




Proposed Residential Development on Land East of

Lutterworth Road, Blaby

Design & Access Statement

October 2023

The image features a decorative background with a repeating geometric pattern. The pattern consists of large, overlapping triangles and trapezoids in three colors: a deep navy blue, a rich burgundy red, and a textured, aged tan paper. The shapes are arranged in a way that creates a sense of depth and movement. The text is centered within a dark red horizontal band that spans the width of the page.

Davidsons Developments Limited is a family owned company based at Ibstock in Leicestershire. Established in 2007, the family has been building homes under a well-known brand for three generations. Our design approach is based on seeking to reflect the qualities of traditional towns and villages that make England distinctive, memorable and loved. We pride ourselves on well-crafted homes that collectively sit together to create beautiful streets and spaces.



BUILDING
A BETTER
BRITAIN



A LOCAL
FAMILY
OWNED
BUSINESS

AWARD
WINNING
TEAM



THE DAVIDSONS
Difference



Blaby Bypass

Lutterworth Road



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1

INTRODUCTION



INTRODUCTION

Davidsons recognise that key to the process of producing high quality developments is the identification of the most appropriate sites, a proper understanding of the context within which new homes will sit and the preparation of a strong vision.

Davidsons have an interest in land east of Lutterworth Road in Blaby. This Design and Access Statement (DAS) sets out why Davidsons believe this site will be a position extension to the settlement of Blaby, maintaining and enhancing the characteristics of the existing settlement.

A consultant team has been assembled to undertake a range of surveys and assessments that consider the suitability of the site. Issues around transport, landscape, drainage and ecology have all been considered, and the outputs have not only confirmed that the site is suitable for new housing but have also informed the preparation of an Illustrative Masterplan that demonstrates how the proposed scale of development can be sensitively accommodated.

This Statement should be read in conjunction with these accompanying reports, including the Planning Statement.

Proposed Development

Total site area: 1.98ha (4.9 acres)

Residential area: 1.48ha (3.7 acres)

Existing land use: Disused Allotments and Golf Course Fairway

Proposed land use: Residential

Proposed vehicular access: Lutterworth Road

Number of dwellings: up to 53 dwellings

Proposed density: 40 dwellings per hectare (DPH)

This Design and Access Statement has been structured as follows:

Section 1 Introduction: outlines the background to the proposals and the structure of the document;

Section 2 Planning Policy Context: sets out the key planning policies relating to design and access which have informed the proposals.

Section 3 Understanding the Site: provides an overview of the site, the context within which the design proposals will sit and the key findings that have informed the design.

Section 4 Design Proposal: includes details of the proposed uses, quantum of development, appearance and landscaping.

Section 5 Summary: provides an overall conclusion and an assessment of the proposals.





“ The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. ”

National Design Guide

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Planning Policy Context

PLANNING POLICY CONTEXT

National Planning Policy

A full consideration of the planning policy context is set out in the Planning Statement – a summary with regard to design development and proposals is provided in this section.

The National Planning Policy Framework 2021 (NPPF) outlines the Government’s planning policies for England. The ‘presumption in favour of sustainable development’ is at the heart of the document.

“ The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. ”

National Design Guide

Section 12 of the NPPF specifically addresses the matter of good design. It corroborates the principle that good design and good planning are indivisible and, taken together, are a key component of achieving sustainable development.

Paragraph 119 of the Framework states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 126 details that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 states that planning policies and decisions should aim to ensure that developments: -

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and,
- f. 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

- g. where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 131 states that 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.

This DAS demonstrates how each of the objectives and design principles within the NPPF have been incorporated within the proposed scheme.

Planning Practice Guidance

Planning Practice Guidance (PPG) was launched on the 6th March 2014 and provides guidance on Design and Access Statements; it states that they must:

- Explain the design principles and concepts that have been applied to the proposed development; and
- Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

National Design Guide

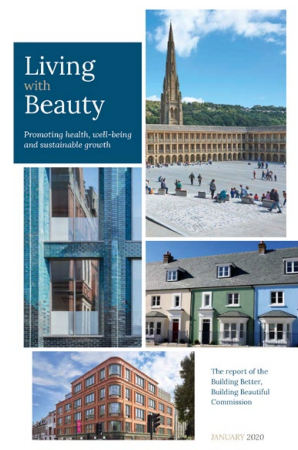
The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The ten characteristics are:

1. Context – enhances the surroundings
2. Identity – attractive and distinctive.
3. Built form – a coherent pattern of development.
4. Movement – accessible and easy to move around.
5. Nature – enhanced and optimised.
6. Public spaces – safe, social, and inclusive.
7. Uses – mixed and integrated.
8. Homes and buildings – functional, healthy, and sustainable.
9. Resources – efficient and resilient.
10. Lifespan – made to last.

