

Land South West of Lutterworth Road

Burbage

DESIGN STATEMENT

SEPTEMBER 2025





Burbage

Site Address:

Land South West of Lutterworth Road,
Burbages,
Hinckley,
Leicestershire,
LE10 2HQ

Applicant:

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1.

Introduction.

Application Overview
Site Overview

1.1 APPLICATION OVERVIEW

This Design Statement has been prepared on behalf of Redrow Midlands in support of a Reserved Matters planning application for the Land South West of Lutterworth Road, Burbage, Leicestershire.

The site currently benefits from outline planning permission with Hinckley & Bosworth Borough Council planning reference 21/00502/OUT. The full description of the permitted development is provided to the right.

This application for Reserved Matters provides details for Residential road, layout, scale, appearance of buildings and landscaping (on plot and strategic).

The description of development is as follows:

'Reserved Matters Application for approval of the Landscape, Layout, Scale and Appearance for 77 Dwellings at Burbages pursuant to Outline Planning Permission 21/00502/OUT'

1.2 SITE OVERVIEW

The site consists of a single field measuring 7.44 acres / 3.01 hectares. The land gently slopes from the northern boarder down to the southern boarder by a level change of approximately 7 meters.

The site is bound by existing houses to the Northern and Eastern boundaries.

The North West of the site neighbours a single residence with associated outbuildings and a paddock. The North East boundary neighbours Redrow Homes 'Ambion Way' development which is separated by Workhouse Lane. The South West boundary is bound by the M69 and fields for grazing livestock about the South West boundary.

Access to the site is from Flanders Close (though the neighbouring Redrow Homes development) which crosses the existing Workhouse Lane. This access has been approved as part of the Outline planning application 21/00502/OUT.

Outline Permission:

'Outline planning application for the erection of up to 80 residential dwellings (Use Class C3), open space provision and associated infrastructure, with all matters reserved except access'

2.

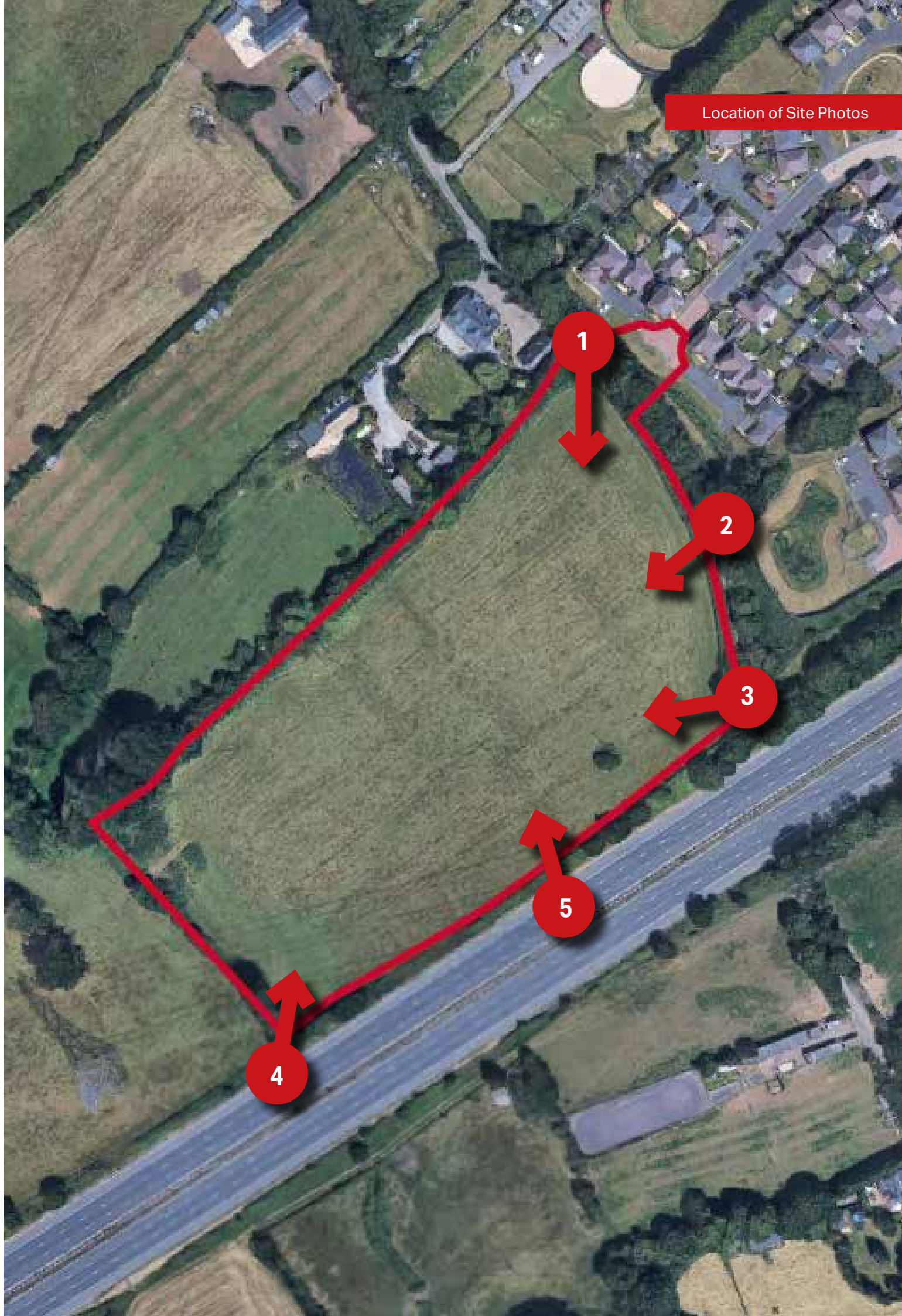
The Site.

