



WORKHOUSE LANE, **BURBAGE**

DESIGN STATEMENT

Prepared by Pegasus Group on behalf of Cameron Homes

January 2026 | P25-2587



ABOUT PEGASUS DESIGN

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This document is designed to be viewed as A3 double sided



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INTRODUCTION

PURPOSE OF THE DOCUMENT

- 1.1 This Design Compliance Statement accompanies the Reserved Matters application for Cameron Homes' proposed development on land off Workhouse Lane, Burbage.
- 1.2 The purpose of this report is to demonstrate how the proposed layout, architecture, landscaping and materials reflect national and local planning policy, respond to the outline approval, and deliver a high-quality residential environment. This report details the design rationale, material choices, street hierarchy, landscape strategy and how the proposals respond to key site features and constraints.
- 1.3 Cameron Homes is proposing a residential development comprising 40 homes on land off Workhouse Lane, located to the south-east of Hinckley within the suburb of Burbage.

PLANNING BACKGROUND

- 1.4 The site is within the local authority area of Hinckley and Bosworth Borough Council.
- 1.5 The outline application (Ref: 20/O1012/OUT), submitted on 28th September 2020, was refused on 15th August 2022.
- 1.6 Outline permission (Ref: 20/O1012/OUT) was allowed at appeal (Ref: APP/K2420/W/22/3311038) on 7th March 2023 with the current Reserved Matters application addressing layout, scale, appearance, landscaping and access.
- 1.7 The allowed outline application description is as follows:

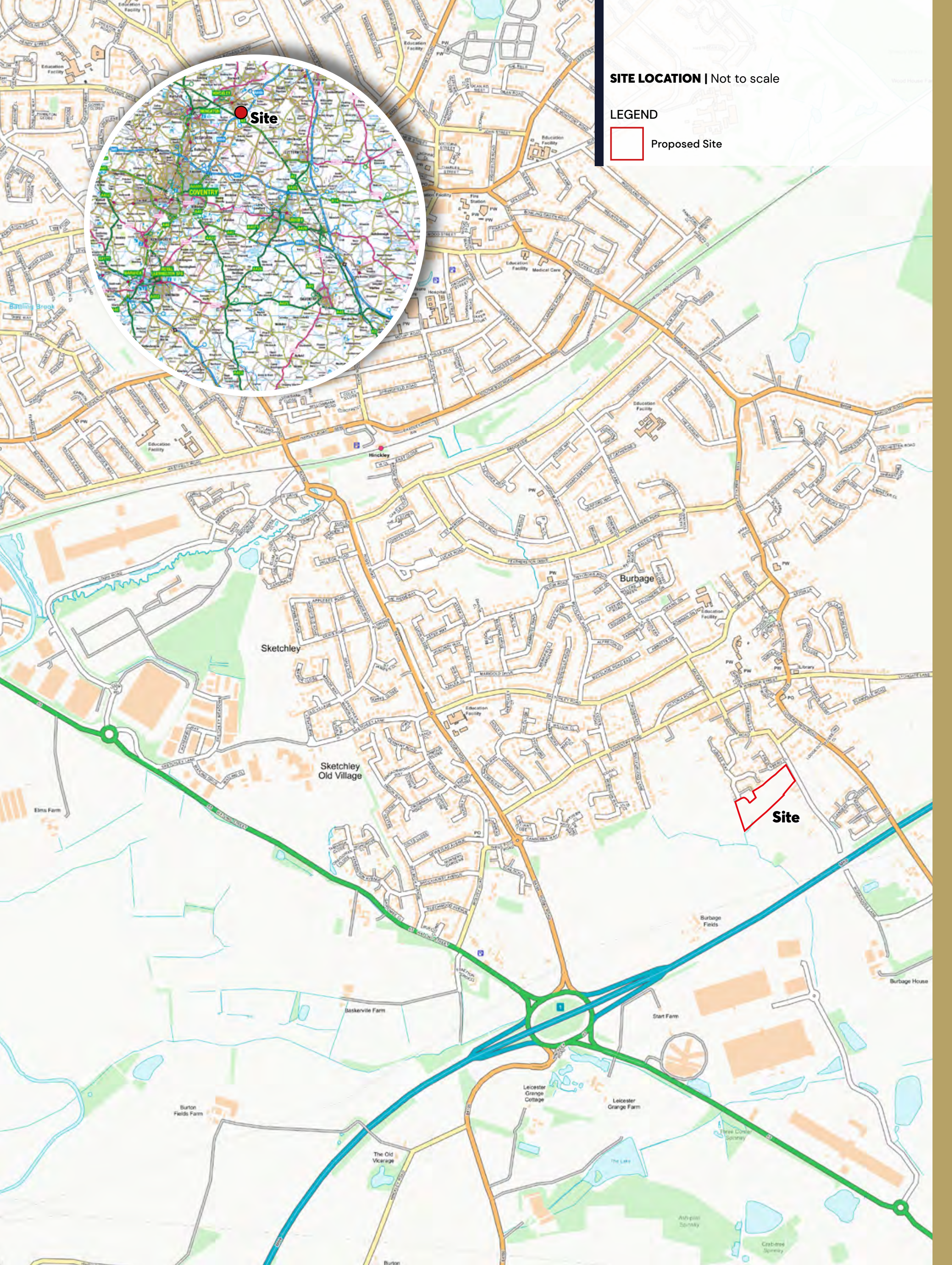
"Outline Planning Application for the Development of up to 40 Dwellings, Public Open Space and Associated Infrastructure with All Matters Reserved for Subsequent Approval Other than Access."

APPLICANT BACKGROUND

- 1.8 Cameron Homes is a subsidiary organisation of Tara Group.
- 1.9 At Cameron Homes, quality isn't just a promise — it's a family tradition. As part of the respected Tara Group, a family owned and independent company founded in 1974, Cameron Homes benefits from over five decades of experience in building homes and shaping thriving communities. Staying proudly within the ownership of the Sweeney family, the Group's values of integrity, craftsmanship and long term commitment continue to guide everything we do.
- 1.10 From its office in Chasetown, Tara Group supports more than 250 dedicated employees and collaborates with over 400 skilled sub contractors. This depth of expertise allows Cameron Homes to deliver exceptional homes, designed and constructed with genuine care and attention to detail.
- 1.11 Every Cameron Homes development reflects their belief in building for the future — creating places where people feel proud to live. Cameron Homes combine thoughtful design, high quality materials and a commitment to sustainability, ensuring every homeowner enjoys both comfort and lasting value.
- 1.12 Strong roots, skilled people and a passion for excellence: this is what makes Cameron Homes a trusted choice for homebuyers across the region.

SITE LOCATION

- 1.13 The application site is located on the southern edge of the village of Burbage, Leicestershire, a large village which lies around 18km south-west of Leicester and 2km south of Hinckley.
- 1.14 The site is around 1.2km from Junction 1 of the M69 motorway which runs south of the village and links directly to Leicester and Coventry. The nearest railway station is located in Hinckley (approx 3.6km) which provides links to larger urban centres such as Birmingham and Leicester.
- 1.15 The village benefits from a range of local services and facilities including schools, a post office, places of worship and public houses.



SITE LOCATION | Not to scale

LEGEND



Proposed Site

SITE DESCRIPTION

- 1.16 The application site is 2.5 hectares of open pasture land, accessed directly off an existing field gate access onto Workhouse Lane, a lane running out of the southern edge of Burbage.
- 1.17 The site is roughly rectangular in shape and lies to the west of Workhouse Lane. The site is bounded by open pasture land to the south and west. The northern boundary of the site is bounded by modern residential development.
- 1.18 Topographical survey information shows the site to fall from Workhouse Lane down to the south-east corner. Existing established trees and hedgerows line all site boundaries. The site contains no existing built structures.
- 1.19 The site is not located within or adjacent to a Conservation Area or Area of Outstanding Natural Beauty, although Burbage Conservation Area lies to the north of the site. The site is also not within the Green Belt.
- 1.20 The location, setting and topography of the site allow for open views south and west, although established boundary planting around the site boundaries obscures distance views in places.



01: View along Workhouse Lane towards the site



02: View from the north-east corner of the site towards White House Farm



03: View across the site from Workhouse Lane



APPLICATION SITE | 1:1250

LEGEND

Proposed Site

PLANNING BACKGROUND

THE OUTLINE APPLICATION

- 2.1 The development proposals relate to the outline planning permission ref: 20/01012/OUT with the following description of development:

“Residential development up to 40 dwellings, public open space and associated Infrastructure (Outline – access only) Land West of Workhouse Lane, Burbage, Leicestershire.”

- 2.2 The outline application was submitted to Hinckley and Bosworth Borough Council on 28th September, 2020 and subsequently refused on 15th August, 2022.