Living With Beauty

The Building Better, Building Beautiful Commission is an independent body set up to advise government on how to promote and increase the use of high-quality design for new build homes and neighbourhoods. In its final report, 'Living with beauty', the Commission has set out its recommendations to government proposing: -

“ a new development and planning framework, which will ask for Beauty; refuse ugliness; and promote Stewardship. ”



Living with Beauty

Building for a Healthy Life

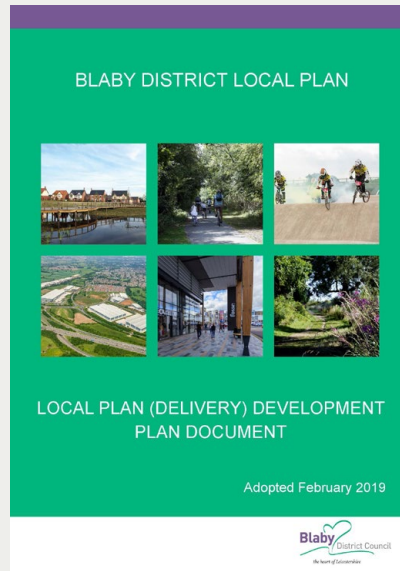
Building for a Healthy Life is the latest edition of - and new name for - Building for Life 12. The original 12-point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which have been made to the 12 considerations in response to good practice and user feedback. An assessment of the proposals against the twelve questions is provided at the end of this document, by way of summary.



Building for a Healthy Life

Local Plan and Sites and Policies Document

A Planning Statement is submitted in support of the application and repetition of the detail contained within that report is not considered appropriate. The planning policy with regard specifically to Design and Access are however, summarised below;



Blaby District Local Plan (Core Strategy) February 2013

The Blaby District Local Plan (Core Strategy) was adopted by Blaby District Council on 21st February 2013.

Policy CS2 – Design of New Development states that all new development should respect distinctive local character and should contribute to creating places of a high architectural and urban design quality, contributing to a better quality of life for the local community.

Development proposals should demonstrate that they have taken account of local patterns of development, landscape and other features and views and are sympathetic to their surroundings through urban design, landscaping (including tree planting), architecture and architectural detailing.

High quality places, which are safe and socially inclusive, will be required through the application of good design principles including layout, street design, scale, materials, natural surveillance, orientation, and sustainable construction.

New development should create safe environments where crime and disorder or fear of crime does not undermine quality of life. The design of new development should take account of, and provide opportunities to enhance, the natural and historic environment, including improvements to Green Infrastructure and opportunities to promote biodiversity.

Consideration should be given to the access and mobility needs of people (including but not limited to, elderly people and disabled people).

Policy CS7 – Affordable Housing states that a minimum of 25% of the total number of dwellings are to be affordable housing on developments of 15 or more dwellings.

To ensure mixed and sustainable communities, residential development should integrate affordable and market housing through the dispersal of affordable housing units within residential development (pepper-potting) and use a consistent standard of design quality. The tenure split and mix of house types for all affordable housing will remain flexible and will be assessed on a site-by-site basis, taking into account the latest evidence on affordable housing needs, through the Strategic Housing Market Assessment and other evidence of local need.

Policy CS8 – Mix of Housing states that residential proposals for developments of 10 or more dwellings should provide an appropriate mix of housing type (house, flat, bungalow etc); tenure (owner-occupied, rented, intermediate) and size (bedroom numbers) to meet the needs of existing and future households in the District, taking into account the latest Strategic Housing Market Assessment and other evidence of local need.

The Council will encourage all housing to be built to ‘Lifetime Homes’ standards, where feasible and future housing requirements will be informed by the latest Strategic Housing Market Assessment (SHMA).

Policy CS14 – Green Infrastructure (GI) states that Blaby District Council and its partners will seek to protect existing, and provide new, ‘networks of multi-functional green spaces’. This network will comprise public and privately owned land. Green

Infrastructure can include formal open spaces for sport and recreation, green areas that can be used for informal recreation, areas that are valuable for their bio-diversity (flora and fauna and network links), areas that are of cultural importance (heritage assets and their settings), areas that maintain natural and ecological processes (such as floodplains) and other areas that contribute to the health and quality of life of communities.