Site Location
Site Photos
Constraints & Opportunities
Character Evaluation



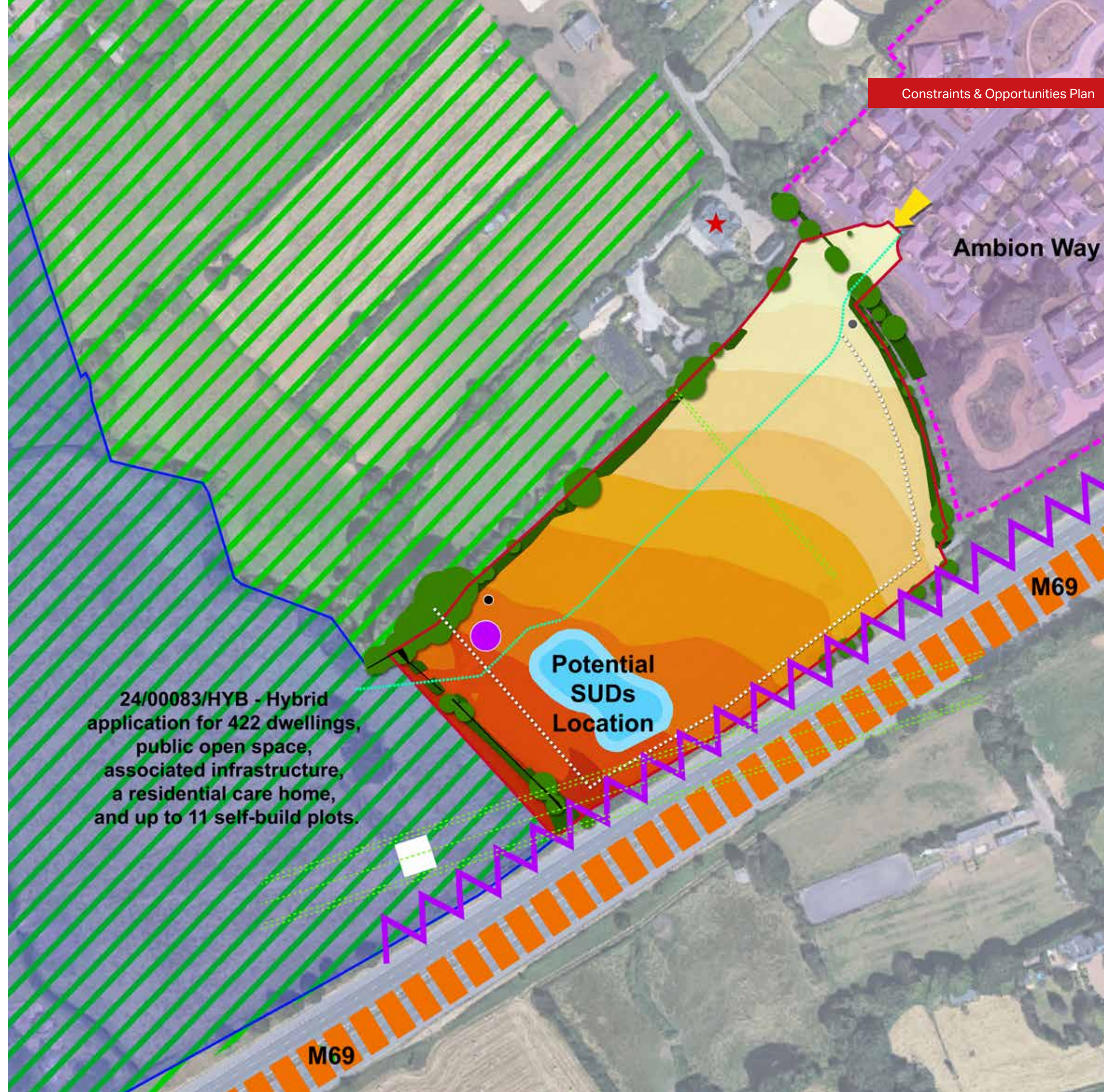
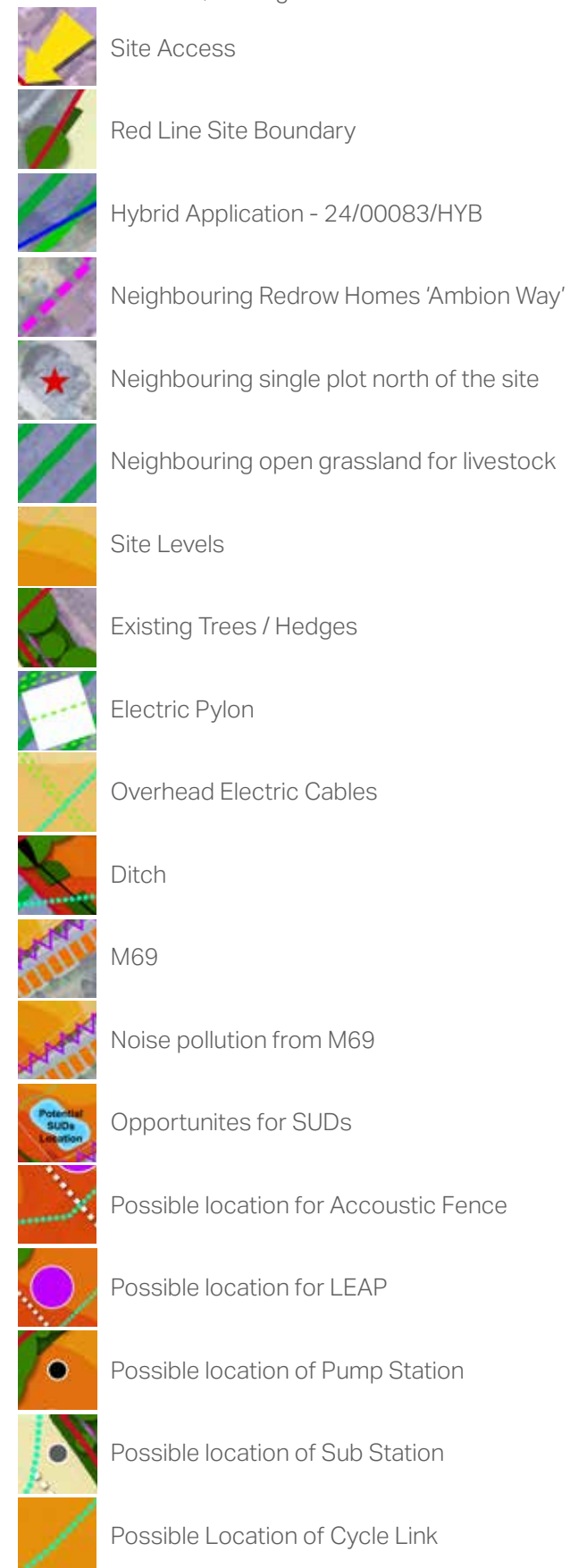
2.2 SITE PHOTOS