- 2.3 Particulars of the reason for refusal include:

“1. The applicant has failed to demonstrate the principle of a safe and suitable access route can be achieved to the site between the junction of Workhouse Lane and Britannia Street and the proposed site access, contrary to the requirements of Policies DM17 of the SADMP and paragraph 108 of the National Planning Policy Framework.

2. The applicant has failed to agree a S.106 Agreement with the Council to ensure that the scheme makes suitable contributions to infrastructure to mitigate against the impact of the additional development on community services and facilities. The application is therefore contrary to Policy DM3 of the SADMP and Policy 19 of the Core Strategy as well as the NPPF.”

As stated in the Decision Notice 15.08.2022.

The original submission included:

- Design and Access Statement;
 - Parameter Plan (drawing number: 3518-SK02); and
 - Illustrative Masterplan (drawing number: 3518-SK01C) – prepared by BHB Architects.
- 2.4 An appeal against the decision was submitted by the applicant, and the hearing was subsequently held on 21 February 2023.
- 2.5 A revised access arrangement was prepared by RPS, as illustrated on drawing number JNY10215-01 Revision C. This revision was incorporated into an updated Illustrative Masterplan prepared by BHB Architects, submitted as drawing 3518 SK01D..
- 2.6 The final decision from the Planning Inspectorate was issued on 7 March 2023 (Ref: APP/K2420/W/22/3311038), with the appeal being allowed subject to the conditions specified by the Inspector.
- 2.7 Neither the Parameters Plan submitted with the original application nor the Illustrative Masterplan were included as conditioned documents or approved plans.



Design and Access Statement (Aug 2020)
Front cover



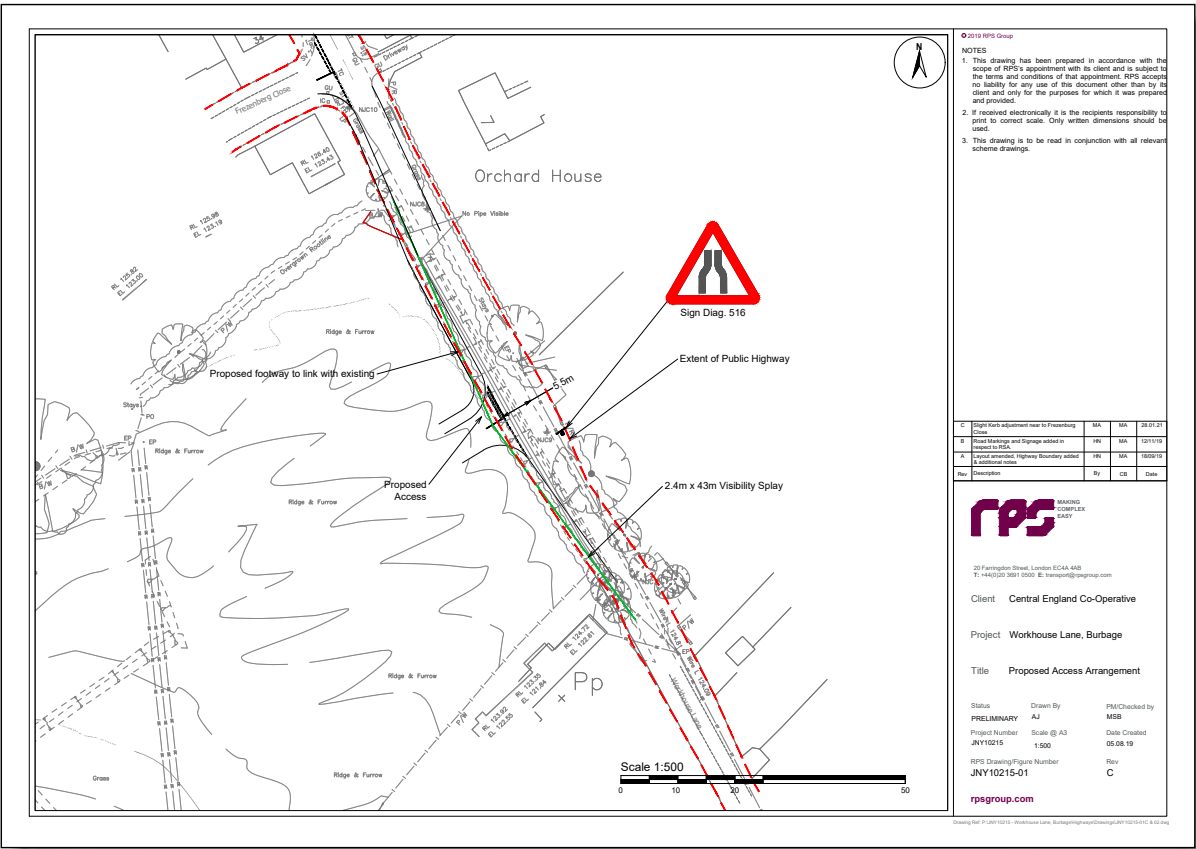
Parameters Plan (Drg No: 3518-SK02)
Prepared by BHB Architects



Illustrative Masterplan (Drg No: 3518-SK01C)
Prepared by BHB Architects

2.8 Although the Illustrative Masterplan was not formally approved or conditioned as part of the appeal decision, it has nonetheless played an important role in shaping the detailed design of the site for this submission. The Masterplan provided a coherent spatial framework that informed the arrangement of land uses, access strategy, and development parcels. Its design principles, structure, and indicative layout have formed a logical starting point for the evolution of the scheme, ensuring continuity with the vision presented during the appeal process.

2.9 As the detailed design has progressed, the Masterplan has acted as a guiding reference to maintain consistency with the expectations established through the revised access arrangements and discussions with the Planning Inspectorate. While not binding, its influence has ensured that the emerging proposals remain aligned with the overarching design intent originally communicated, supporting a well considered and integrated site layout for this submission.



Proposed Access Arrangement (Drg. No. JNY10215-01 Rev C)
Prepared by RPS



Illustrative Masterplan (Drg. No. 3518-SK01D)
Prepared by BHB Architects

DESIGN EVOLUTION

INITIAL SKETCH LAYOUT

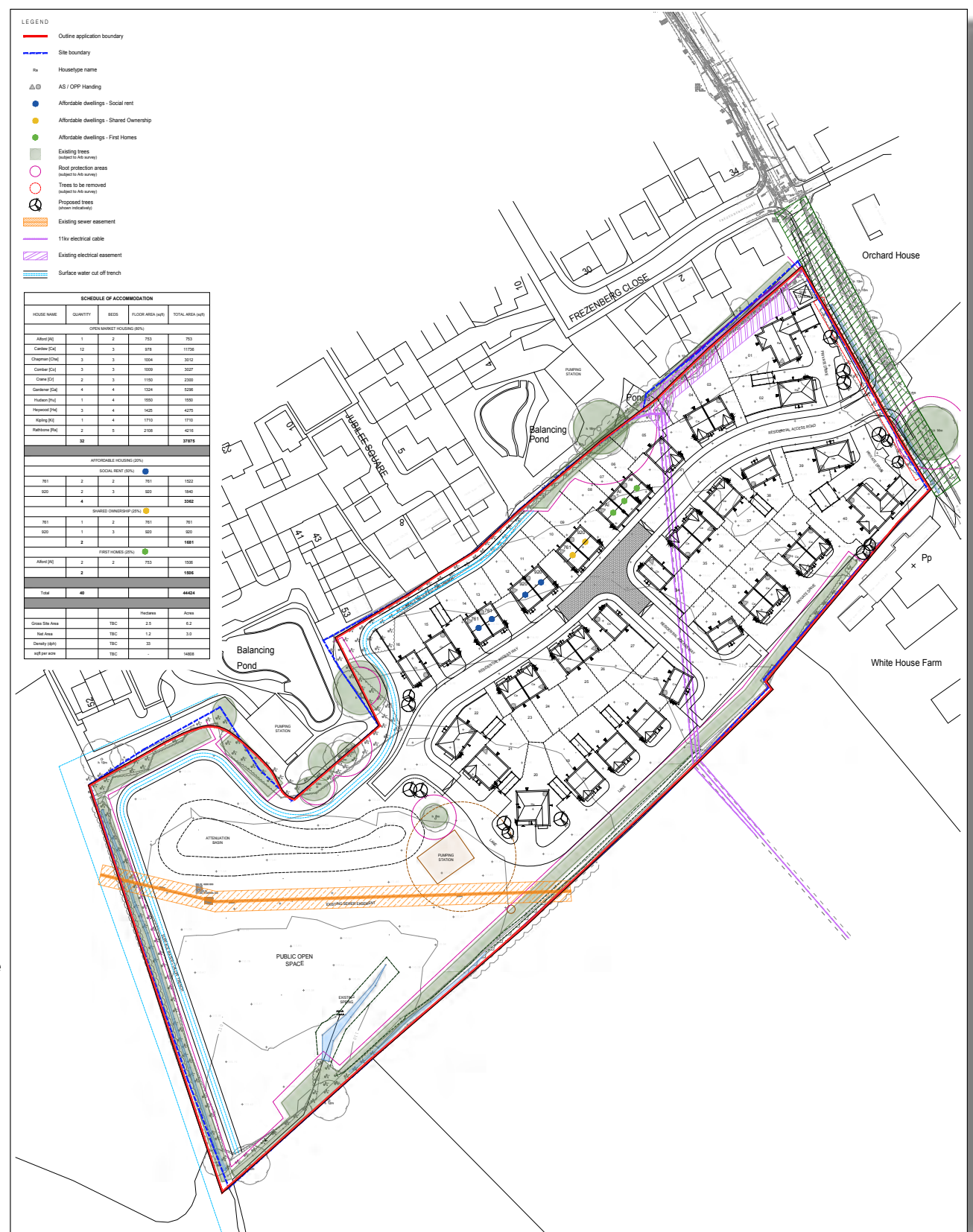
- 3.1 The initial sketch layout for this 40 unit residential development has been prepared with direct reference to the Outline submitted Masterplan, ensuring continuity with the previously established development framework. The scheme refines the outline principles into a clear and efficient arrangement of 2, 3 and 4 bedroom two storey homes, providing a balanced mix of accommodation suitable for a variety of household needs.
- 3.2 The layout introduces a logical hierarchy of streets, with dwellings positioned to create active frontages and reinforce legibility throughout the site. Building lines and separation distances follow the structure set by the Masterplan, ensuring an appropriate level of privacy, daylight and outlook for each home. Plot configurations have been refined to establish a coherent and attractive street scene while maintaining design efficiency.
- 3.3 Parking is integrated through a combination of on plot spaces, side driveways and small, discreet parking areas, arranged to avoid visual dominance and support a high quality residential environment. Visitor parking is distributed across the site in accessible locations.
- 3.4 The distribution of house types has been carefully considered to align with key structuring elements of the Outline Masterplan. Smaller homes animate primary routes and create a strong sense of arrival, while larger units occupy corner positions and key frontages, helping to form a varied yet cohesive townscape.
- 3.5 Overall, the initial layout demonstrates how this 40 unit development can evolve naturally from the Outline submitted Masterplan, translating high level design principles into a clear and deliverable arrangement of homes that supports a well defined and attractive residential neighbourhood.



