




Proposed Residential Development on Land East of

# Lutterworth Road, Blaby

## Design & Access Statement

October 2023

The background features a decorative geometric pattern. It consists of several overlapping shapes in three colors: a dark blue, a deep red, and a light tan or beige paper-like texture. The shapes are arranged in a way that creates a sense of depth and movement, with some shapes appearing to be layered on top of others. The overall effect is a modern, textured design.

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



nineteen47  
CHARTERED TOWN PLANNERS  
& URBAN DESIGNERS

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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

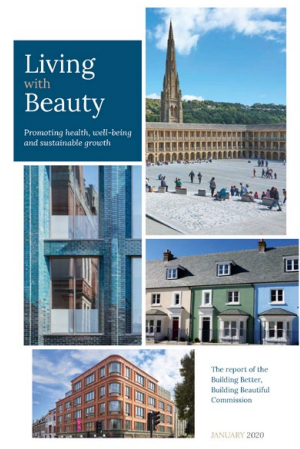
The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of the government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.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

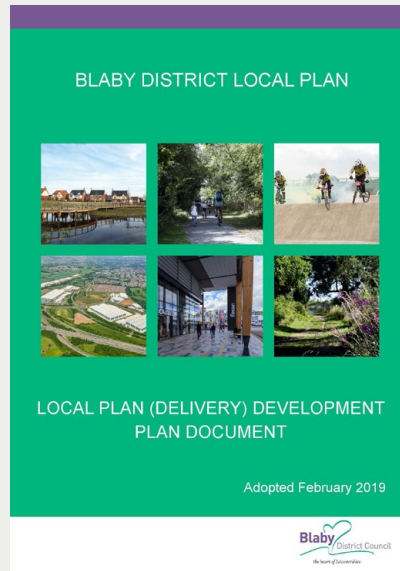
Building for a Healthy Life is the latest edition of - and new name for - Building for Life 12. The original 12-point structure and underlying principles within Building for Life 12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements which have been made to the 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.