The following diagram illustrates photographic viewpoints taken in the immediate site context. Careful consideration will be given to the single dwelling off Warehouse Land and the Neighbouring Redrow Homes development the the North East.



2.3 CONSTRAINTS & OPPORTUNITIES EVALUATION

The adjacent plan illustrates the various constraints and opportunities found for the Land South West of Lutterworth Road, Barbages.



2.4 CHARACTER EVALUATION

Below a character evaluation has been carried out to illustrate the massing, varying built form and materials surrounding the site.

Photos 1, 2, 3 & 4 show examples taken from the neighboring Redrow site, Ambion Way, which the development will gain access from.

Following on from this, photos 5, 6, 7 & 8 are examples taken from the wider development. See location of photos below.

As you will see the area is dominated by 2 storey dwellings, consisting of a mix detached, semi-detached and terrace dwellings.

Red, orange and yellow brick with some white and

cream render and brown, grey and red roof tiles are demonstrated.

There are predominantly hipped roofs shown with some gable features.

Architectural details include, tudor boarding, gable fronted porches with waney edge barding, straight & splayed brick headers, brick banding, brick tile creases & bay windows.

Both detached and integral garages are built with a mix of some side parking but predominantly frontage parking has been demonstrated.

Front curtilages illustrate a mix of grass, short hedges and short fences.





3.

Evolution.

Planning History



3.1 PLANNING HISTORY

The Site has an outline planning consent related to planning application 21/00502/OUT. This application is for the erection of up to 80 residential dwellings (Use Class C3), with open space provision and associated infrastructure. The application has been through an appeal with the case ID 3316829 and the appeal decision was granted on October 30, 2023.

The application was initially submitted on April 20, 2021, and refused on August 16, 2022, but was later granted on appeal.

This outline application includes the change of use to Residential (Use Class C3) with all matters reserved except for access.

Additionally to the approved Outline application mentioned above, there is another prominent planning application, 24/00083/HYB, which is a hybrid application for 422 dwellings, public open space, associated infrastructure, a residential care home, and up to 11 self-build plots. This application was submitted on January 23, 2024, and is pending a decision.

4.

Design Proposals.

Detailed Layout

4.1 THE DETAILED LAYOUT

- 1 Site Access off the approved Primary Boulevard: Residential
- 2 Primary Road
- 3 Secondary Road
- 4 Feature Vista Plots
- 5 Landmark Buildings
- 6 Bund
- 7 Accoustic Fence fence
- 8 20% Visitor Parking dispersed throughout the site
- 9 Tenure blind affordable dwellings (same product)
- 10 Attenuation Ponds (biodiversity area)
- 11 3 meter cycle route through the site
- 12 Fire Turning
- 13 LEAP
- 14 Sub Station
- 15 Pump Station
- 16 Emergency Link

Design Proposal:

Reserved Matters approval is sought for the 'Layout', 'Scale', 'Appearance' and 'Landscape' for 77 dwellings at the site at Burbages of which 20% is affordable in line with the S106 agreement for the site wide scheme.