Policy CS15 – Open Space, Sport and Recreation states Blaby District Council will seek to ensure that all residents have access to sufficient, high quality, accessible open space, sport and recreation facilities. In order to achieve this, the following standards, which indicate the provision of open space sport and recreation per 1000 population in the District, will be used. For development likely to contain less than 1000 population, a pro-rata approach will be used. The figures in brackets indicate desirable access standards in distance (metres) or time (minutes):

- Parks and Recreation Grounds - 0.8 ha (800 m)
- Outdoor Sports Space - 1.0 ha (480 m)
- Children & Young people’s Space - 0.30 ha (Junior 450m /Youth 800m)
- Informal Open Space - 0.5 ha (480m)
- Natural Greenspace - 1.0 ha (960m)
- Allotments - 0.3 ha (480m)
- Sports Halls - 1 x 4-court hall per 13,984 persons

(10 minutes drive)

- Swimming Pools - 1 x 4-lane (25 metres) per 20,720 persons (10 minutes drive)
- Small halls/community venues - 1 per 2,500 persons (10 minutes drive)

The above standards will be used to ensure that development proposals provide sufficient accessible open space, sport and recreation, taking into account any local deficiencies. New on-site provision or financial contributions to improve the quality of, or access to, existing open space, will be expected and commuted maintenance sums will be sought.

Existing open space, sport and recreation facilities will be protected, and where possible enhanced.

Policy CS19 – Bio-diversity and geo-diversity states the Council will work closely with national and local wildlife organisations, local communities and landowners in order to ensure the creation and designation of new wildlife sites and the identification, restoration, protection and enhancement of existing sites and new priority habitats, where appropriate opportunities arise. The Council will explore the potential for new ‘Local Wildlife Sites’ in association with major development.

When considering development proposals of an appropriate type and scale, the Council will seek to ensure that opportunities to build in biodiversity or geological features are included as part of the design.

Blaby District Local Plan (Delivery) Development Plan February 2019

The Blaby District Local Plan (Delivery) was adopted by Blaby District Council on 4th February 2019 and forms the second part of the Local Plan. It has been prepared to implement the Council's spatial strategy as set out in the adopted Core Strategy.

Blaby Neighbourhood Plan February 2018

Within the Blaby Neighbourhood Plan, the site falls within the Character Area F (The Green Wedge). The site is listed as BNP6a Reserve Housing Site S1 as shown on the Proposals Map below.

The vision for the Blaby Neighbourhood Plan is that:

"Blaby will be a vibrant, well balanced community that continues to be a great place to live, to be educated, to work and to visit whilst maintaining its historic character as a large village with an attractive conservation area and variety of open spaces."

The Neighbourhood Plan provides guidance for planners and developers on how to deliver the vision.

The policies relevant to design are Policy BNP1 Character and Environment, Policy BNP2 Green Wedges and Policy BNP8 Design of new development.





UNDERSTANDING THE SITE

This section outlines how the understanding of the place and the various technical constraints and features of the site have informed the design proposals. For further technical details please refer to the full reports submitted with this application.

Site Context

The site is located on the southern edge of Blaby, approximately 5.5 miles from Leicester City Centre connected by the A426 and public transport services located on nearby Southway. The site is within walking distance of a range of facilities including Co-Op foodstores in Blaby and Whetstone, Lutterworth Road retail area including larger food stores, the Hazlemere Medical Centre and a Dental Practice. In terms of educational facilities the Blaby Stokes Church of England Primary School and Thirsty Meadow Community Primary area within 15-20 minute work and Countesthorpe Academy Secondary School is also a similar distance away.

Site Description

To the north of the site lies an irregular parcel of land previously occupied by allotments and to the south lies an area of Blaby Golf Centre, both of which are divided by an established existing public footpath. The site measures 1.98ha (4.9acres) and is bound by the existing urban edge of Blaby along the northern boundary, a new residential development to the east, Blaby Golf Centre to the south and Lutterworth road to the west.