Illustrative Sketch Layout

FEASIBILITY LAYOUT

- 3.6 Following the preparation of the initial sketch layout, the design was developed into a more detailed feasibility layout to test the practical delivery of this 40 unit residential scheme and to refine the arrangement of 2, 3 and 4 bedroom two storey homes in line with the Outline submitted Masterplan.
- 3.7 The initial sketch provided the overall structure and logic for the development, including block form, movement patterns and the broad distribution of house types. Building on this, the feasibility stage introduced a higher level of technical accuracy and spatial refinement. Plot boundaries were formalised, turning radii and carriageway widths were checked against adoptable standards, and the street hierarchy was verified to ensure smooth vehicle and pedestrian movement throughout the site.
- 3.8 The feasibility layout also refined the internal planning of plots, ensuring garden sizes, parking arrangements and separation distances fully aligned with design standards and policy requirements. Parking typologies were tested more rigorously to confirm usability and avoid over dominance, while ensuring active frontages and a coherent street scene were maintained.
- 3.9 This stage also considered the positioning of key plots, corner units and axial views, strengthening the development's identity and ensuring a logical relationship between buildings and the overall layout structure. House types were repositioned or re oriented where necessary to improve efficiency, reinforce legibility and better reflect the spatial parameters set by the Outline submitted Masterplan.
- 3.10 Overall, the feasibility layout builds directly upon the principles established in the initial sketch but advances them into a more resolved and technically robust arrangement. This provides a strong and credible foundation for progressing toward a detailed layout and, ultimately, a fully deliverable residential development.



Feasibility Layout

PLANNING LAYOUT

- 3.11 The feasibility layout for this 40 unit development was refined into the final planning layout through a series of targeted design adjustments aimed at improving technical accuracy, policy compliance and overall design quality.
- 3.12 The planning stage focused on tightening building lines, refining dwelling orientations and ensuring all separation distances met required standards. This enhanced the clarity of streets and strengthened natural surveillance across the layout. Parking arrangements were also optimised, with driveways, garages and parking courts reviewed against local standards and tracking requirements to ensure usability and avoid visual dominance.
- 3.13 Highway elements were formalised, including road geometry, turning heads and access routes, ensuring full alignment with adoptable standards. Minor adjustments were made to plot boundaries and street hierarchy to create a more coherent and efficient layout.
- 3.14 Distribution of the 2, 3 and 4 bedroom homes was further refined, reinforcing key corners, vistas and primary route to improve legibility and create a stronger townscape. Boundary treatments and interface conditions were also defined to ensure appropriate relationships with neighbouring land and consistency across the development.
- 3.15 Overall, the final planning layout represents a well resolved evolution of the feasibility scheme, translating the original framework into a fully coordinated, deliverable and policy compliant proposal for this 40 unit residential development.



Planning Layout



DESIGN PROPOSALS

4.1 This section provides a comprehensive description of the proposals and elaborates design principles. A detailed planning layout accompanies the application along with a series of plans that detail: materials and hard landscaping; boundary treatments; and landscape design.

4.2 This section of the DAS adheres to a structure that is based on the criteria set out within the National Design Guide (NDG), published by the Ministry of Housing, Communities and Local Government (2021).

These include:

- Uses
- Movement
- Built Form
- Homes and Buildings
- Identity
- Public Spaces
- Nature
- Resources
- Lifespan

4.3 The following pages set out how the design proposals respond to the **approved Outline Application and design principles as set out in the Design and Access Statement**.

4.4 For ease of reference, the symbol below is used to show broad alignment with the outline application principles and illustrative masterplan.



Design proposals align with the outline application principles and illustrative layout.

The Good Design Guide (2019)

4.5 The Council adopted Good Design Guide Supplementary Planning Document (SPD) in March 2020. The Guide aspires to substantially raise design quality in Hinckley and Bosworth whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced.

4.6 The Guide sets out seven core design objectives for new development, which advise that development should:

- Be functional
- Support mixed uses and tenures
- Include successful public spaces
- Be adaptable and resilient
- Have a distinctive character
- Be attractive
- Encourage ease of movement.

4.7 This section of the Design Statement will show how these objectives are reflected in the design proposals using the following table.



The Good Design Guide: Design Objectives	Score
Functional	✓
Support Mixed Uses and Tenures	✓
Successful Public Spaces	✓
Adaptable and Resilient	✓
Distinctive Character	✓
Attractive	✓
Encourage Ease of Movement	✓



USES
Mixed and integrated



MOVEMENT
Accessible and easy to move around



BUILT FORM
A coherent development



HOMES AND BUILDINGS
Functional, healthy and sustainable



IDENTITY
Attractive and distinctive



PUBLIC SPACES
Safe, social and inclusive



NATURE
Enhanced and optimised



RESOURCES
Efficient and resilient

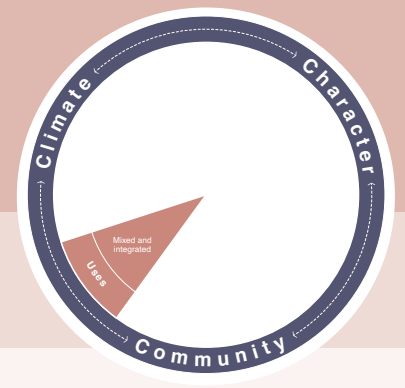


LIFESPAN
Made to last

LEGEND

- Outline application boundary
- Site boundary
- Ra Housetype name
- AS / OPP Handling
- Affordable dwellings - Social rent
- Affordable dwellings - Shared Ownership
- Affordable dwellings - First Homes
- Existing trees (subject to Arb survey)
- Root protection areas (subject to Arb survey)
- Trees to be removed (subject to Arb survey)
- Proposed trees (shown indicatively)
- Existing sewer easement
- Bin Collection Point
- Cycle Shed
- Surface water cut off trench





“Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use.”

(Para. 109, NDG 2021)

- 4.8 The development proposals include the following:
- Residential
 - Open Space and Green Infrastructure.

Residential – 40 dwellings (Class C3)

- 4.9 The development proposals provide a net developable area of 1.2 ha of residential development, achieving 40 dwellings, allowing space for a range of dwelling types suitable for people of different ages and lifestyles, including:

- 2 Bed: 5 no.
- 3 Bed: 21 no.
- 4 Bed: 12 no.
- 5 Bed: 2 no.