The proposals include the following:

Private Dwelling

- 20 no 2 bedroom dwellings,
- 31 no 3 bedroom dwellings; and
- 11 no 4 bedroom dwellings.

Affordable Dwelling

- 2 no 1 bedroom dwellings
- 11 no 2 bedroom dwellings; and
- 2 no 3 bedroom dwellings.

The housing mix is considered to be in line with current local housing needs.

The approved site access is via Flanders Close through the, already built Redrow development, Ambion Way.

Accommodation Schedule				
Private Dwellings				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
Boston	2	716	20	14320
Bakewell	3	832	12	9984
Stanford	3	1049	9	9441
Warwick	3	1075	2	2150
Amberley	3	1144	3	3432
Shrewsbury 3	3	1175	5	5875
Stratford	4	1211	5	6055
Oxford	4	1316	6	7896
Sub Total			62	59153
Affordable Rent				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
Severn 2	1	546	2	1092
Severn 3	2	562	2	1124
Snowdon	2	617	6	3702
Dart	3	899	1	899
Sub Total			11	6817
Shared Ownership				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
Tony	2	823	3	2469
Dart	3	899	1	899
Sub Total			4	3368
Grand Total			77	62518



5.

Design Rational.

- Massing
- Occupancy
- Tenure
- Materials
- Enclosures
- Refuse
- Parking Matrix
- Hard Surfaces
- Street Scenes

Massing Key

- 1 Storey
- 2/ 2.5 Storey
- 3 Storey



5.1 Massing Plan

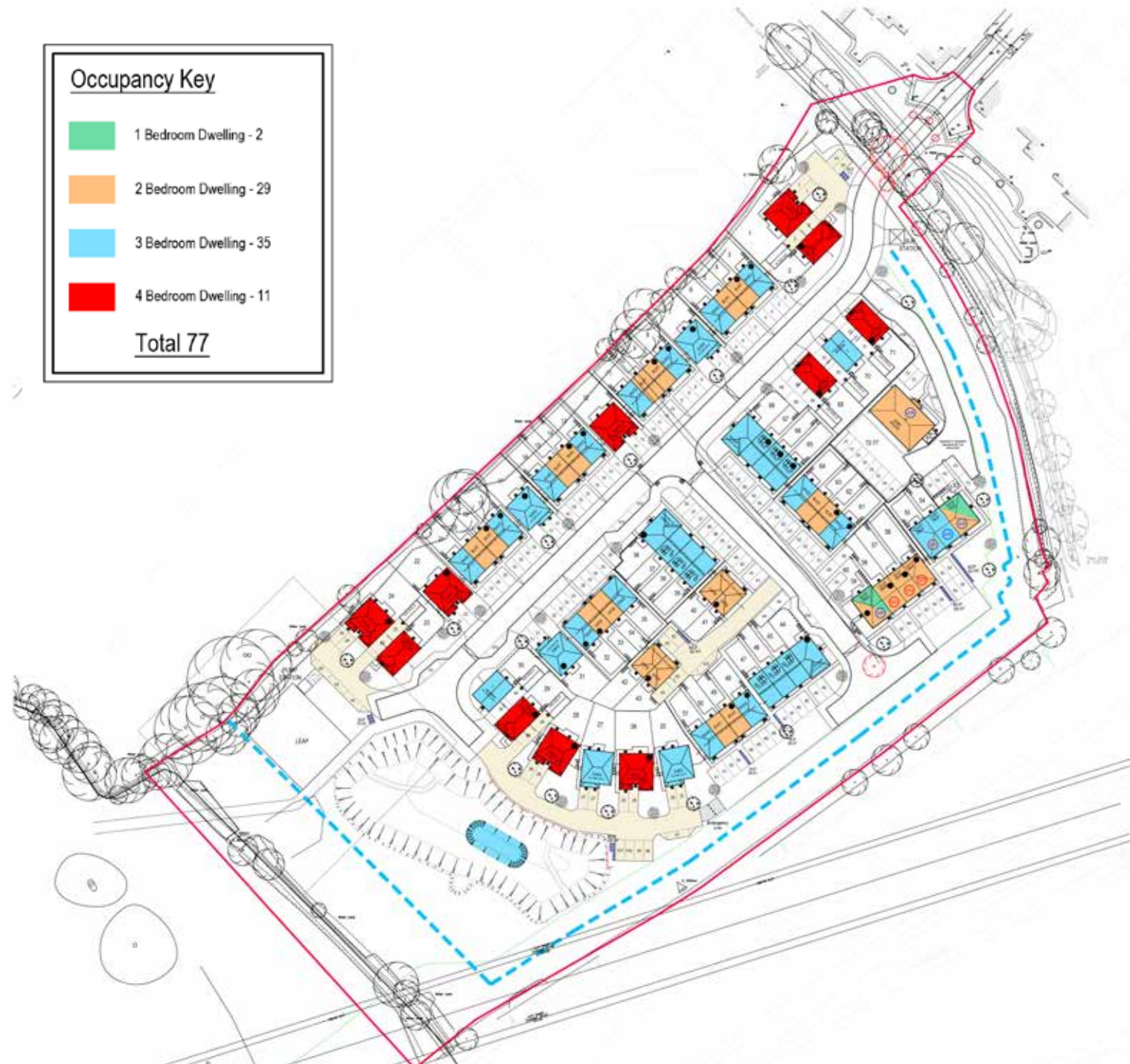
The following plan shows the massing of the proposed housing and apartments across the site.