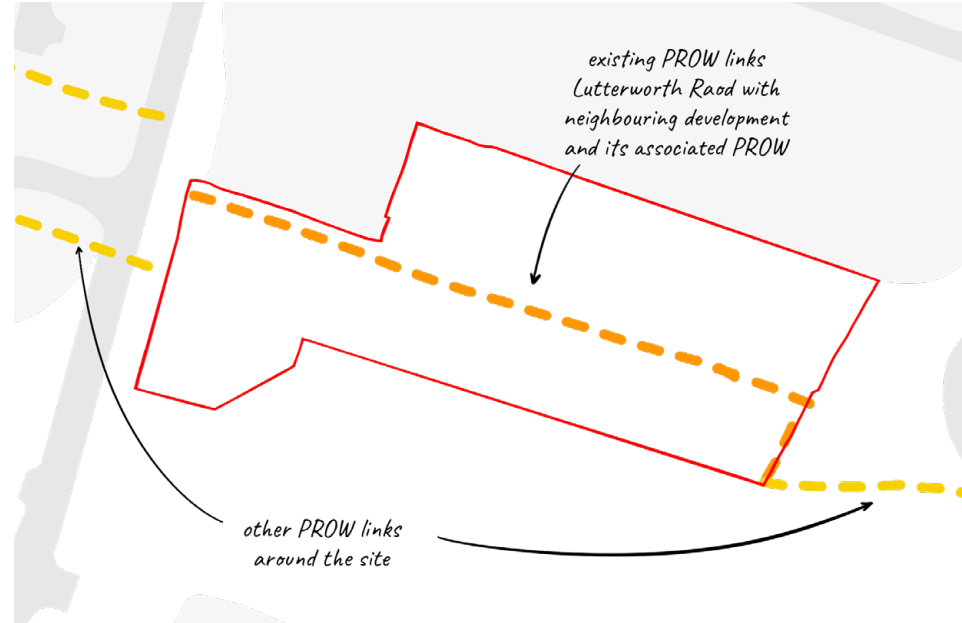
Site Location Plan

The following images illustrate the features of the site.

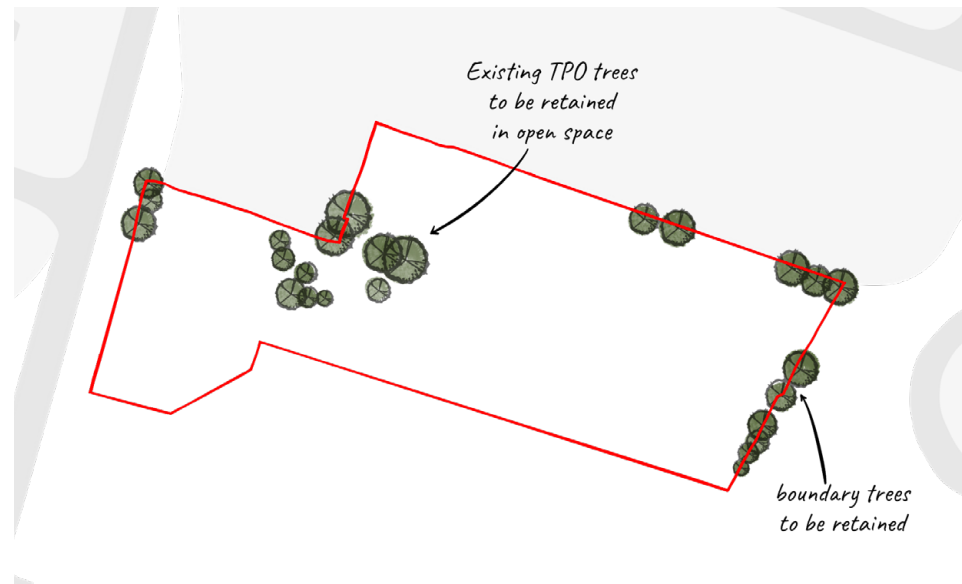


Technical Considerations

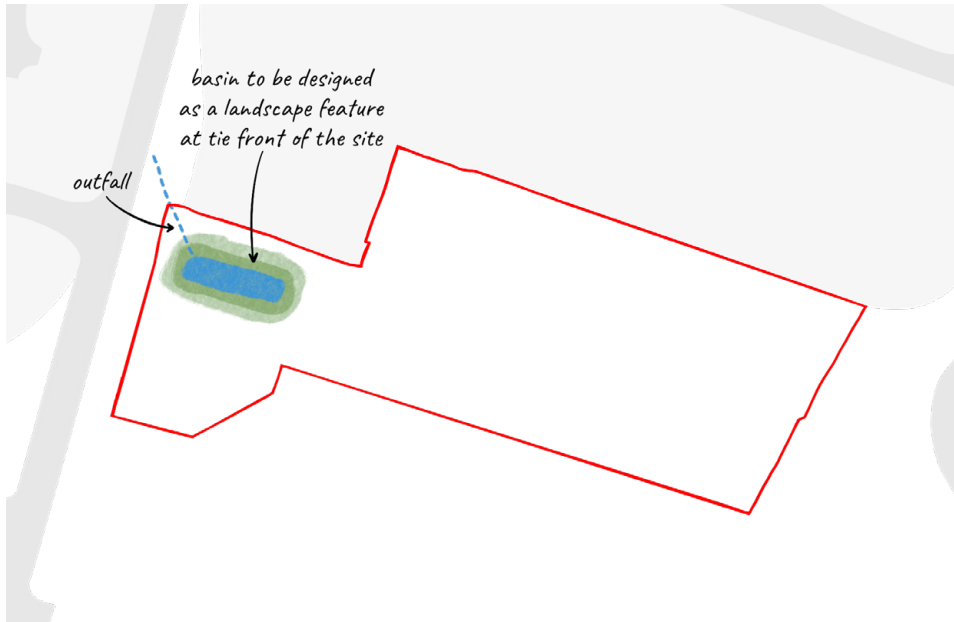
This page summaries the various technical considerations that have been identified by the consultant team and illustrates how they have influenced the design of the illustrative masterplan. For further technical details please refer to the full report provided as part of this applications



