
2. Support mixed uses and tenures
3. Include successful public spaces
4. Be adaptable and resilient
5. Have a distinctive character
6. Be attractive
7. Encourage ease of movement



1. Be functional

A building or place should be fit for purpose, designed in a way that delivers the intended function and achieves value for money in terms of lifetime costs. It should be intuitive, comfortable, safe and equally easy for all to use.

It should relate well to its environment so that occurrences such as flooding, temperature extremes and pollution do not prevent it from being used.

The proposal for the Land South of Burbage has been designed to provide a new residential development for the area, that connects to the surrounding village and beyond by carefully designed transport links via vehicle, public transport and pedestrian and cycle networks.

The immediate site context is predominantly residential, and the development will be designed to reference the variety of local architecture within Burbage. Taking cues from the palette of local vernacular allow the proposed design response to reflect local character, as well the existing landscape and natural resources within the Site.

All of the public open space areas are designed to be accessible and are overlooked by dwellings providing security and surveillance through design.

The proposed layout responds to and enhances all aspects of the existing constraints within the site.

2. Support mixed uses and tenures

A good mix of uses and tenures is often important to making a place economically and socially successful, ensuring the community has easy access to facilities such as shops, schools, clinics, workplaces, parks, play areas, pubs or cafés. This helps achieve multiple benefits and encourage a healthier environment, reducing the need for travel and helping greater social integration between existing and proposed communities. A mix of uses allows communities and places to respond to change more readily.

The proposed layout will provide 422 dwellings, allowing for a range of dwellings across the Site with varying sizes and tenures in order to accommodate a variety of household types. This will provide a hierarchy of dwellings from large, detached properties with larger plots through to smaller terraced forms creating variety in the proposed street-scape.

The layout includes a mix of 1-4+ bedroom dwellings, including a range of bungalows, designated areas for self-build homes along with a 66 unit Care Home.

20% of the total number of dwellings will be allocated for affordable housing. This affordable housing has been broken up around the development and their design will be tenure-blind, ensuring their integration in the scheme.

A range of both informal and formal play spaces are included throughout the scheme in key locations within the public open space that respond to the existing natural landscaped areas.

3. Include successful public spaces

Public spaces streets, squares and parks should be available for everyone to see, use and enjoy. They help bring neighbourhoods together, and provide space for social activities and civic life. They also provide access, light, air and the setting for buildings.

The position, design and detailing of public space is central to how it provides benefits for the wider community. The most successful spaces exhibit functional and attractive hard and soft landscape elements, with well orientated and detailed routes and include facilities such as seats and play equipment.

Public art and sculpture can play an important role in making interesting and exciting places.

A wide range of formal and informal play spaces are proposed for the development, including a LEAP in the central green space, a MUGA/NEAP within the linear green corridor to the south, and LAP/Trim Trails strategically dotted around the public open space. This ensures that all residents have easily accessible play spaces.

There is a thorough network of public footpaths and cycleways that link the whole Site, connecting the residential development areas to the immediate and wider areas of public open space.

This has been carefully designed to sit within the existing landscape features, enhanced by the planting of new trees, grassland and orchard, whilst being accessible and are overlooked by dwellings providing security and surveillance.

4. Be adaptable and resilient

Successful places can adapt to changing circumstances and demands, for example, in terms of working and shopping practices and the requirements of demographic and household change, together with the consequences of climate change.

Buildings often change their use over time, for example from offices to housing.

Designing buildings that can be adapted to different needs offers real benefits in terms of the use of resources and the stability of an area.

Design features including the position and scale of entrances and circulation spaces, and the ability of the construction to be modified, can affect how easily buildings can adapt.

Places that are easy and practical to manage well tend to be more resilient. For example, where maintenance and policing are supported by good access, natural surveillance and hard wearing, easy to repair, materials.

The inclusion of the Care Home and self build areas, as well as the mix of tenures and dwelling sizes, allows for a wide range of residents from renters, first-time-buyers to retirees. This creates a balanced community, reflecting the local requirements, ensuring a place that can grow and evolve with its residents.

Dwellings designed to include a potential study allow for working from home solutions and provides flexibility for future home uses, bungalows, as well as a number of homes being M4(2) compliant.

Future-proofing the road network allows for a possible future connection to the land to the west of the Site, as well as the overall pedestrian connectivity provides connected spaces within the development and the wider area.

The areas of POS within the proposed development will be maintained by a management company.

5. Have a distinctive character

Distinctiveness is what often makes a place special and valued. It relies on physical aspects such as:

- the local pattern of street blocks and plots
- building forms
- details and materials
- style and vernacular
- landform and gardens, parks, trees and plants
- wildlife habitats and micro-climates.

Distinctiveness is not solely about the built environment: it also reflects an area's function, history, culture and need for change.

The development has been designed to include carefully planned zones that deliver unique character areas including;

- CA1: Spine Road Area
- CA2: Wild Meadow Area
- CA3: Wetland Area
- CA4: Woodland Area
- CA5: Development Core Area

These are all defined by the use of materials, landform, layout principles and the existing landscape.

This has been developed in more detail in Section 5.4

6. Be attractive

The way a place looks, sounds, feels, and even smells, affects its attractiveness and long term success.