As can be seen, the proposal shows predominantly 2 storey dwellings with one 3 storey apartments located along the North Eastern boundary.

Occupancy Key

- 1 Bedroom Dwelling - 2
- 2 Bedroom Dwelling - 29
- 3 Bedroom Dwelling - 35
- 4 Bedroom Dwelling - 11

Total 77



5.2 Occupancy Plan

The following plan shows the mix of the number of beds for the proposed housing, maisonettes and apartments at Burbage.

The site features apartments, maisonettes and 10 no. distinctive home styles.

The mix 1, 2, 3 & 4 bed houses, maisonettes and apartments seek to deliver a wider choice of housing to meet local needs.



5.3 Tenure Plan

The following plan shows the location of the 15 affordable units across the site.

Affordable housing provision is 20%, and includes a mix of apartments and houses and range of unit sizes from 1 to 3-beds.



5.4 Material Plan

Adjacent, the materials plan identifies where the material palette are dispersed through a wide range of house types to create a homogenous character across the scheme which form the proposed street scenes found on page 33-34.



5.5 Enclosures Plan

All private treatments exposed to the public realm and areas of open space will have 1.8m high brick screen walls to demarcate between public and private space.

Close board fencing with timber post detailing at 1.8m height is provided to appropriately screen between dwellings.

All properties will have securely gated entrances located close to the frontage of properties to avoid unlit access ways which maintain user privacy, safety and design out crime opportunities.

5.3 ENCLOSURE & CONTINUITY

The inclusion of a variety of frontages allows for a distinction between the public and private realm, further enhanced by differing boundary treatments to dwellings.

Treatments

Private treatments are mainly provided with close-board fences to separate boundaries between individual properties. Where treatments are considered exposed, particularly to corner and dual aspect homes in high traffic areas, boundaries can be treated with harder landscaped treatments, such as brick screen walls in order to help demarcate the private realm.