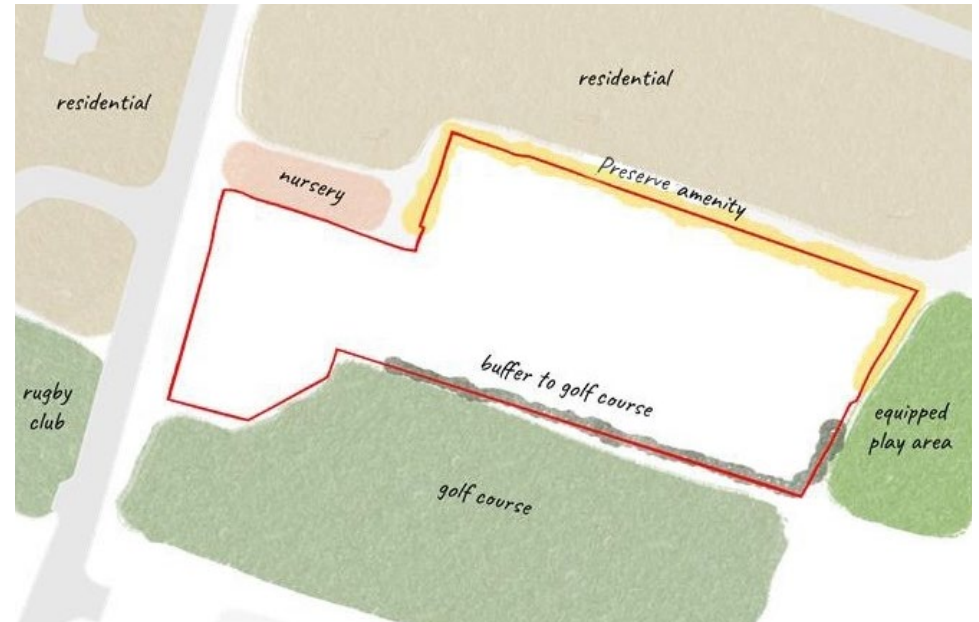
Movement



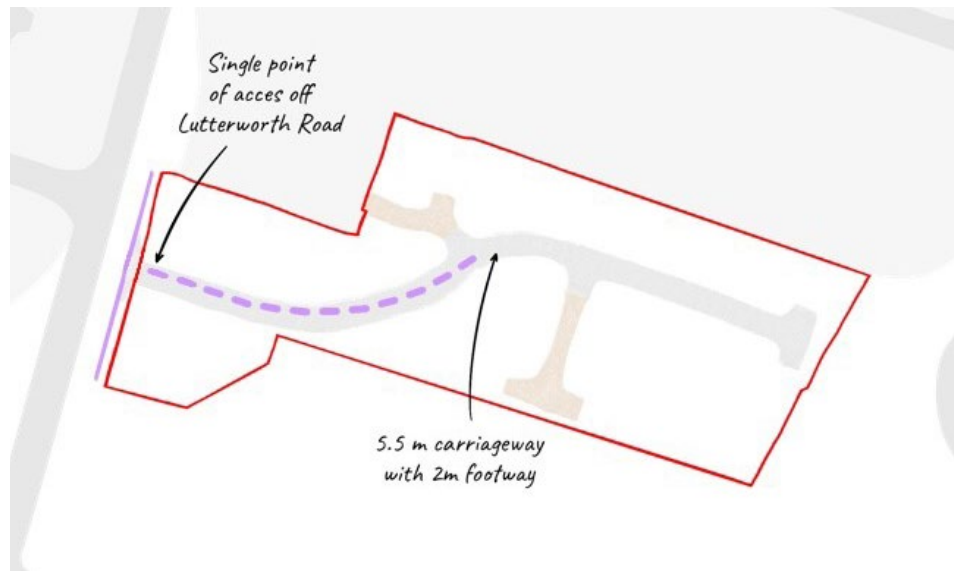
Arboriculture



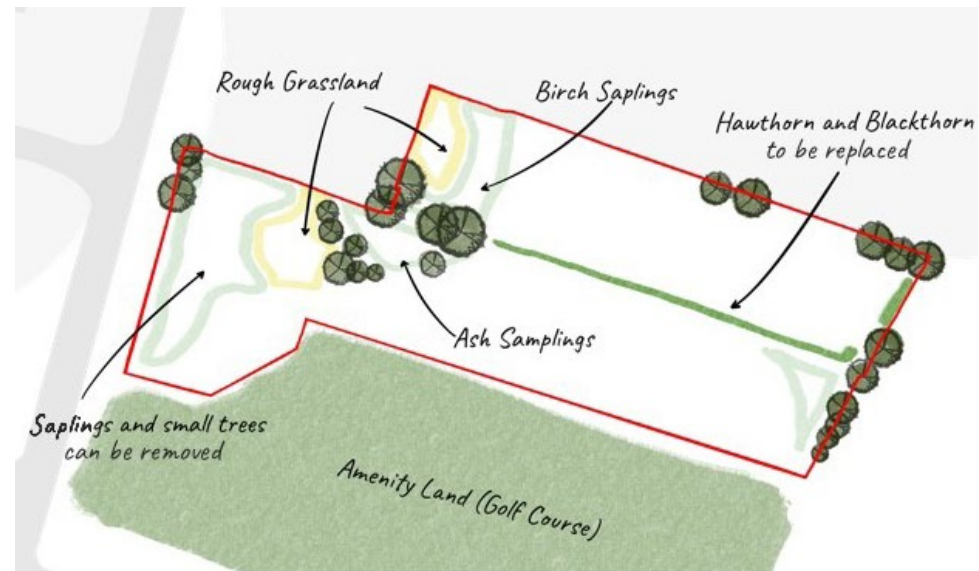
Drainage



Land use













Access



Ecology



-  Application site boundary
-  Potential vehicular access
-  Public Right of Way
-  Protect amenity of existing houses
-  Potential landscape buffer
-  Low point
-  Existing trees & hedgerow
-  Root Protection Areas (RPAs)
-  General direction of gentle slope
-  Potential pedestrian link to play area

Constraints and Opportunities

As a result of a good understanding of the site and its context the following constraints and opportunities have been identified, which have shaped the development of the masterplan.

CONSTRAINTS

- Existing PROW passing through the middle of the site;
- Existing tree canopy spreads and Root Protections Areas (RPAs) should be protected where possible;
- Existing boundary hedgerows and trees form important ecological features and should be retained wherever possible;
- A landscape buffer should be provided along the southern parcels facing on to the Golf Course;
- Surface water drainage feature(s) to be located at the low point of the site, in the north-western corner;
- Layout form should seek to protect the amenity of neighbouring dwellings;
- Access for the play area located east of the site;

OPPORTUNITIES

- A high quality scheme with a strong sense of identity can be created, synonymous with Davidsons commitment to placemaking;
- The provision of new houses in an appropriate and sustainable location;
- A mix of house types sizes and tenures can be provided including affordable housing and first homes:
- There are opportunities for good access to the existing public transport network of Blaby by pedestrians and cyclists;
- Pedestrian access to the equipped play area and beyond.





4

Design
Proposals



Use and Amount Plan

DESIGN PROPOSALS

Use & Amount