Affordable Housing

It is proposed that 20% of the dwellings provided are to be affordable housing, as set out in Policy 15 of the Hinckley and Bosworth Core Strategy 2009.

Affordable Housing Quantum

The proposed development will deliver 8 homes (20%).

Affordable Housing Tenure

The affordable housing tenure split is proposed at 50% social rent, 25% shared ownership and 25% First Homes.

Summary of Proposed Accommodation

Affordable Homes	8 (20% of 40)
Market Homes	32 (80% of 40)

Public Open Space and Green Infrastructure

- 4.10 Policy 19 of the Core Strategy (Green Space and Play Provision) sets the total requirement of open space for all new developments.
- 4.11 The development provides 1.20 hectares of publicly accessible open space, excluding the area allocated for surface water attenuation. This open space forms an integral part of the scheme, offering opportunities for informal recreation and contributing to the overall quality and character of the environment. Further detail on the design, function and distribution of this open space is set out within the Landscape Strategy section of this document.

THE GOOD DESIGN GUIDE : DESIGN OBJECTIVES	SCORE
SUPPORT MIXED USES AND TENURES	✓
SUCCESSFUL PUBLIC SPACES	✓

LEGEND

- Open Market
- S106 Affordable - First Homes
- S106 Affordable - Affordable Rent
- S106 Affordable - Shared Ownership





"Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function."

Para. 75, NDG 2021)

4.12 The proposed layout shows the disposition of land uses and the proposed structure for movement within the development. A well-connected movement network, accessible by all users, is proposed which helps to ensure that all areas of the development will be accessible, easy to navigate, safe and secure. The proposed access and movement strategy will focus on the delivery of the following elements which are in accordance with the objectives of national and local planning policy:

- Proposed access points;
- Proposed pedestrian and cycle movement network;
- Street hierarchy;
- Street typologies; and
- Parking strategy.

4.13 The location of the development, adjacent to the existing and established community of Burbage and within the wider settlement of Hinckley, is a positive characteristic which has been maximised through the provision of direct and attractive pedestrian routes.

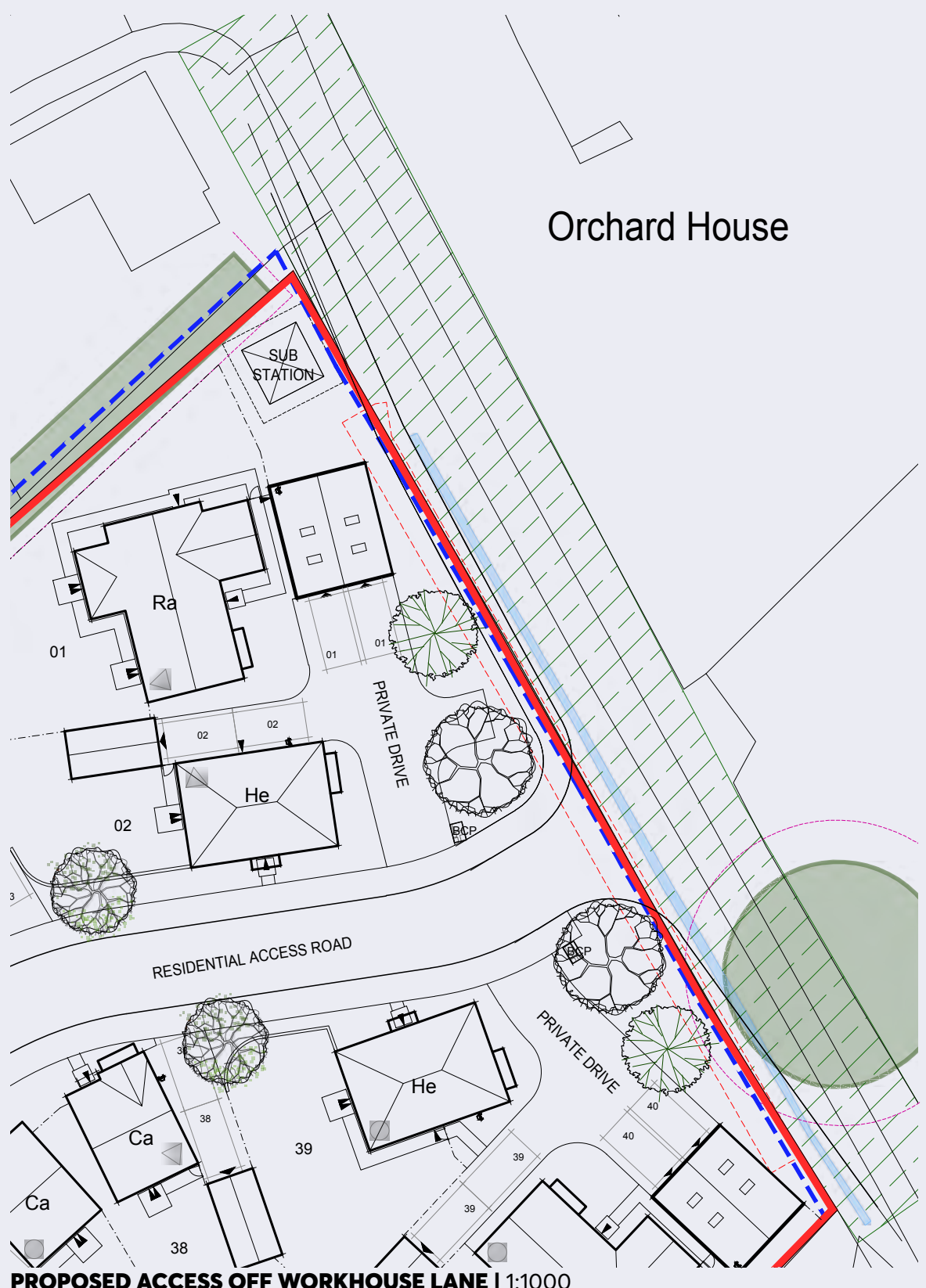
4.14 The proposed access strategies set out here clearly define the main routes.

PEDESTRIAN AND CYCLE ACCESS STRATEGY

- 4.15 The strategy for pedestrian and cycle movement is to provide ease of movement along safe and attractive routes. The pedestrian routes within the site connect to Workhouse Lane providing connections to the surrounding and wider context.
- 4.16 The following strategies have been adopted to deliver this and are shown on the proposed detailed layout:
- Provision of a minimum 2.0 metre wide footway from the main access point on Workhouse Lane connecting into the existing footway on the southern side of Frezenberg Close;
 - Provision of a minimum 2.0 metre wide footway to one or both sides of the Primary Street;
 - Private Drives treated as primary pedestrian priority routes;
 - Provision of a block structure that provides a legible and safe environment for pedestrians and cyclists moving throughout the site;
 - Provision of inclusive pedestrian links suitable for use by disabled users; and
 - Provision of appropriate surface material quality and sufficient active overlooking, to provide a sense of safety and security for users.

PROPOSED VEHICULAR ACCESS POINTS

- 4.17 The main vehicular access to the proposed development will be provided off Workhouse Lane via a 5.5m wide carriageway.