Garden Amenity

The layout and block formation of the development has been orientated to ensure in most instances back to back arrangements are achieved to aid in crime prevention and maximise privacy, ultimately to ensure all residents have a degree of outdoor space suitable to the size of home.





5.6 Refuse Strategy

The proposed plan illustrates the strategy for refuse collection.

Positions are sited for bin collection days and in line with a 30m travel distance for residents and 25m for refuse collectors. Shared private drives are provided with their own safe collection points located in accessible positions to the access of these driveways.

Additionally the plan identifies appropriate storage places within dwelling curtilages to avoid encroachment along street vernacular focusing on improving a safe and tidy public realm.

All appropriate vehicular tracking has been undertaken for the scheme with road widths adjusted to ensure refuse vehicles can successfully manoeuvre.

5.4 REFUSE & STORAGE

Refuse Collection and appropriate storage places to avoid encroachment on the streetscape is considered throughout the detailed development. Appropriate refuse tracking has been undertaken to ensure all streets and junctions comply with latest standards for delivery and safety of highways.



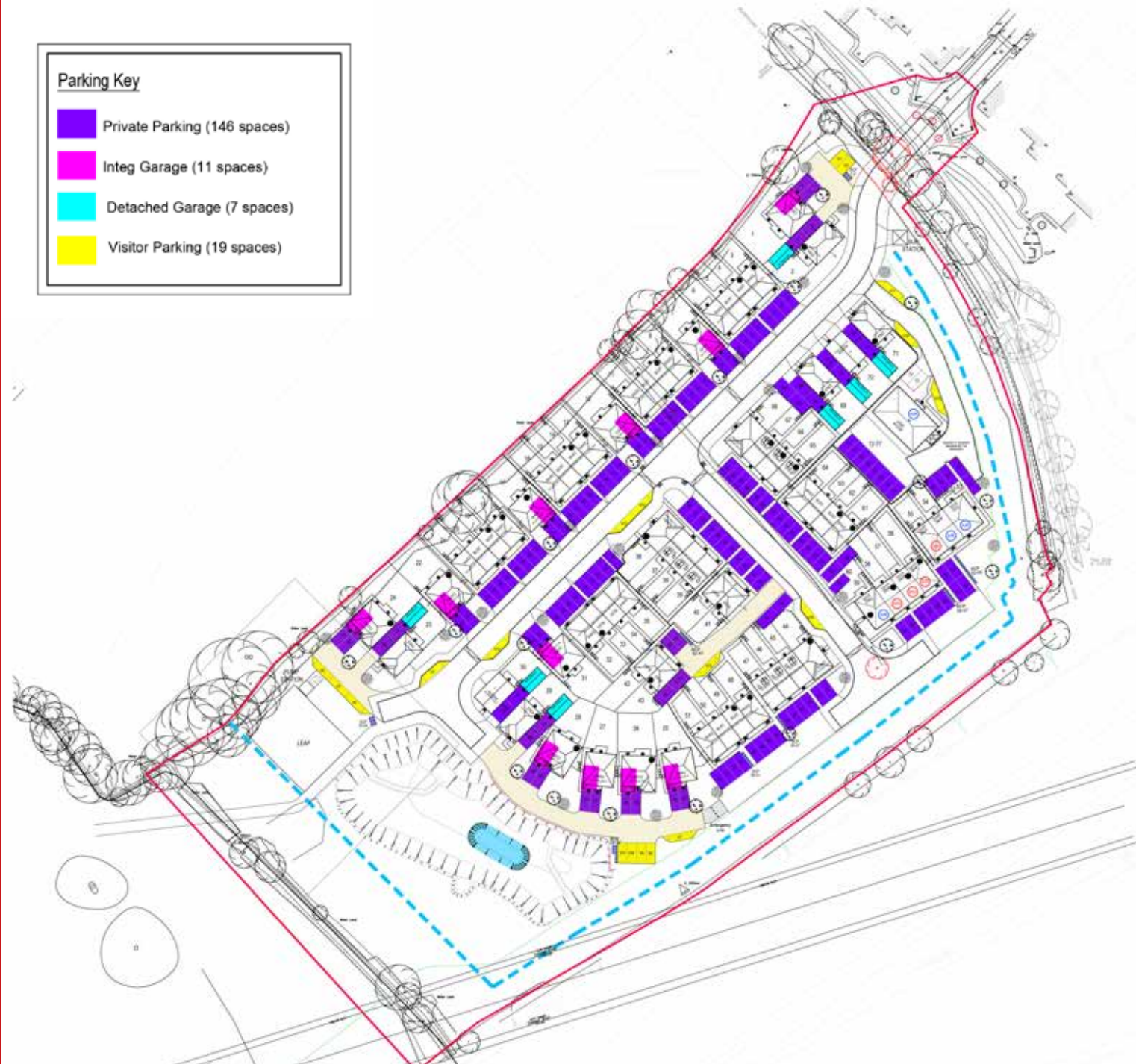
Refuse Storage

Homes are provided with dedicated bin and recycling storage where they can be stored discreetly. A suitable area of hardstanding to rear amenity is provided or alternatively provision of storage space to properties with garages.



Refuse Collection

The maximum travel distance between storage areas and refuse collection points for residents should not exceed 30 metres. Collection should be within 25 metres to adopted highway for Waste Authorities. Where private drives are proposed, a dedicated bin and recycling collection point is provided nearby to the adopted highway. All properties will be provided with patio slabs to private land to avoid bins being placed in adopted footways.



Parking Key

- Private Parking (146 spaces)
- Integ Garage (11 spaces)
- Detached Garage (7 spaces)
- Visitor Parking (19 spaces)



HARDSTANDING

- BLACK TARMACADAM TO ROADS, FOOTPATHS AND PARKING AREAS, UNLESS HATCHED AS BLOCK PAVING