The proposed development is a logical extension to the settlement, well related to existing housing, with residential development located to the west on the opposite side of the road, beyond the eastern boundary and along the north boundary where rear gardens adjoin the site.

The accompanying plan highlights that 1.48ha of the site is proposed for residential development, comprising 75% of the site, allowing for the provision of 25% of open space. Within that established developable area It is proposed to deliver up to 53 dwellings. This would equate to a maximum density of 40dph, which will ensure efficient use of land and allow for a mix of different house types/sizes to be delivered, being mindful of HEDNA requirements and an emphasis on smaller houses.





Layout & Scale

Frontage to Lutterworth Road

An active frontage of dwellings is proposed onto Lutterworth Road, served by a private drive which allows the dwellings to be orientated towards the main road.

A Landscaped Gateway

In addition to the houses facing Lutterworth Road a green entrance into the scheme is created through the formation of a well-landscaped surface water attenuation area set against a backdrop of existing trees (subjective to a TPO). Dwellings are positioned on the southern edge of the road, facing over the green space, the round curves round in a north-easterly direction creating an attractive view of this collection of dwellings positioned at the back edge of the street to provide good enclosure.

The Public Right of Way

The existing public right of way runs parallel to the attenuation area and is then re-aligned across the public open space, crossing the road to meet the southern boundary of the scheme. The PROW alignment then runs within green space along the edge of the scheme rather than through the urban area, allowing for a better experience for users of the footpath. The proposed development has an outward looking edge along this stretch of the southern boundary to provide natural surveillance to the footpath.