Streetscapes, landscapes, buildings and elements within them all have an influence. So too can more transient elements – such as the way sunshine and shadows move across an area or the way it is maintained and cleaned.

Composition of elements and the relationship between colours, textures, shapes and patterns are all important, as is the depth of views.

Careful consideration has been paid to the built form, layout and integration into the existing landscape to create attractive spaces. These include:

- Distinct character areas;
- High-quality, well designed house types;
- Using the existing landscaping to maximise the benefit of the existing character whilst being integrated into the scheme;
- New landscape, including the orchard area, enhances the existing landscape, reinforcing the character areas and ensures all residents are close to nature, and enhances the biodiversity.

The footpaths and links throughout the Site provide sustainable and safe connections into the landscape and around the development, and areas of public open space, enhancing the experience of residents.

7. Encourage ease of movement

The ability to move safely, freely and efficiently to and within a place for all users will have a great influence on how successful it is.

A place should have an appropriate number of routes to and through it: not too many to make it anonymous but enough to allow easy legitimate movement. How direct and understandable these are, how closely they fit with desired lines of travel, and how well they connect with each other and destinations will all influence the success of the place.

The proposed layout includes a well-connected movement network, accessible by all users, which helps ensure that all areas of the development are easy to navigate, safe and secure. The movement hierarchy clearly defines the main routes and helps achieve a permeable layout.

Pedestrian routes in the public open space provide a high level of connectivity internally through the scheme as well as linking into the wider existing movement network.

Cycleways are included within the road network to provide safe, sustainable travel corridors through the scheme and beyond.

The retained and enhanced Burbage Round public footpath allows for new user experiences as well as maintaining the important existing walking routes through the Site and to the village beyond.



6.2 BUILDINGS FOR LIFE

This Building for a Healthy Life assessment is based on the layout, which is formed on the design principles, and hybrid planning application for the development.

This BfHL assessment has scored the proposals as 11 greens. This relies on the full implementation of the approved hybrid application.

This score highlights how the hybrid application delivers on the potential of the scheme whilst ensuring it adheres to local policies and guidelines, such as the local highways design guidance.



AN INTEGRATED NEIGHBOURHOOD

Natural Connections

The layout proposes a network of streets and pedestrian routes to ensure edge to edge connectivity, which respond to pedestrian desire lines.

Pedestrian linkages with the existing development at the main access point at Coventry Road to the north and Flanders Close to the south-east, ensure connectivity to Burbage.

Pedestrian routes are proposed around the entirety of the development including along the edges ensuring private drives do not frustrate pedestrian movement.

The liner landscaped area running along the southern edge of the site will be a great benefit to the overall connectivity of the scheme and promote sustainable movement.

Additionally, the layout safeguards and enhances the existing Burbage Round footpath into the site.



Walking, Cycling & Public Transport

Pedestrian and cycle connectivity has been paramount throughout the design process, with cycleways included on the primary street, and streets designed to promote low vehicle speeds.

Points of connectivity to the surrounding area are limited to the northern connection from Coventry Road and the south-eastern connection to Flanders Close, however pedestrian connections have been provided throughout the proposed development, which ties into the overall movement network of the proposed layout. These are designed to promote connectivity from the development to the surrounding network of streets and the wider area.

Coventry Road provides access to the existing Public Rights of Way (U66) which runs through the Site and connects to the wider footpath network for Burbage.

The Primary Street has been designed to accommodate a potential future bus route, as well as a cycleway and pedestrian connectivity to the surrounding network of public rights of way and cycle routes; many of them pass through the surrounding area providing a welcome amenity for future residents.

Additionally, the existing footpath (U66/65) links the development to the Britannia Fields Recreation Ground adjacent to the Site, providing direct access.

The proposed areas of public open space will incorporate pedestrian and cycle routes; these will both respond to pedestrian desire lines and allow for leisurely enjoyment of the proposed landscape corridors.



Facilities & Services

Given the Site’s proximity to Burbage, it is well-related to a range of existing facilities and services.

The majority of these facilities and services are concentrated within Burbage Village Centre to the north east, which is easily accessible. This includes numerous shops, including convenient stores, health and sports and recreational facilities.

Additional facilities and services are located in Hinckley Town Centre, located slightly further to the north of Burbage, offering a large range of retail, education, sports and other facilities associated with town centres.

There are a number of local education facilities, including nurseries, primary and secondary schools.

The public open spaces included within the development will provide leisure space, including walking routes, equipped play spaces, trim trails and orchards.

The care home provides an additional residential typology that enhances the offer for the development.

All of this ensures that the future residential development has a sufficient range of facilities and services.



Homes for Everyone

The design includes a range of dwelling sizes, from 1-4+ bed, including bungalows, self build areas and a care home. The housing mix complies with 20% affordable housing (which will be designed as tenure blind).

52% of the house types adhere to the Nationally Described Space Standards and internally are designed to meet M4(2) standards.

All properties will have access to outdoor space and benefit from the extensive public open space around the edges of the development.

This will result in a balanced community, reflecting the local requirements and attracting a variety of future home owners.

