

**Land South of Burbage.
Design & Access Statement Addendum.**

On behalf of Redrow Homes (Midlands)
P22-2560_GO03 | MARCH 2025

Design.

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1 Introduction.

- 1.1 INTRODUCTION
- 1.2 PURPOSE OF STATEMENT

1.1 INTRODUCTION

This document outlines the design updates to the Illustrative Masterplan, submitted as part of the hybrid planning application, in August 2024 (24/00083/HYB).

The revised proposals within this document contain minor amendments to the illustrative development strategy presented.

The updates included within this document are a continuation of the works already undertaken in the original Design & Access Statement, and aim to provide a clear set of drawings and explanations of changes that are being made.

This has been undertaken to ensure that there is clarity about the proposed form of development, providing assurances that the overarching urban design and planning principles are being retained and therefore continue to result in a satisfactory form of development.

1.2 PURPOSE OF DOCUMENT

The purpose of this document is to outline the proposed changes following feedback received from LCC Highways following updates to the LCC Highways Design Guide and LTN 1/20 conformity, as well as amendments to the affordable housing provision.

Whilst the overall development description remains the same as the original proposals, this document covers the minor tweaks to the August 2024 submission.



Land South of Burbage Design & Access Statement
(Submitted August 2024)



2 Revised Proposals.

2.1 PLANNING LAYOUT

The planning layout depicted on the adjacent pages has remained largely unchanged since the August 2024 submission. However, minor modifications to the access road and footpath/cycle network have been made in response to feedback from Leicestershire County Council.

The changes to the planning layout include:

- The introduction of a section of segregated cycleway from the Coventry Road entrance into The Site for approx. 440m, whilst retaining tree-lined road strategy;
- A shared foot/cycle network loop around the development core designed to LTN 1/20 cycle infrastructure design standards and also in line with the new LCC highway design guide;
- The shared foot/cycleway extends to the emergency access link on the eastern edge of The Site on Workhouse Lane;
- Updates to the road network to reduce the amount of shared private drives; and,
- Raised tables have been added along the road network as speed control measures.

Along with changes to the highways, there has been a minor amendment to the affordable housing mix, reducing the percentage of 1 bed units, in line with comments from the housing officer.

There are small changes to the positioning of some dwellings within the layout. However, these are negligible and do not amount to any significant change to the masterplan.

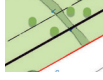
Care has been taken when making changes to the planning layout to conform to 'The Good Design Guide' SPD and the 'Building for a Healthy Life' design guides.



Planning Layout – Access Road
(Submitted August 2024)



Planning Layout
(February 2025)

	Site Boundary		Proposed Cycle/Footpath Network (LTN 1/20 compliant)		LEAP		Care Home Area
	Residential Development		Drainage Areas		MUGA/NEAP		Self Build Area
	Primary Site Access (via Coventry Road)		Existing Trees & Hedgerows		POS		Noise Bund
	Additional Site Access (via Workhouse Lane)		Proposed Landscape Strategy				

2.2 PLANNING LAYOUT (CTND)

The amendments to the access road have been highlighted on the following pages. Although minor, these plans show the changes to the segregated foot/cycle network in line with the comments from LCC Highways.



Planning Layout – Access Road
(Submitted August 2024)



Planning Layout – Access Road
(February 2025)



3 Conclusion.

6 Conclusion.



3.1 CONCLUSION

This document outlines the revisions to the Planning Layout. These changes are limited to minor amendments, and

This document outlines the revisions to the Planning Layout. These minor changes are limited to the amendments to the access road and raised tables, foot and cycle network, affordable housing provision and slight tweaks to a small number of dwelling positions.

For more information on the services we offer, see our latest Expertise brochures:



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