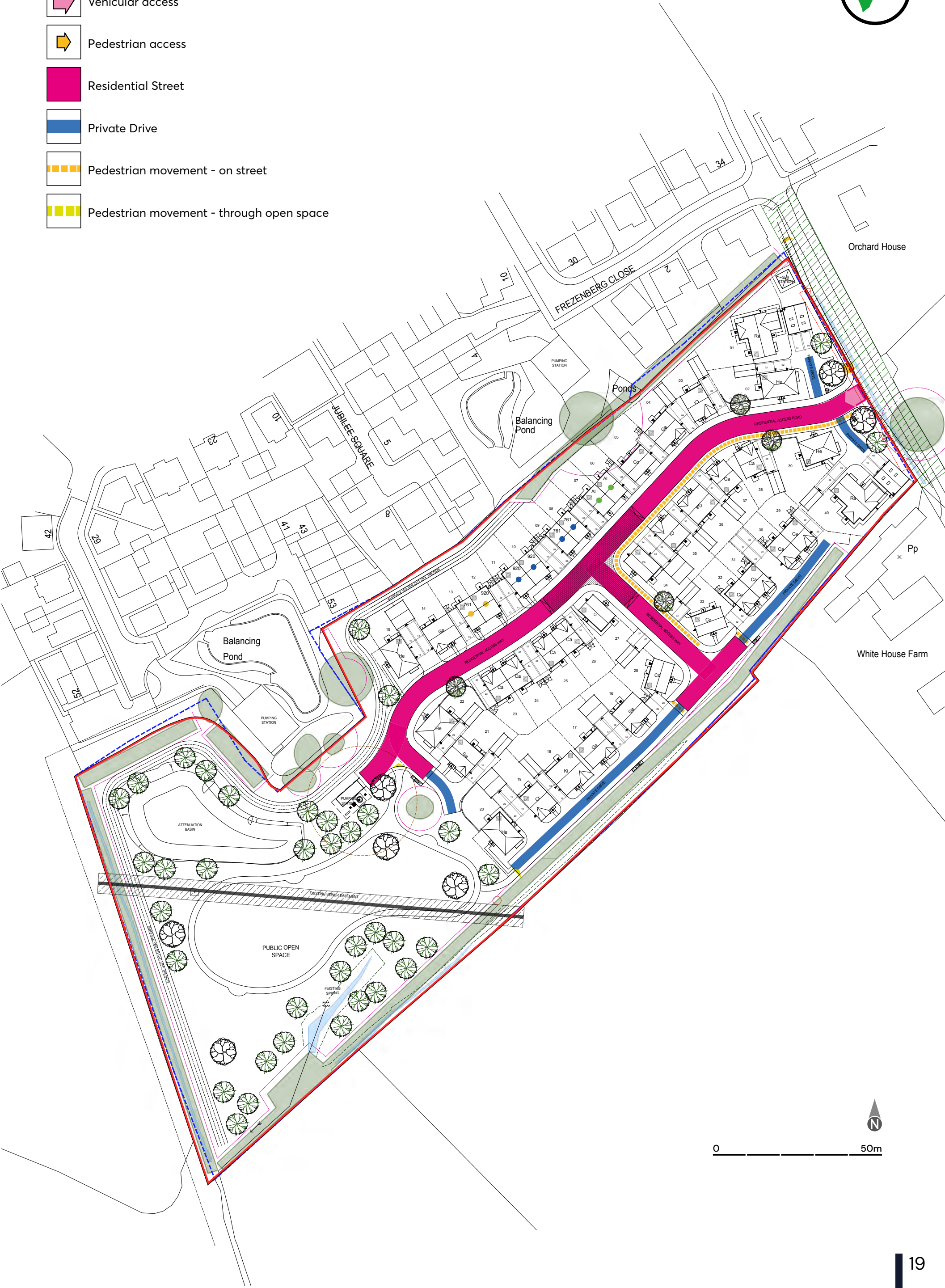


THE GOOD DESIGN GUIDE : DESIGN OBJECTIVES	SCORE
ADAPTABLE AND RESILIENT	☑
ENCOURAGE EASE OF MOVEMENT	☑

PROPOSED ACCESS OFF WORKHOUSE LANE | 1:1000

LEGEND

-  Vehicular access
-  Pedestrian access
-  Residential Street
-  Private Drive
-  Pedestrian movement - on street
-  Pedestrian movement - through open space



Orchard House

White House Farm



0 50m

STREET HIERARCHY

- 4.18 A clear hierarchy of streets is proposed creating an integrated movement network. Variation in the street types proposed aids in the creation of a legible and permeable development, whilst also providing for, and encouraging pedestrian and cycle movement, and delivering necessary vehicular connections.
- 4.19 Streets will be designed as key aspects of the public space, the nature and form of which will vary according to their connectivity, function and location within the development proposals. The development proposals have been influenced by “Manual for Streets 1 & 2”, which encourages designers to move away from standardised prescriptive measures and to adopt a more innovative approach, in order to create high-quality places for all users, ages and abilities.
- 4.20 The development and internal road network will be designed to encourage low vehicular speeds (circa 20mph) and streets will be defined by the building layout, so that buildings and spaces, instead of roads, dominate the street scene. The design will promote safe walking and high permeability through the site and aims to limit the potential for anti-social behaviour.
- 4.21 The proposed street hierarchy recognises the need to combine the function of the street as a movement corridor, alongside its placemaking function. The importance of each of the street types in terms of its movement and place function varies within the hierarchy.
- 4.22 The development includes a 5.5 metre wide carriageway along the primary ‘Residential Street’ which provides the vehicular access route into the development from Workhouse Lane along the eastern boundary of the site.
- 4.23 Shared surface ‘Private Drives’ feed off the primary Residential Street.
- 4.24 Street lighting will be designed to ensure safe and acceptable levels of lighting throughout the development.
- 4.25 The following street typologies are proposed for inclusion within the proposals:
- Residential Street (Primary)
 - Private Drive

PARKING

- 4.26 Parking has been designed in line with the current Hinckley and Bosworth guidance.
- 4.27 Parking will be provided in a location that is both convenient and well overlooked. It is designed to be as unobtrusive to the street scene as possible, with screening provided by the use of hedges and planting, where appropriate.

Residential Parking Strategy

- Allocated parking will be provided on plot, within the curtilage, and to the side of dwellings, with individual bays and/or garages set back from the building line, to allow ease of access to dwellings.
- Hinckley & Bosworth Borough Council’s published parking guidance, as set out within the Parking Standards Review (Appendix D), provides indicative maximum parking standards for residential development. The document identifies the following requirements:
- Dwellings with 4 or more bedrooms: 3 parking spaces per unit
- Dwellings with 3 bedrooms or fewer: 2 parking spaces per unit

Garages

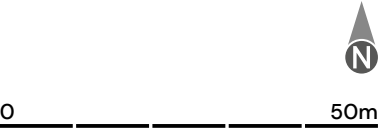
- 4.28 These are included in the provision of allocated parking and designed to a minimum internal size of 3m wide x 6m in length, as set out as shown in the house type portfolio.

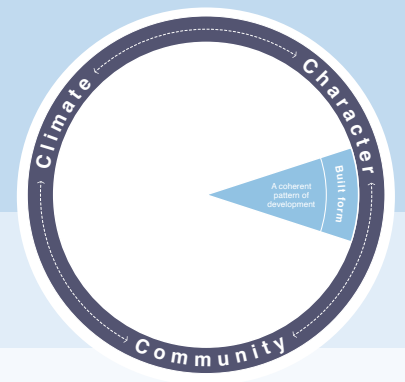
Cycle Storage

- 4.29 Provision for cycle storage is incorporated within the design of the development. For homes without garages, secure cycle storage will be provided within dedicated cycle sheds located in rear gardens, ensuring convenient and weather protected storage for residents. For plots that include a garage, it is assumed that the garage will also function as secure cycle storage, meeting the required standards for long term cycle parking provision.

LEGEND

- Allocated parking space
- Allocated garage parking space (including provision for cycle parking)
- Cycle shed





“Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place.”

(Para. 61, NDG 2021)

4.30 The arrangement of the built form creates a network of attractive streets and spaces including the following design principles:

- The proposed layout is based on the principle of perimeter blocks that enclose back gardens, providing a strong frontage to the public realm and ensuring active frontages overlook streets and spaces wherever possible;
- The relationship between existing and proposed development is a key element of the design proposals, in particular the immediate context to the north of the site;
- Green infrastructure is a key organising element of the detailed layout, aiming to ensure a site-specific identity is created.
- The use of key buildings at junctions, marker buildings at secondary corners and focal buildings to terminate street vistas will enhance the legibility of this development and aid wayfinding. These will incorporate variations in materials, colour, frontage treatment and architectural styles;
- The defining of streets through a clear hierarchy is further reflected by the shared surface streets and private drives that have varying set-backs. This provides opportunities for landscape planting to soften the street scene and together with variations of surface materials, help to slow traffic and provide a safer experience for pedestrian users. The layout of buildings and the spaces around them therefore dominate the street, rather than the highway; and
- The development will provide active frontages to proposed areas of public open space, and landscape planting, providing natural surveillance and opportunities for active overlooking.

LAYOUT AND PLACEMAKING

4.31 These design principles have ensured the development delivers a clear and distinguishable character reflecting the local vernacular and responding to the site’s location and constraints, while following the key principles set out in the approved outline application, including:

- Medium density mainly semi-detached and detached form;
- Larger detached dwellings along Workhouse Lane to reflect the existing frontages;
- Two storey housing development;
- Varied roofscape;
- Large public open space to the south-west of the site containing sustainable drainage features, landscape planting and a surfaced circular path;
- Predominantly hard public realm and contemporary landscape to other areas; and
- A range of parking provision.

DENSITY

4.32 The development will achieve an average net density of 33 dwellings per hectare (dph) across the site, which ensures the efficient use of land, yet is reflective of the surrounding area, helping to assimilate the proposals into the surrounding areas.

BUILDING HEIGHTS (SCALE)

4.33 The massing of the proposed development varies across the site according to the nature of the public realm to be created. All residential development will be 2-storey, reflecting the surrounding built form of Burbage. Variations in roofscape will be created by utilising a mix of eave and ridge heights and a varied use of building form, roof pitch and dwelling orientation.

CONTINUITY AND MASSING

4.34 Key development frontages, such as those overlooking areas of public open space and following the primary movement route, are particularly prominent and critical to the appearance of the development. Particular attention has been paid to the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the new development. These frontages have been designed as a composition, with consideration also given to the spaces they adjoin, in order to provide a cohesive approach to these prominent positions.