The Main Street

From the arrival point where the main street runs parallel to the open space the street then gently meanders into the main body of the site where a form street pattern is proposed, enclosed on both sides of the street by dwellings, with properties positioned up to the back of footpath with parking to the side. This arrangement will provide good enclosure to the street.

Interface with the Golf Club

New buffer planting is proposed in between the site and the golf course, with the public right of way running in a corridor parallel to the site boundary, creating an offset from the housing.

The Eastern Edge

Dwellings along the eastern edge are outward looking in order to provide natural surveillance to the public right of way which connects back to the adoptable highway along this boundary. Dwellings are set back, with parking to the front to increase the space between the houses and the existing trees. This orientation ensures that any filtered views between the trees towards the existing play area beyond the site are of the active edges of properties.

Safety and Security

The Illustrative Masterplan is based on a perimeter block structure which secures the rear boundaries of the majority of the plots and creates defensible

boundaries. In this manner there is a clear distinction between the public and private realm. In addition, active frontages are proposed to all streets and edges within the scheme, ensuring public open spaces are overlooked by habitable rooms which provide natural surveillance making areas feel safe and reduce the likelihood of anti-social behaviour.

Car parking is provided on-plot with frontage parking evident across the Illustrative Masterplan, with spaces located close to the front door and such that people can see their car from their home.

Building Heights and Massing

Building heights will generally be two storey in height to remain sympathetic to local context and the edge of town location. Some variation of building height up to 3 storeys would be appropriate to define key vistas and/or vary the roof line.

Building Types

There will be a range of house types, sizes and tenures within the proposed development ranging from one to five bedrooms and including detached, semi-detached, and terraced/connected frontages. This will help create a variety of properties available and will assist in creating a diverse and mixed community.



Appearance

Davidsons Developments Limited have a track record of building attractive houses which are informed by characteristics of a more traditional house. The accompanying images show the style of traditional housing that Davidsons have built through the East Midlands and the quality and detail which have been recognised as elevating the character of the areas in which Davidsons develop. This same style will be used across these proposals, including;

- Varied architectural character, including Georgian references;
- Varied window and door styles;
- Varied eaves detailing;
- Brickwork detailing around windows, as low and mid-level feature courses and as quoining.

“New development should be visually attractive, appropriate, respect important landscape, townscape and historic views and vistas, contribute to achieving continuity and enclosure within the street scene and possess a high standard of architectural and landscaping quality.”

Building Materials

The materials for this site will be the same high-quality associated with other Davidsons schemes ranging from both external envelope and roofing, to the use of wooden porches, eaves detailing and barge boards. These materials have been selected for their robustness and are considered to be appropriate to the context. Precise details and distribution of the proposed materials are set out on a separate submitted materials plan.

Summary

Overall, it is maintained that the proposed development will enhance the character and appearance of the local area and that a distinctive new place will be created.



Landscaping

“Landscaping” is the treatment of private and public spaces to enhance or protect the amenities of the site and the area in which it is situated through hard and soft landscaping measures.

Landscaping is reserved at this stage and so specific information is not required. A DAS must however, still explain the principles that will inform any future landscaping scheme for the site.