- AUTUMN GOLD BLOCK PAVING LAID IN HERRING BONE PATTERN
- MARSHALLS BUFF RIVEN SLABS TO FRONT / REAR ENTRANCES
- GRASS CRETE
- HOGGIN PATH

FOR DETAILS OF PUBLIC / PRIVATE AMENITY REFER TO LANDSCAPING PLANS



5.7 Parking Matrix

The scheme identifies 146 no. external allocated spaces, 7 no. detached garages and 11 no. integral garages. Further to this there are 19 no. shared communal visitor spaces which are dispersed evenly throughout the streets and adjacent green spaces to enable additional visitor parking for residents and wider communities that may utilise the site for recreation and walking facilities.

The scheme utilises an array of parking arrangements through the use of integral and detached garages, frontage parking, side parking, and court parking and parallel on street visitor spaces. In all instances spaces are well overlooked and within close proximity of the end user.

5.8 Hard Surfaces Plan

As seen adjacent, a variety of surface materials have been used to reflect the street hierarchy and public and private realm.



Street Scene A-A



Street Scene B-B



Street Scene C-C



5.9 Street Scenes

The adjacent drawings show how the distribution of dwellings and materials have been spread across the site to form various street scenes in keeping with the local vernacular of the area and the neighbouring build redrow development.

6.

Summary

Summary of the Scheme

6.1 SUMMARY

The application is for approval of the landscape, layout, scale and appearance for 77 residential dwellings at the land South West of Lutterworth Road, Burbage, Leicestershire.

This Reserved Matters application has been submitted in accordance with the provisions of outline permission 21/00502/OUT.

The application follows the approved site access and the approved total number of units. It also follows principles discussed during the course of the outline application such as the inclusion of a LEAP, the inclusion of a drainage pond and the inclusion of a 3 meter wide cycle route and has also responded to the character analysis undertaken at both outline and reserved matters stages. It is therefore requested that planning permission be granted accordingly.





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