THE GOOD DESIGN GUIDE : DESIGN OBJECTIVES	SCORE
FUNCTIONAL	☑
SUPPORT MIXED USES AND TENURES	☑
SUCCESSFUL PUBLIC SPACES	☑
ADAPTABLE AND RESILIENT	☑
DISTINCTIVE CHARACTER	☑

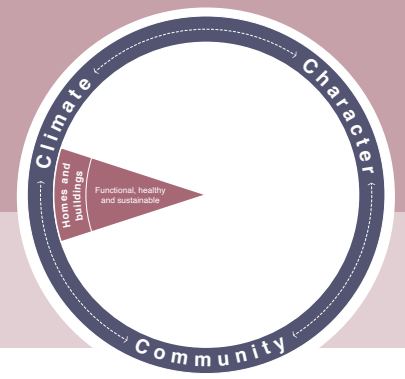
LEGEND

- 2 Storey
- 1.5 Storey
- 1 Storey



HOMES AND BUILDINGS

Functional, healthy and sustainable



NPPF
CHAPTERS
8,12

“Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.”

(Para. 120, NDG 2021)

- 4.35 The proposals will comprise a distinctive character and a strong sense of place, informed by important site features and the existing valued qualities of the local area.
- 4.36 The proposals aim to create a place that has a healthy, comfortable and safe internal and external environment.
- 4.37 House frontages are carefully designed with generous windows from habitable rooms, clearly defined and attractive front doors and planting to act as buffer between the pavement and window.

- 4.38 Internal habitable rooms are designed to have high levels of natural daylight and connect well to gardens and terraces.
- 4.39 Refuse storage is proposed to be within rear garden spaces and bin collection points are proposed at the end of Private Drives.
- 4.40 The design allows good access for emergency services, and facilitates the safe access to and from buildings in the event of an emergency.

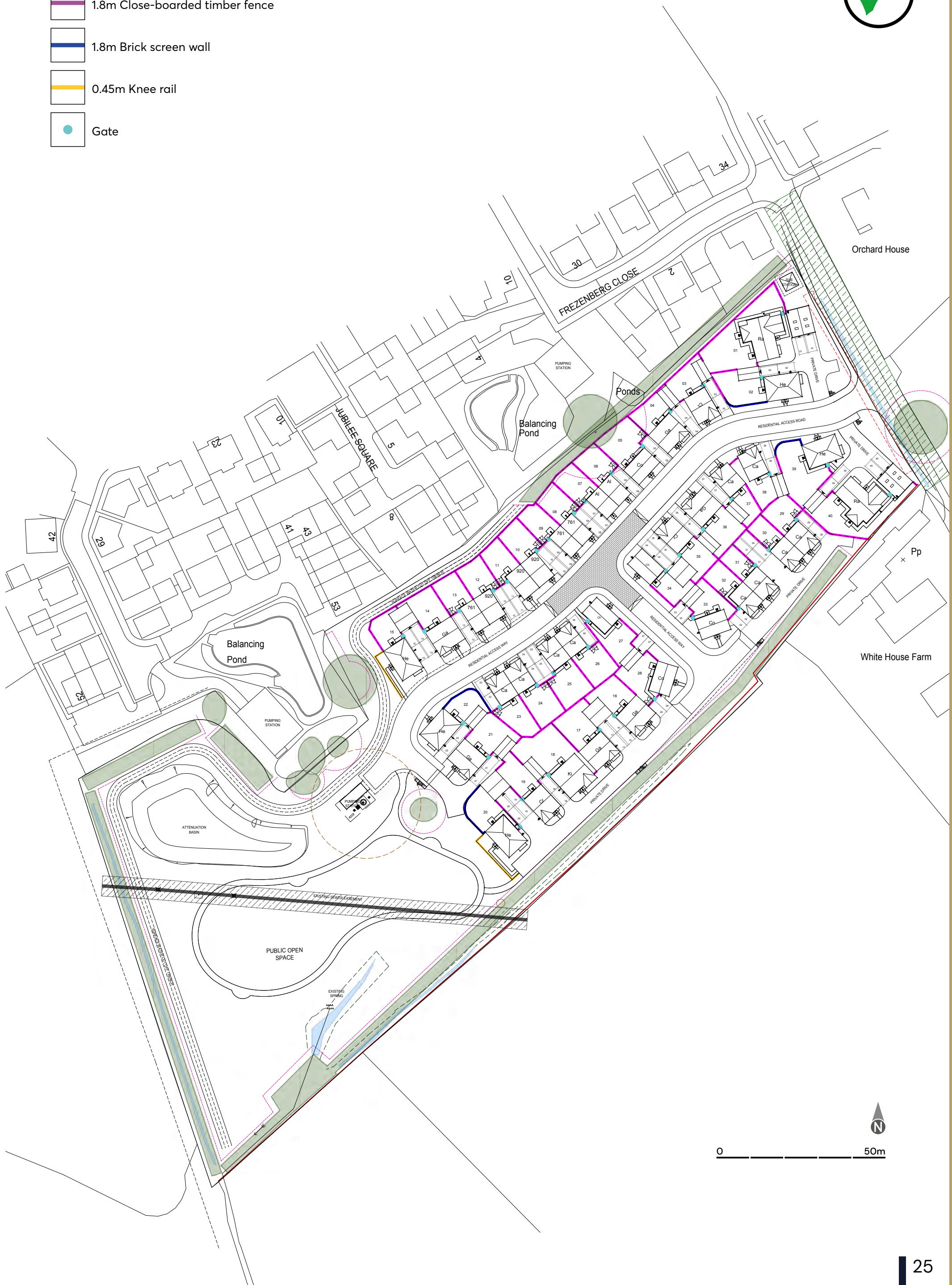
ENCLOSURES

- 4.41 A range of boundary treatments are proposed including:
- Brick walls;
 - Close boarded fencing;
 - Gate with close boarded fencing; and
 - Knee-rail fencing.
- 4.42 Along with surface materials, these boundary treatments will enhance the development area, demarcate ownerships and define public and private realm.



THE GOOD DESIGN GUIDE : DESIGN OBJECTIVES	SCORE
FUNCTIONAL	☒
ADAPTABLE AND RESILIENT	☒

	1.8m Close-boarded timber fence
	1.8m Brick screen wall
	0.45m Knee rail
	Gate





“The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.”

(Para. 50, NDG 2021)

4.43 The identity of the scheme is shaped by a coordinated approach to architectural language, materials, detailing and landscaping. A unified materials palette and the repetition of key architectural elements across the site help to establish a recognisable and consistent sense of place. The development places particular emphasis on key characteristics that define its visual identity. These include the predominant use of brick elevations, the selective application of render to emphasise feature plots, the incorporation of brick detailing to introduce subtle richness, and the considered use of Tudor boarding to reference the local context. Together, these elements create an attractive, well composed and contextually grounded residential environment.

4.44 Architecturally the development draws on locally distinctive forms that are interpreted in a contemporary and well balanced manner. Brick serves as the primary material, establishing a robust and unified base character. Regular building setbacks reinforce clear street edges, while consistent roof forms and simple building shapes support a coherent built form across the site. Elevation treatments further strengthen identity, with brick detailing such as string courses, soldier courses and decorative banding adding articulations of depth and interest. Render is applied judiciously to key or corner plots to create focal points and assist with wayfinding. Tudor boarding is used sparingly but purposefully to introduce variety where beneficial without undermining overall cohesion. Traditional window proportions and false chimneys on selected plots help define a consistent roofscape and contribute to a familiar residential character.

4.45 The streetscape identity of the development is reinforced through coordinated building lines, consistent boundary treatments and the repetition of key materials, including brick with render accents. Landscape design plays a central role in strengthening this identity, with a unified planting palette, coordinated hard landscape materials and structured tree planting that frames views and emphasises street hierarchy. These elements collectively create orderly, attractive and clearly legible streets that contribute to a strong sense of place.

4.46 Overall, the scheme achieves a strong, clearly defined identity through a unified and carefully curated approach to built form, materials and landscape design. The coordinated use of brick, render, brick detailing and Tudor boarding establishes a rich yet cohesive architectural character. Combined with consistent streetscape treatments and an integrated landscape strategy, these elements ensure that the development delivers a distinctive, memorable and contextually responsive sense of place without relying on formal character areas.

Proposed Materials

4.47 The proposed palette of materials is informed by the local context and includes:

- 2no. red brick multi;
- 2no. contrasting colour roof tiles;
- Render;
- Barge boards; and
- Doors in three RAL colours.

The distribution of materials is shown on the plan opposite.

THE GOOD DESIGN GUIDE : DESIGN OBJECTIVES	SCORE
DISTINCTIVE CHARACTER	☒
ATTRACTIVE	☒

LEGEND

- FACING BRICKS**

 - Facing brick A (Red brick multi 1)
 - Facing brick B (Red brick multi 2)
- ROOF TILES**

 - Roof tile A (Slate grey)
 - Roof tile B (Peat brown)
- ELEVATION TREATMENT**

 - Render (Pearl monocouche)
 - Render (with brick detail)
 - Brick (with tudor boarding detail)
 - Brick (with render/brick detail)
- DOOR COLOUR**

 - Door colour A (RAL 7016)
 - Door colour B (RAL 7038)
 - Door colour C (RAL 7032)
- ADDITIONAL DETAILS**

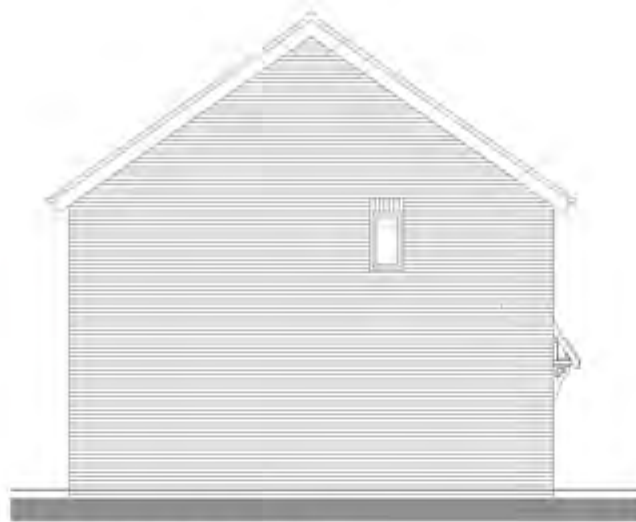
 - Barge boards and soffit (Brick - white)
 - Barge boards and soffit (Render - black)
 - Rainwater goods (All RWP to be black)



Housetypes



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

ALFORD - 2 Bedroom - Semi-detached

Housetypes



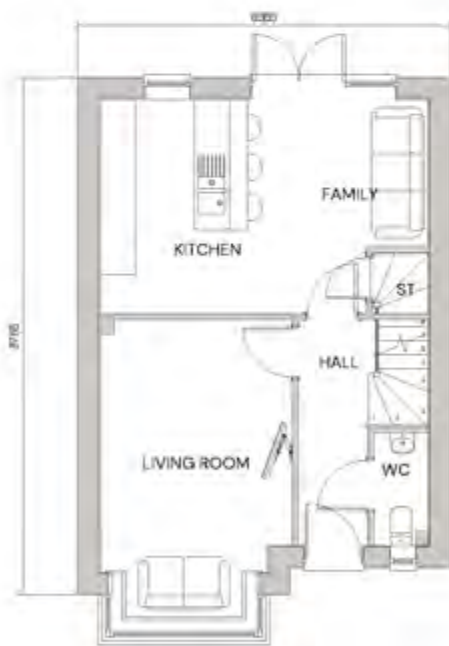
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CARDEW - 3 Bedroom - Detached

Housetypes



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

CHAPMAN - 3 Bedroom - Detached

Housetypes



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

CRANE - 3 Bedroom - Detached



FRONT ELEVATION



SIDE ELEVATION



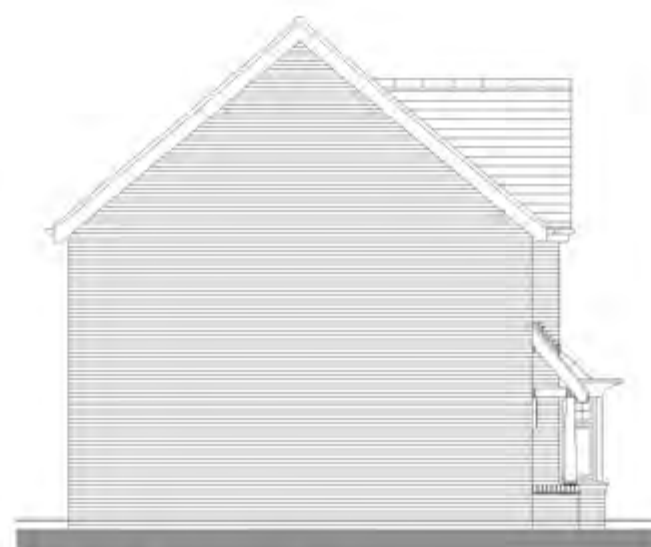
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

GARDENER - 4 Bedroom - Detached

Housetypes



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIDE ELEVATION

HEYWOOD - 4 Bedroom - Detached



STREET SCENE A-A |



STREET SCENE B-B |



STREET SCENE C-C |

CARDEW PLOT 26	CARDEW PLOT 25	CARDEW PLOT 24	CARDEW PLOT 23
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PUBLIC SPACES

Safe, social and inclusive



NPPF
CHAPTERS
8,9,12

“The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.”

(Para. 99, NDG 2021)

4.48 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.

LANDSCAPE STRATEGY

4.49 The development proposal provides 1.20ha of green infrastructure compliant with the outline consent requirement.

4.50 Aligned with the outline consented Design and Access Statement, the proposed reserved matters landscape design strategy is underpinned by the below elements.

- Habitat creation. Retained green infrastructure is supplemented with the creation of biodiverse habitats through the provision of connected, new native tree, hedgerow, shrub planting, species rich wildflower meadow, marginal and wetland wildflower meadow. Plot frontage planting to include pollinator species.
- Maintaining and reinforcing the existing trees and hedgerow to the site boundaries. A single tree is retained within the site and suitably positioned within public open space. Perimeter hedgerow to be supplemented with new native trees, shrub planting and species rich wildflower margins. Hedgerow removal required to facilitate the sites highway access shall be replaced with new mixed native hedgerow (like for like with advanced stock) and feature trees to create and attractive, landscaped entrance and maintain the landscape character of Workhouse Lane.
- The main public open space area to the western end of the development comprises many functions including recreation and biodiversity. A network of level, surfaced and mown, looped pedestrian footpath with seating opportunities allows access for all. Perimeter hedgerows and trees are reinforced with new native tree, hedgerow and shrub planting with margins of species-rich wildflower meadow. This perimeter planting allows for outwards views to the countryside beyond. A large drainage feature, the attenuation basin and cutt off ditch has been integrated into the landscape with new marginal planting, and species rich wetland wildflower meadow. The existing sewer easement is void of proposed structures and planting. A pumping station has been screened with new hedgerow and shrub planting. An existing spring and associated vegetation shall be retained and managed.
- Landscape Streets. Streets and plot frontages shall be planted with a wide variety of ornamental hedgerow, shrubs and specimens (including pollinating species for bees and insects). Small to medium street trees are positioned where space allows to soften the streetscene.
- Species selection. Proposed public open space tree, hedgerow, shrubs and wildflower species are native and appropriate to the landscape context of the site.



THE GOOD DESIGN GUIDE : DESIGN OBJECTIVES	SCORE
FUNCTIONAL	☑
SUCCESSFUL PUBLIC SPACES	☑
ADAPTABLE AND RESILIENT	☑
DISTINCTIVE CHARACTER	☑
ATTRACTIVE	☑
ENCOURAGE EASE OF MOVEMENT	☑

LEGEND

- 

Site boundary
- 

Existing trees to be retained
- 

Existing hedgerow to be retained
- 

Existing hedgerow to be removed
- 

Existing spring retained
- 

Existing grassland/vegetation retained
- 

Existing sewer easement
- 

Proposed feature trees (native)
- 

Proposed public open space tree (native)
- 

Proposed street trees (native cultivars)
- 

Proposed rear garden trees (indicative)
- 

Proposed mixed native hedgerow planting (advanced stock)
- 

Proposed ornamental hedgerow planting
- 

Proposed ornamental shrub planting and specimen shrubs
- 

Proposed species rich wildflower meadow
- 

Proposed amenity grass area
- 

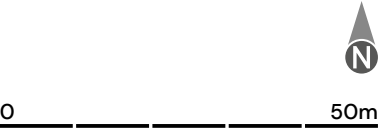
Proposed hoggin footpath (2m wide)
- 

Proposed species rich wetland meadow
- 

Proposed bench seating
- 

Surface water cut off trench
- 

Proposed ground contouring (mounds)





CREATING A SAFE PLACE TO LIVE

4.51 One of the design objectives of the National Planning Policy Framework (NPPF) states that developments should:

“...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and fear of crime, do not undermine the quality of life or community cohesion and resilience”

(Para. 135(f), NPPF Dec 2024)

4.52 The design proposals for the land off Workhouse Lane are based on an understanding of best practice guidance and reference has been made to the relevant documents including “Safer Places: The Planning System” and “Manual for Streets as well as ACPO “New Homes” guidance.

4.53 Well-designed public lighting increases the opportunity for surveillance at night and will be integrated into future reserved matters applications.

4.54 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.



4.55 In forming the design proposals, the following key attributes have been included:

- Buildings have been generally orientated back-to-back to ensure rear gardens are enclosed and protected, providing private rear amenity space for all dwellings;
- Public open spaces are well overlooked by the surrounding built form;
- All routes are necessary and serve a specific function or destination;
- The primary movement route forms a connected loop within the site, with lower category roads forming off the primary road to serve smaller groups of dwellings, but with a clearly different street character to signal a semi-private environment;

- The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management;
- Semi-private clusters of courtyard parking serving a limited number of dwellings to encourage residents to take ownership of the space and to let users know it 'belongs' to the dwellings;
- Natural surveillance is promoted wherever possible; and
- Architectural details which promote natural surveillance, and the active overlooking of spaces are to be included in the future detailed design of dwellings, not only through window positioning, but also through the use of bay windows in key locations, offering further angles of natural surveillance.



NPPF
CHAPTERS
8,12,14,15

“Nature contributes to the quality of a place, and to people’s quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.”

(Para 90, NDG 2021)

4.56 Alongside well-designed public spaces the proposed water management and planting strategies offer the opportunity to enhance and optimise the development proposals, providing resilience to climate change and supporting biodiversity.

RETENTION AND MANAGEMENT OF EXISTING VEGETATION

4.57 Within any proposed development, successful retention and enhancement of existing arboreal features requires a strategy to be developed from the outset. The proposed development requires no tree loss.

NEW STRUCTURE OF PLANTING

4.58 Planting within the scheme will be utilised to enrich biodiversity, assist in place making and create identity within the development. Along with the elevational treatments of the buildings, the landscape materials and planting proposals will reinforce the overall character within the scheme and provide continual reference to the surrounding landscape.

4.59 The proposed new structure of planting forms important links as part of the green infrastructure network connecting into the existing landscape, hedgerows and tree belts. The range of planting provided will incorporate a number of ecological enhancements to improve the biodiversity of the site overall.

4.60 The importance of incorporating street trees, as well as tree planting within other components of the green infrastructure, is reiterated in para 136 of the NPPF 2024:

4.61 “Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users”.

(Para 136, NPPF 2024)



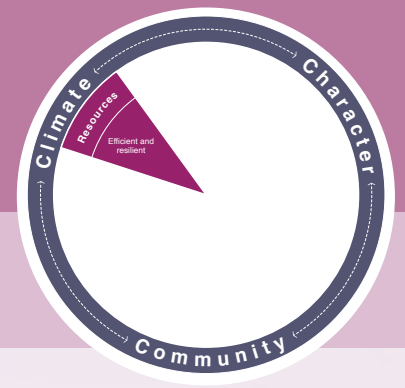
THE GOOD DESIGN GUIDE : DESIGN OBJECTIVES	SCORE
FUNCTIONAL	☑
SUCCESSFUL PUBLIC SPACES	☑
ADAPTABLE AND RESILIENT	☑
DISTINCTIVE CHARACTER	☑
ATTRACTIVE	☑



SUSTAINABLE DRAINAGE

- 4.62 The integration of a comprehensive Sustainable Drainage System (SuDS) has been considered from the outset and shaped the masterplan development. The aim of SuDS is to maximise the existing potential of the site to attenuate and clean water, while providing valuable amenity by creating and integrating landscaped features and promoting a greater diversity of flora and fauna.
- 4.63 SuDS manage surface water run-off rates by mimicking natural drainage characteristics to achieve a sustainable drainage solution that balances water quality, water quantity, amenity and biodiversity.
- 4.64 Well-designed SuDS also provide opportunities for communities to enjoy the dynamic nature of the water environment and the different habitats that may be sustained by it. The proposed SuDS has therefore been considered at the outset, with the water management strategy being an integral part of the overall masterplan for the development.





“Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050.”

(Para. 135 NDG, 2021)

4.65 The NPPF states at para. 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

4.66 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.

SUSTAINABLE BUILDING TECHNIQUES

4.67 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;
- An element of construction waste reduction or recycling; and
- Electric vehicle charging points.

BUILDING REGULATIONS

4.68 The proposed development will 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.

MATERIALS AND WASTE RECYCLING

4.69 Materials selected for construction, including hard and soft landscaping elements, will 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.

SITING AND BUILDING ORIENTATION

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

4.71 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.

LANDSCAPE DESIGN AND MICROCLIMATE

4.72 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.

SUSTAINABLE DRAINAGE SYSTEMS

4.73 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.

SUSTAINABLE COMMUNITIES

4.74 The proposals make effective use of the site, with residential development located adjacent to the existing built form of Burbage, ensuring that the development delivers housing in a location that is both sustainable as well as reducing the reliance on car ownership.

4.75 Areas of green space have been incorporated into the proposals with substantial areas of publicly accessible amenity open space, 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.

THE GOOD DESIGN GUIDE : DESIGN OBJECTIVES	SCORE
FUNCTIONAL	☑
SUPPORT MIXED USES AND TENURES	☑
ADAPTABLE AND RESILIENT	☑





NPPF
CHAPTERS
8,12,14,15,16

“Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan.”

(Para. 151, NDG 2021)

A SENSE OF OWNERSHIP

4.76 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.

ADOPTION AREAS

- 4.77 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.

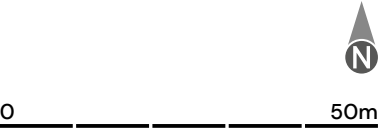
ADAPTING TO CHANGING CIRCUMSTANCES

4.78 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.

THE GOOD DESIGN GUIDE : DESIGN OBJECTIVES	SCORE
FUNCTIONAL	☑
SUCCESSFUL PUBLIC SPACES	☑
ADAPTABLE AND RESILIENT	☑

LEGEND

-  Bin collection point
-  Bin route from storage location to bin collection point
-  Bin route from refuse vehicle to bin collection point



5

SUMMARY OF COMPLIANCE

- 5.1 This residential development has been designed to fully align with the principles and parameters established in the original outline approval. The layout follows the approved street structure, access arrangements and overall development framework, refining these elements into a well resolved and deliverable scheme.
- 5.2 The mix and arrangement of 2, 3, 4 and 5 bedroom homes reflect the scale, density and character anticipated at outline stage, with building lines, plot positions and movement patterns all shaped by the approved masterplan. Parking, cycle storage and the spatial distribution of homes have been developed in accordance with the outline expectations, with adjustments only made to ensure compliance with current design standards.
- 5.3 The scheme also delivers the required areas of open space (excluding attenuation), consistent with the outline vision, with further detail set out within the Landscape Strategy section of this document.
- 5.4 Overall, the detailed design remains firmly grounded in the outline approval, translating high level principles into a coordinated, policy compliant and high quality residential layout.



bhb architects

Illustrative Masterplan (Drg. No. 3518-SK01D)
Prepared by BHB Architects

LEGEND

- Outline application boundary
- Site boundary
- Ra Housetype name
- AS / OPP Handing
- Affordable dwellings - Social rent
- Affordable dwellings - Shared Ownership
- Affordable dwellings - First Homes
- Existing trees (subject to Arb survey)
- Root protection areas (subject to Arb survey)
- Trees to be removed (subject to Arb survey)
- Proposed trees (shown indicatively)
- Existing sewer easement
- Bin Collection Point
- Cycle Shed
- Surface water cut off trench



CONCLUSION

“Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This ‘story’ will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning application.”

(Para. 16, NDG 2021)

- 6.1 The proposed development will create housing choice at land off Workhouse Lane and in accordance with the design principles as set out in the approved outline application (reference 20/01012/OUT).
- 6.2 The site layout is founded on the best practice in urban design, community integration and sustainable development, with strong links to the wider area. It aims to create a development for the 21st Century, whilst reflecting the desirable elements of the local vernacular as seen in Burbage.

6.3 In this context, the development will respect the local character but also move the community towards a more sustainable future, through an increase in housing choice. Development will accord with the principles of high quality design and best practice to create a townscape that is varied and sympathetic to its environment. The aim must be to achieve a development with a strong identity and distinct sense of place whilst at the same time integrating with the existing community.

6.4 The development proposals will be achieved in the following way:

- The delivery of 40 new homes in a range of dwelling types, sizes and tenure, offering an accessible and acceptable choice of lifestyles;
- The creation of an integrated residential community set within the approved development proposals for the outline application;
- Delivery of a new open space for the benefit of both new and existing residents in the area;
- The creation of pedestrian routes through the development;
- Providing a development that is well connected, readily understood and easily navigated, with the delivery of a new access from Workhouse Lane to the east of the site;
- Promoting the objectives of sustainable development through layout and design; and
- Adheres to the adopted ‘Good Design Guide’ principles.







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