Existing Landscape Features

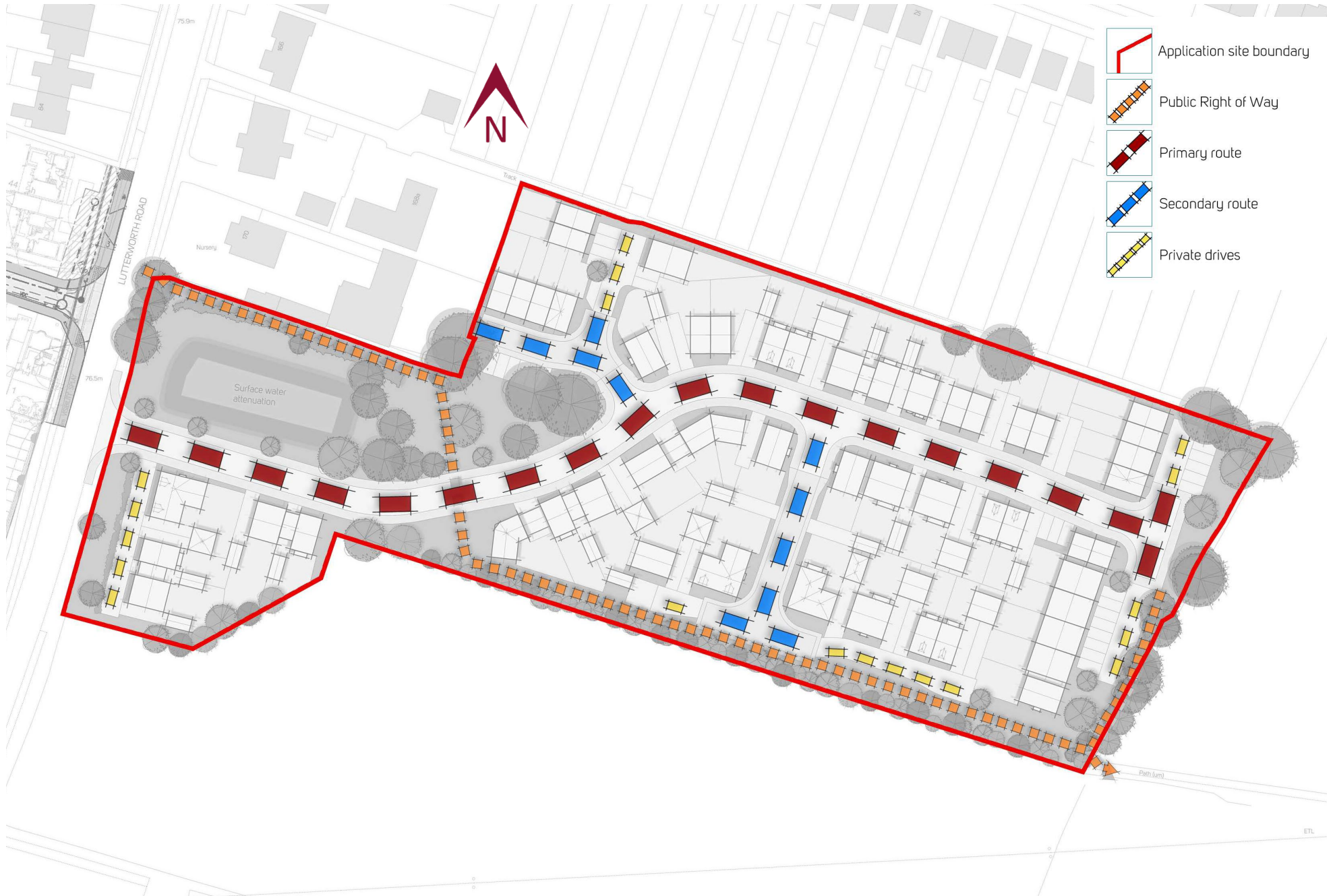
The Illustrative Layout demonstrates how new housing could be delivered on the site whilst also retaining the existing trees and hedgerows within and around the site, using the trees as a key feature of the green space upon arrival into the site.

Soft Landscaping

It is anticipated that along the main street hedges will be used to define the private and public realm and soften the appearance of the street. In addition the main street will include street trees within a verge along the stretch where dwellings are proposed on both sides, again to soften the built form.

Hard Landscaping

The majority of the site will comprise of tarmac roads and private drives, however it is anticipated that in key areas a change of hard surfacing will be used. In addition shared-surface streets will benefit from this change in surface to denote their position in the street hierarchy.



Access & Movement

Street Hierarchy

A simple hierarchy of streets is proposed to help navigate through the site, with a legible main street running through the site and small, minor shared surfaces and private drives branching off.

Vehicular Access

The Illustrative Masterplan shows that the site can be safely accessed from Lutterworth Road with a 5.5m wide carriageway and 2m footways either side.

Car Parking

There are different forms of car parking used across the site. On-plot parking to the side of houses, often with a garage allows houses to be located close to the footpath, creating an enclosed street. Pockets of front car parking are also evident on the site, used at the edges of the development where streets are single-sided and have a more open character.

These car parking arrangements place cars close to dwellings and mean that people can see their car from their home. The number of car parking spaces provided is in line with car parking standards and likely car parking demand.

Non Vehicular Movements

The site benefits from the public right of way which provides permeability to the east, ensuring direct pedestrian and cycle movements and less reliance on the private car.

In addition bus stops are found along Lutterworth Road to the east ensuring new residents will have easy access to the public transport network.

“Streets should be designed to relate to their context, with a balance being struck between place-making needs and vehicle movement needs. Streets should be attractive, pedestrian and cycle friendly and meet the needs of all users. New development should be easy to find your way around, have a clear hierarchy of streets and take advantage of available opportunities for connections to local services, including public transport.”







5

Summary

SUMMARY

This Design & Access Statement provides a concise overview of the design process that has been undertaken in formulating the illustrative masterplan for up to dwellings. It demonstrates that the various constraints and opportunities of the site have been carefully considered and will result in an attractive residential development that sits logically within the existing fabric of Blaby. Davidsons have an excellent reputation for high quality design and as such these scheme will be a positive addition to the settlement and create a great place to live.





nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS