



Land North of Leicester Road, Sapcote

Design and Access Statement | June 2024



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Document Title: Design and Access Statement

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Marrons
No.1 Colmore Square
Birmingham
B4 6AA

t: +44 (0)121 214 0000
e: info@marrons.co.uk

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Revision: -



Up to 80 new homes
within Sapcote to meet local need

Extensive public open space
new areas of public open space, green/
blue infrastructure and a new play
area for the benefit and enjoyment of
new and existing residents

Sustainable and connected
providing permeability for walking
and cycling and proximity to existing
facilities and services

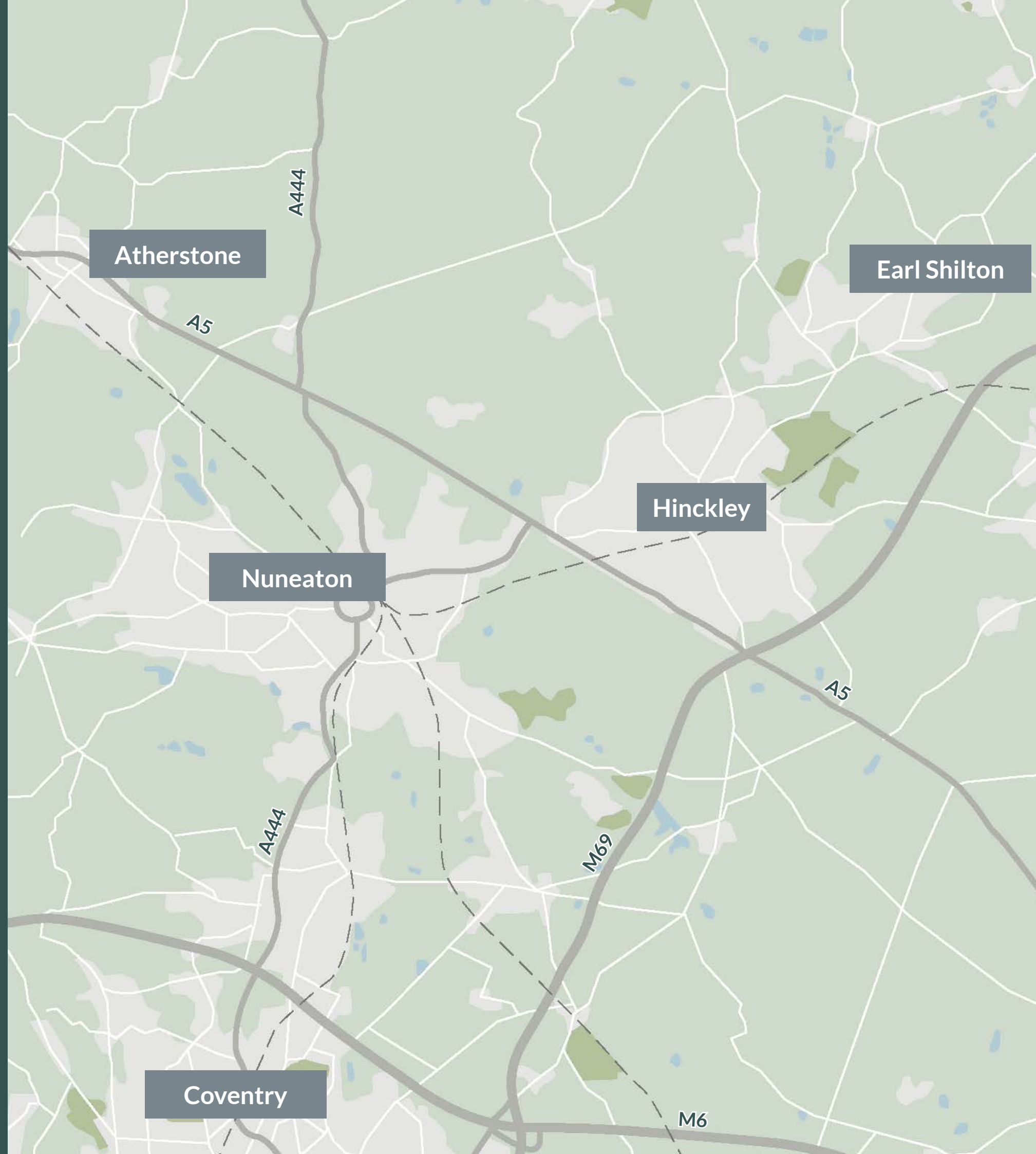
Landscape-led
retention and enhancement of existing
landscape features, green streets with
SuDS features and providing a net
gain in biodiversity

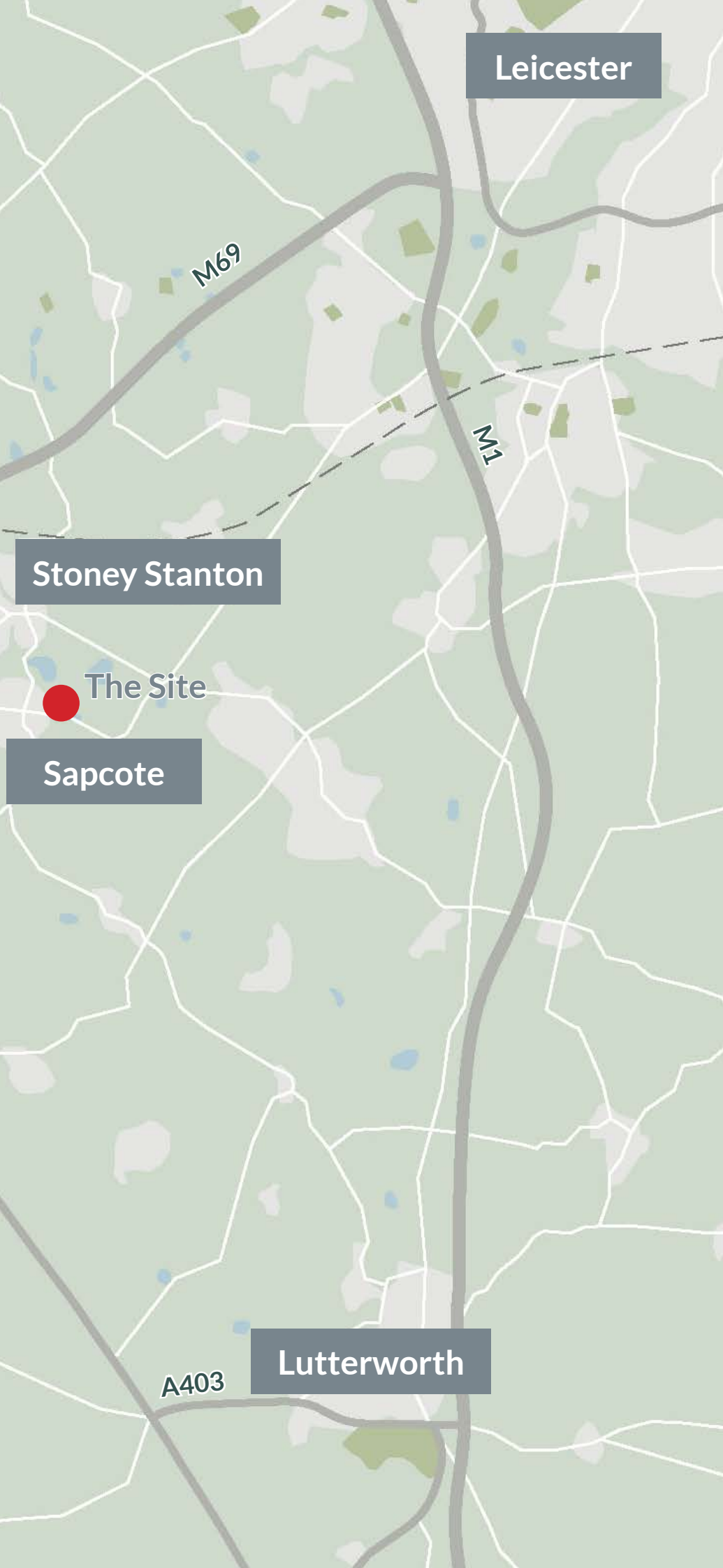
This Design and Access Statement sets out the strategy for '**Land North of Leicester Road, Sapcote**'. It considers the relevant context, opportunities, constraints and design principles to define how a viable responsive development can be achieved and be delivered.

The vision is a new, sustainable, landscape-led addition to Sapcote that delivers new homes for the village. A mix of high-quality housing options and types will cater to varied needs, set within a sustainable and attractive environment, positively integrating into the local setting and community in Sapcote.



1.0 Introduction





1.1 Document Purpose

The Design and Access Statement (DAS) has been prepared by Marrons Planning on behalf of Rosconn Group (the Applicant) to accompany an outline planning application for the residential development of up to 80 new dwellings on Land North of Leicester Road, Sapcote.

The statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which require certain applications to be accompanied by a Design and Access Statement, and in line with guidance given in the National Planning Policy Framework 2023 (NPPF) and relevant planning policy guidance.

This DAS seeks to:

1. Provide a concise description of the key issues and the evaluation that informed the design and led to the proposed form of development;
2. Provide comprehensive information on the development in terms of composition, urban design, access and circulation, open space and landscape; and
3. Set design standards which promote high quality design, ensuring a coordinated and coherent development.

1.2 Document Structure

1.0 Introduction

Sets out the content and function of the document and introduces the application Site and location.

2.0 Site Context

This section sets out the Site context analysis, including relevant planning policy and technical assessments, the findings of which influence the design response of the proposals to ensure that they complement and integrate with the surrounding landscape and urban context.

3.0 Design Evolution

This section provides an overview of the emerging design proposals and summarises community involvement.

4.0 Masterplan Strategy

Providing design principles and parameters relating to the illustrative masterplan for the Site. This section provides detail on the proposed development, setting out indicative detail on use, layout, scale and form, as well as the approach to green space, landscape and access.

5.0 Summary

Providing an overview of the contextual appraisal and the scheme proposals set out within the document, summarising the key benefits of the proposed development.

1.3 Site Description

The Site

The site is located on the eastern side of the village of Sapcote, north of Leicester Road (B4669) and extends to approximately 4.01 hectares of greenfield land. The Site comprises two arable fields bordered by existing hedgerows and trees with a point of access directly from Leicester Road.

The Site is bounded by Leicester Road and Sapcote Telephone Exchange to the southwest. Existing residential development is located immediately to the west of the Site and existing allotments are located to the northwest. Further agricultural land extend to the northwest and northeast. Sapcote Quarry with associated tree planting is located to the southeast. A Public Right of Way also runs adjacent to the northwestern boundary. Existing trees, hedgerows and scrub feature along the Site boundaries.

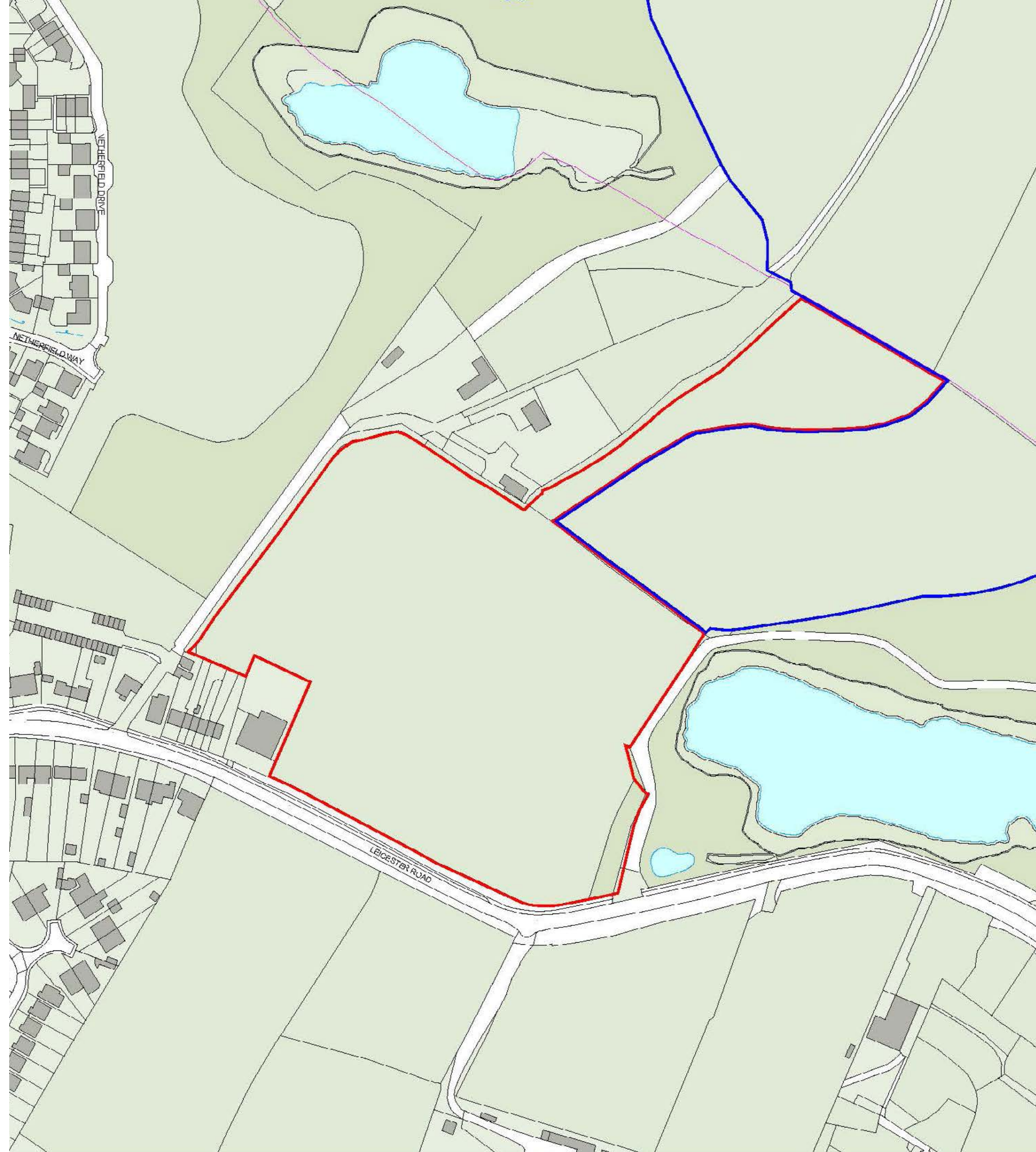
The Site falls gradually from approximately 96m AOD in the southeast to approximately 88m AOD in the northern corner of the Site. The site is located entirely within Flood Zone 1 and has no known land contamination, pollution or other environmental quality issues to be aware of.

Site boundary ————

Land in same ownership ————



Plan not to scale



1.4 Development Proposals

This Design and Access Statement forms part of the Outline Planning Application (all matters reserved except for access) for the residential development of up to 80 dwellings at 'Land North of Leicester Road, Sapcote'.

The proposals can deliver:

-  Up to 80 new high-quality homes in a mix of sizes and tenures, in a sustainable location;
-  Provision of 25% affordable homes;
-  A new vehicular, pedestrian and cycle access off Leicester Road (B4669);
-  New areas of public open space including a new children's play area;
-  Sustainable drainage, managing surface water runoff and providing biodiversity and amenity benefits;
-  Significant new areas of planting including enhanced native tree and species-rich hedgerow planting, grassland and wildflower meadow planting delivering in excess of 10% biodiversity net gain.



View across the Site from the north western corner of the southern field facing south towards the telephone exchange



View from the eastern boundary of the Site, facing west along the hedgerow and drainage brook that divides the two fields



View north east across the Site from Bridleway V44

02 Context Analysis



Looking south east along Leicester Road

2.1 Planning Context

The Development Plan

The development plan for the purposes of this application is the Blaby District Local Plan (Core Strategy) Development Plan Document (adopted on 21st February 2013), the Blaby District Local Plan (Delivery) Development Plan Document (adopted on 4th February 2019) which cover the plan period between 2006 and 2029 and the Fosse Villages Neighbourhood Plan 2018-2029 (adopted on 15th June 2021 and updated in February 2024).

The Core Strategy articulates the scale and distribution of development to be brought forward over a plan period of 2006 to 2029. Policy CS1 of the Core Strategy sets out a housing requirement of at least 8,740 dwellings across the plan period. Policy CS5 identifies Sapcote as a 'Medium Central Village' along with Littlethorpe, Huncote, Cosby and Croft, where at least 815 dwellings are to be distributed. The Core Strategy also sets out the Council's minimum requirement of 25% of the total number of dwellings to be secured as affordable on all developments of 15 or more dwellings, through Policy CS7.

The Delivery Development Plan Document forms the second part of the Local Plan and conforms to the strategic policies in the Core Strategy and the National Planning Framework, setting out site allocations and development policies.

The village of Sapcote falls within the Plan Area for the Fosse Villages Neighbourhood Plan, which was adopted in June 2021, and updated in February 2024. The Plan covers a Plan Period between 2006 and 2029, and forms part of the Blaby District Council Development Plan.

Policy FV6 of the Fosse Villages Neighbourhood Plan requires development to reflect the distinctive and traditional character of the Fosse Villages, as described in the Settlement Statements, including in relation to scale, form, character, existing features and existing residential amenity. Proposals should also promote sustainable design

and construction and provide a safe and suitable access. The Sapcote Settlement Statement provides information regarding the character of Sapcote and includes detail on the local context, landscape, built form and settlement pattern. This Design and Access Statement provides further information on how the proposals address these points within the Context Analysis and Masterplan Strategy chapters.

The Blaby District Council Residential Land Availability Document confirms that the Council demonstrated a housing land supply of 3.69 years as at 31st March 2023. Importantly, the effect of a 5-year housing land supply shortfall is to render the most important policies "automatically" out of date; that is a procedural gateway into the tilted balance. Notwithstanding this, the housing policies in the development plan are also considered to be out of date as they focused on delivery of a housing requirement originating from the defunct East Midlands Regional Plan 2009 and the application should be determined in accordance with Paragraph 11(d) of the Framework.

The Neighbourhood Plan does not allocate land to meet its identified housing requirement and instead aligns with the Core Strategy requirement and its focus on the East Midlands Regional Plan. Therefore, for the same reasons that the Core Strategy and Delivery DPD are out of date, the Neighbourhood Plan is also out of date.

On this basis, the tilted balance is engaged, regardless of the 5-year housing land supply, reducing the weight given to the most important Local Plan policies. In such circumstances permission should be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In this case, there are significant benefits from the proposed development which outweigh any limited impacts, as detailed within this Statement and in the accompanying Planning Statement.

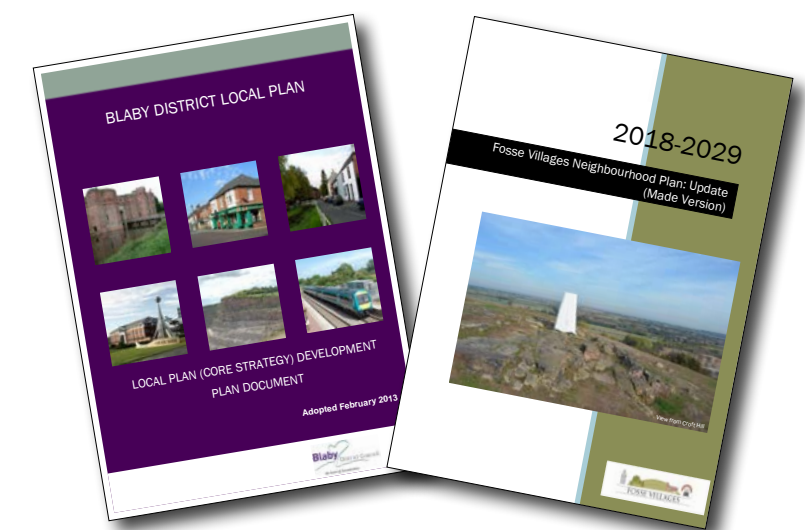
The Emerging Local Plan

Blaby District Council is currently undergoing the process of producing a New Local Plan, which when adopted would replace the current Local Plan. The Regulation 19 stage of the New Local Plan has since been delayed due to the programme of work for the sub-regional strategic evidence that supports the Leicester and Leicestershire Statement of Common Ground in relation to the housing requirement of Leicester City.

Planning History

The site was previously assessed alongside the adjoining field as part of the Blaby District Council 2019 Strategic Housing and Economic Land Availability Assessment (SHELAA), as site reference, SAP024, 'Land North of Leicester Road'; the site subsequently formed part of the Blaby District Council New Local Plan 'Site Selection Methodology for Housing and Employment Site Options' (2020) and was concluded as being 'reasonable for further consideration'. The SHELAA concluded that the site is 'available' and 'achievable' for the residential development of up to 149 dwellings at a density of 30dph with an anticipated timeframe of 6-10 years.

Further information has been set out within the supporting Planning Statement, prepared by Marrons.



2.2 History & Character

Sapcote

The Site is located north of Leicester Road, (B4669), to the east of Sapcote, a village within the Blaby district of Leicestershire. The village lies approximately 4 miles to the east of Hinckley, 10 miles to southwest of Leicester and 14 miles to the northeast of Coventry.

A historic settlement, evidence of occupation has been found dating back to the Bronze Age. All Saints Parish Church dates back to the 12th century, with a 14th century chapel. The site of the former Sapcote Castle and Moat, now the village playing fields, is a Scheduled Monument.

There are a number of historic buildings in the village, including several thatched cottages, Grade II Listed Burroughs Almshouses, Grade II Listed Former Sapcote Church School and Grade II Listed Sapcote Methodist Church. Varied rooflines are a typical feature. The historic street pattern features sinuous streets, with newer development featuring a more geometric pattern.

There are a number of quarries within the vicinity of the Site, indicating the industrial history of Sapcote, including Granitethorpe Quarry to the northwest of the Site, Stony Cove which now houses a diving centre, and Sapcote Quarry to the east of the Site.

Sapcote features a varied architectural style, reflecting the growth of the village over time. Building materials are typically red brick, with some use of white render and clay tiles or slate roofs. Boundary treatments are also mixed, including rubble stonewalling and red brick walls, with garden vegetation and hedgerows featuring in newer developments.



Historic core



Burroughs Almshouses



Thatched cottages towards the historic core of Sapcote

Recent Development

The village grew rapidly post 1950, with the majority of residential development in the village occurring after this date. This includes more recent development, including to the east of Grace Road, Lockley Gardens to the north of Leicester Road, and on the western edge of Sapcote south of Hinckley Road.



① Recent Development to the east of Grace Road

- A mix of detached, semi-detached and terraced properties
- Predominantly 2 storey dwellings, with some 2.5 storey
- Integrates green and blue infrastructure throughout including streets with verges and tree planting and swales along some streets
- SuDS form an attractive feature, including the planted swales and attenuation basin
- Changes in surface provide interest and soften streets, whilst aiding wayfinding.



② Lockley Gardens off Leicester Road

- Small development featuring a mix of 2 and 2.5 storey dwellings
- Consistent building line towards Leicester Road, with a more varied line and setbacks on Lockley Gardens
- Varied rooflines create interest
- Boundary treatments include railings towards Leicester Road, with low level planting and a more informal character to Lockley Gardens
- Grey roof tile with red brick and some use of cream render.



③ South of Hinckley Road

- Lime Avenue features a tree lined primary street and changes in materiality for key buildings creating legibility
- Planted swales feature along the frontage to Hinckley Road, providing drainage and creating a green street scene
- Properties along Hinckley Road face set back with a private drive
- Parking is typically on plot to the side or front of dwellings
- Looser, informal development edge.



2.3 Amenities & Connectivity

Local Amenities

The Site benefits from a variety of facilities and services located within Sapcote. The following can be accessed within easy walking and cycling distance of the Site:

- Post office
- Pub and Restaurant
- Library
- Convenience store
- Social club
- Garden centre
- Primary school
- Places of worship

Additional amenities including food and beverages, medical centre and additional education facilities are located nearby in Stoney Stanton, which lies approximately 0.5 miles to the north of Sapcote.



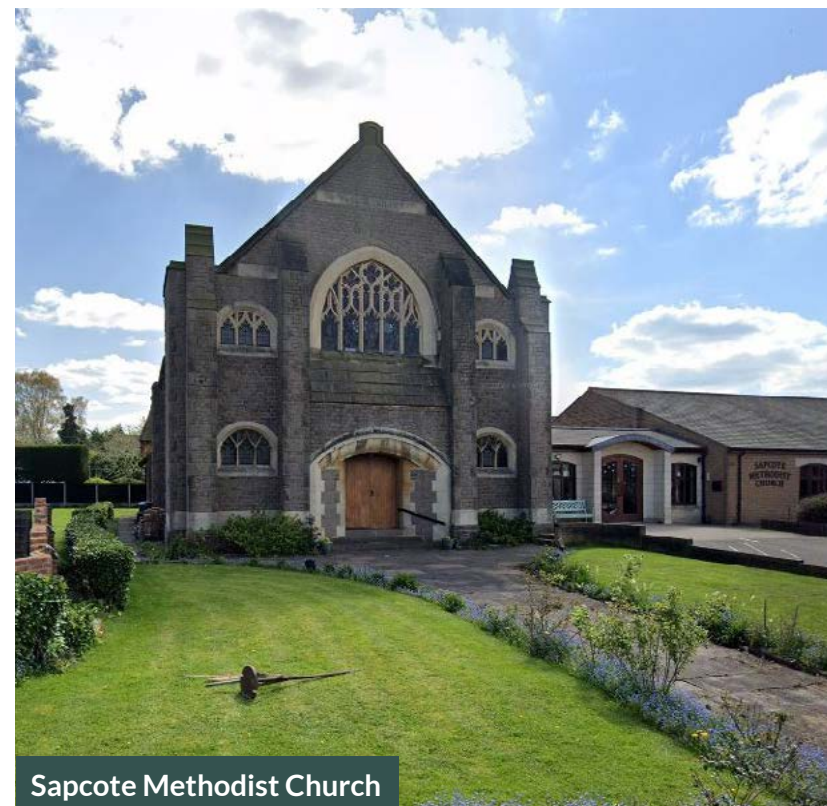
All Saints Church Sapcote

Connectivity

The entirety of Sapcote is within an appropriate walking distance of the Site and the village benefits from footways on both sides of the road through much of the main urbanised area, providing safe and convenient access to facilities through active travel modes.

An on-demand bus service (FoxConnect) operates between 06:00 and 19:30 Monday to Saturday, with a choice of two bus stops within the centre of Sapcote, approximately 500-650m walk from the centre of the Site. This bus service should be advertised to new residents through the purchasing process.

A Public Right of Way runs along the northwest boundary of the Site, providing connectivity with the wider footpath network. Bridleways also provide access in the direction of Sharnford to the south-west and Croft to the north-east of Sapcote, as well as additional routes into the wider rural area/ nearby villages.

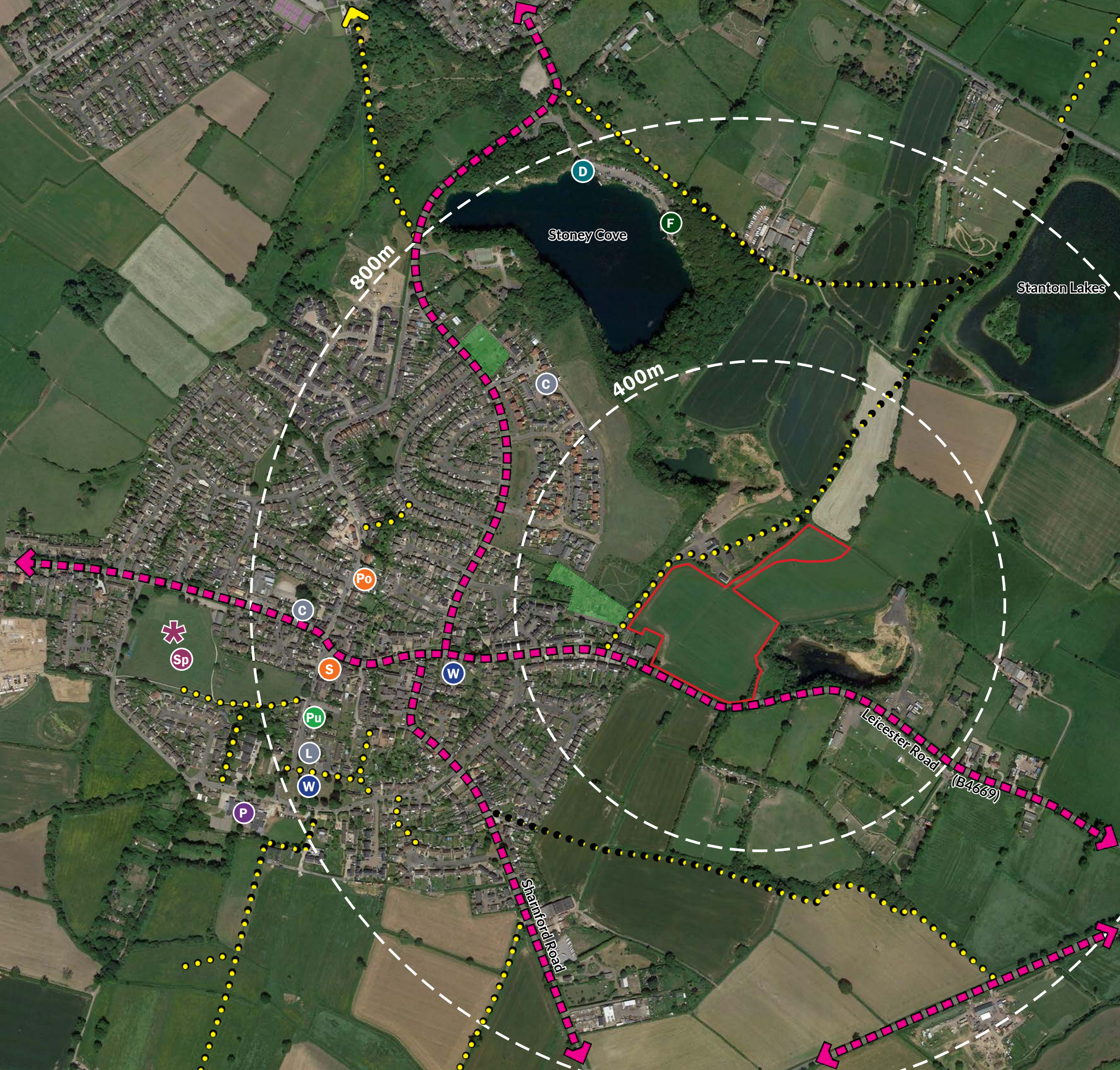


Sapcote Methodist Church

















The market town of Hinckley is located approximately 5 miles west of the site directly via the B4669 (approximately a 12-minute drive) which offers a greater range of services including supermarkets, an array of schools, a Leisure Centre, and a hospital. The nearest train station to the Site is Hinckley Train Station, providing direct and frequent services to locations including Leicester and Birmingham New Street.



The Red Lion Pub



Amenities & Connectivity Plan

-  Site boundary
-  Key vehicular routes
-  Public rights of way
-  Primary school
-  Shop
-  Place of Worship
-  Food and Beverage
-  Public House
-  Post Office
-  Library
-  Community Facility
-  Sport
-  Play area
-  Diving Centre
-  Allotments
-  *Plan not to scale*

2.4 Technical Assessments

Landscape

Consideration of the site's landscape and its relationship with the surrounding landscape have been a key consideration in developing the design proposals. A Landscape and Visual Appraisal (LVA) which assesses the potential effects of the development upon the local landscape and views has been produced for the site.

The site relates well to the existing settlement and adjoins existing development on the edge of Sapcote. The site is not widely visible within the surrounding landscape due to a combination of landform, existing development and existing vegetation including vegetation at Sapcote Quarry to the east which helps to restrict views towards the site.

The proposals for the site include a number of measures to help minimise the potential effects of the development upon the local landscape and views, these include:

- Retention of the majority of the site's existing vegetation including existing trees along Leicester Road and vegetation to the site boundaries.
- Incorporation of an existing brook into the site's proposed layout.
- Creation of a new landscaped frontage where proposed development will front Leicester Road.
- Proposed landscaping within the site to include new tree planting, a play area, footpaths and new wetland habitats in the form of a drainage basin and proposed swales.

Ecology

The site was dominated by arable crop, with a small strip of broadleaved woodland and area of other neutral grassland and bramble scrub. The fields were bound and divided by hedgerows, with a wet ditch and several mature trees, including a mature ash on the southern boundary designated as a Local Wildlife Site. No internationally important statutory designated sites are located within 2km of the site boundary.

Species surveys have been undertaken, details of which are set out within the Ecological Appraisal which accompanies this application. A scoping Breeding Bird Survey identified low numbers of notable species but the site is not considered likely to support significant populations of breeding birds. Retained and proposed green infrastructure will be designed to maintain potential for these species, as well as bird boxes recommended around the development to increase nesting availability.

The site provides suitable foraging and sett creation habitat for badgers, with several field signs present in the local area. Buffering key habitat areas including the hedgerows and woodland will ensure the site remains of value to badgers post-development.

Environmental DNA (eDNA) sampling was undertaken on waterbodies (the ditch and a pond) within the landowners ownership to confirm the presence/absence of Great Crested Newts. The samples of the ditch were returned as negative, indicating the likely absence of this species. Results are awaited for the pond. Further off-site ponds were identified within 250m of the site. Access to survey these ponds was sought but declined by the respective landowners. However further desk based assessment suggests the likelihood of GCN being present in the local area and using the site is considered to be extremely low. This species is therefore not considered a constraint to the proposals.

Bat activity and static detector surveys were undertaken to assess likely impacts on bat foraging and commuting. The majority of habitats within the Site do not provide a significant resource for bats, and habitats of greater value for bats are to be retained and buffered within the green infrastructure proposals. Trees with bat roosting potential are proposed for retention. Precautionary measures to avoid adverse impacts on bats will include a sensitive lighting strategy and the inclusion of bat boxes.

The development will be contained within the arable land which is of low ecological value. Habitats of higher value including the woodland, scrub, hedgerows and mature trees will be retained. The scheme has demonstrated that it can provide at least 10% net gain in on-site biodiversity, with green infrastructure proposals including the creation of species-rich grassland, tree and scrub planting; subject to long-term management to maximise their biodiversity value. No significant adverse impacts are anticipated as a result of development, with potential long-term beneficial outcomes expected for a number of habitats and species at a local level.



View south east from Bridleway V44

Arboriculture

Across the site a total of fourteen individual trees, five groups of trees and four hedgerows were surveyed as part of the Arboricultural Assessment of which five trees were recorded as moderate quality and category B. The remaining nine trees, five groups and four hedgerows were low in quality and retention category C.

To facilitate the proposed development no significant tree loss will be required for the built development. The only loss to trees are shown to be minor openings in hedgerows to allow for access.

The proposed development should be considered an opportunity, in terms of arboriculture, to improve and increase tree cover in the local area without the loss of any arboriculturally significant trees.

As many of the existing standard trees were mature, replanting provision in the future should seek to provide a new generation of younger stock that will complement the existing tree cover and provide opportunities for regeneration once the existing mature trees become over mature for succession.

Flood risk & Drainage

The Environment Agency Flood Map for Planning shows the proposed development is located entirely within Flood Zone 1 (Low Probability), which is land defined as having less than a 1 in 1000 annual probability of river or sea flooding. An Unnamed Ordinary Watercourse is present which runs along the western site boundary; in the absence of bespoke modelling, the Environment Agency Risk of Flooding from Surface Water Mapping has been used as a proxy to determine the risk associated with this watercourse. The mapping shows this watercourse to pose an overall low risk of flooding to the site, with medium (1 in 100-year) to high (1 in 30-year) risk flows contained to the watercourse channel. The watercourse is shown to come out of bank during the low (1 in 1000-year) risk event impacting a small portion of the site, this is attributed to a topographical low point within the eastern portion of the site.

The development has been assessed against a further range of potential flood risk sources including surface water, canals, groundwater, reservoirs and large waterbodies, and sewers. These flood risk sources are not considered to present any significant barriers to development at the site.

An appropriate Surface Water Management Strategy which complies with the latest local and national advice will be implemented across the development to attenuate the increase in surface water runoff caused by development. Surface water runoff from the development will be attenuated within above ground SuDS features such as basins, swales and rain gardens. Flows will be restricted the equivalent greenfield runoff rate before being discharged to the existing brook to the north. Attenuation has been sized to accommodate the 1 in 100-year storm event plus a further allowance for climate change and urban creep.

Existing site levels are such that the proposed attenuation will be provided to the north of the development at the lower existing elevations to allow for a gravity drainage system. A comprehensive planting schedule will be developed for the proposed basin, swales and rain gardens such that they will provide enhanced biodiversity, amenity and water quality benefits.

Foul flows from the proposed development will be discharged to the local public sewerage network to the south within Leicester Road. Due to the existing site levels, a gravity solution is not achievable. Therefore, a pumping station located in the northwest corner of the site will be used to drain the foul flows from the proposed development.

A Flood Risk Assessment and Sustainable Drainage Statement have been prepared and accompany the planning application for the proposed development.



Existing culvert towards the north of the Site

Transport & Movement

Existing access to the site is currently off Leicester Road at the eastern end of Sapcote. The entire of Sapcote is within an appropriate walking distance of the site and benefits from footways on both sides of the road through much of the main urbanised area of the village and on the northern side of Leicester Road passing the site. A zebra crossing point is also provided across Leicester Road near the centre of the village core where a pedestrian refuge island is also present for crossing.

There are a wide range of amenities present in the village such as a primary school, retail (co-operative food and post office), as well as employment opportunities within walking/cycling distance of the site. Sapcote also benefits from an on-demand bus service (FoxConnect) and is located a short drive Enderby Park & Ride as well as Hinckley Railway Station. Subsequently, the Site represents sustainable development.

Vehicular access to the development site is proposed to be taken from Leicester Road via new access to the east of the existing access. This new access will link into the existing infrastructure within the vicinity of the proposed site access.

The proposed access forms a 5.5m wide carriageway with 6m radii and 2m wide footways along the site access in line with local design guidance from LCC's Highway Design Guide. To the west into Sapcote, the footway will be widened alongside Leicester Road to a minimum width of 2m to where it widens out adjacent to the telephone exchange. Appropriate turning heads will be provided within the site to ensure a refuse vehicle can successfully and safely manoeuvre within the site.

Furthermore, it is proposed to re-locate the existing 30mph speed limit signage/gateway to the east of the proposed

access if practical. The proposed new access has been designed to the east to ensure that should the Hinckley RFI highways works come forward, then the physical works would not interfere with the proposed access.

The application is accompanied by a Transport Statement, and a Road Safety Audit and Designers Response have been completed, demonstrating that the proposed development will be acceptable in highway safety terms, subject to detailed design.

As such, the development proposals are considered acceptable in highway terms. Overall, it is concluded that the Proposed Development accords with the principles of NPPF and represents sustainable development and should therefore be acceptable in highways terms as the impacts of the Proposed Development on the highway network are not severe.



Looking west along Leicester Road



Looking east towards the Site from Leicester Road

Heritage & Archaeology

A full archaeological and built heritage assessment has been completed for the site, complemented by a geophysical survey across both fields. The Leicestershire HER does not record anything within the site. The closest records to the site are the site of a post-medieval windmill and also 19th century and later quarries to the north west and south east. Records for the wider study area do indicate settlement in the area from prehistory, with the remains of a high status Roman site circa 500 metres south east of the site. Later activity is likely to have lain well to the west, focussed on Sapcote's medieval church and castle.

Despite the potential for prehistoric and later sub-surface remains, the only features of interest noted during the site walkover were the fields' hedgerows which mark longstanding boundaries, but will be almost wholly retained by the proposals. Recent fieldwork associated with residential development to the north west of the site did not

identify anything of note. The geophysical survey of the site also suggests an absence of significant sub-surface remains. Some slighted field boundaries and vestiges of ridge and furrow are indicated and validate the method. Ridge and furrow also suggests the area has been agricultural for many centuries. In conclusion, the site has low archaeological potential. Further archaeological investigation ahead of construction would ensure the site is developed in accordance with current policy and best practice.

The relationship between the site and nearby designated and otherwise significant heritage assets which might be harmed through change to their setting was also considered. No part of Sapcote is designated as a conservation area. The site of a medieval castle is a scheduled monument, but this lies west of modern Sapcote's centre. Although a number of Grade II listed buildings lie within the village, including the parish Church of All Saints, all lie at a distance from the site and are

surrounded by later development. Proposed residential and related development would not harm the significance of any of them. A terrace of 19th century houses lying south west of the site is recorded by the HER, but these are not of such significance that they would qualify as a non-designated heritage asset. This terrace faces away from the site onto Leicester Road, so the proposals would also not harm their limited heritage interest.



Scheduled site of castle, looking north west



Church of All Saints, looking west



Granitethorpe Cottages & other buildings south west of Site

3.0 Design Evolution



3.1 Design Evolution

The design proposals for the Site respond to the technical analysis, wider context, opportunities and constraints, to ensure that they are responsive to the environment and context in which they are located.

The early concept for the Site established the key principles for the proposals. The initial concept has been developed and evolved to inform the Framework Plan and Illustrative Masterplan for the Site.

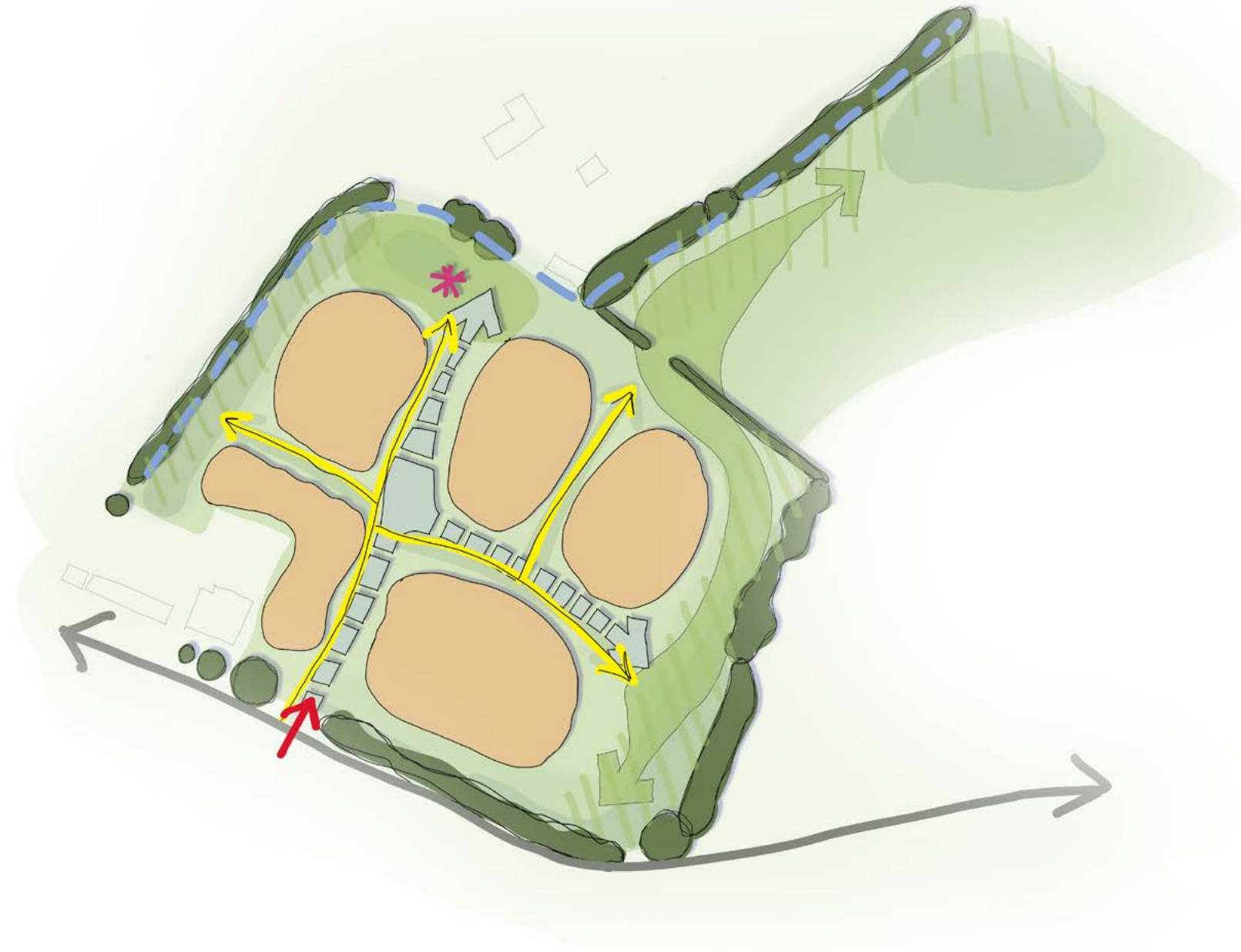
The concept proposes a landscape-led, high-quality and sustainable development that will create a vibrant, inclusive place, physically and socially integrating with the village.

The Site has the potential to achieve a good BHL (Building for a Healthy Life) assessment, creating a place for people and nature.

The concept proposes green-blue links through the Site, creating healthy streets, with connected areas of public open space and retained and enhanced wildlife habitats and corridors. The proposals include landscape buffers and a softer edge towards the south and east, retained and enhanced tree and hedgerow planting, biodiversity enhancement and recreational routes to promote active, healthy and safe lifestyles.

The proposals include outward facing blocks, a positive frontage to Leicester Road and a permeable and legible layout with well defined streets and spaces.

Early Design Concept



3.2 Community Involvement

A programme of community involvement was carried out as part of the evolution of the design proposals for the Site, full details of which are provided in the Statement of Community Involvement which supports this application. The programme engaged with the Parish Council, stakeholders and the local community, providing opportunities for them to help shape and inform the emerging proposals.

A meeting was held with the Parish Council in April 2024 and a separate meeting with District Ward Councillors in May 2024 to introduce the Site and discuss the current status of the Local Plan, Blaby's housing land supply, affordable housing shortfall and summarising the technical works being undertaken on the site to inform the planning application. The next steps were also discussed including plans for the public consultation.



Consultation Leaflet

A public consultation ran from 3rd May - 17th May 2024. A leaflet was distributed to over 1400 residential properties in Sapcote and an online / virtual consultation was held. This included a questionnaire and 8 virtual exhibition boards setting out the Site, planning context, constraints and opportunities, key issues, vision, design principles and the next steps. Copies of the consultation questionnaire and consultation boards were also provided to the Parish Council and were made available at Sapcote Library during the consultation period. Comments were invited on the proposed development and online material.

Over 500 users visited the consultation webpage, with 62 questionnaire responses received. This feedback and comments from the Parish Council meeting helped to refine the emerging scheme.

Comments included responses regarding traffic and highways safety along Leicester Road and the proposal's impact on the highway network within the vicinity of the Site. The accompanying Transport Statement has assessed safety, concluding that there is not an existing road safety issue, and the access includes appropriate visibility splays. The proposals also include relocating the existing 30mph speed limit to the east of the access to slow vehicles on the approach to the village.

In addition, a key concern for residents related to existing infrastructure, facilities and services, fibre internet and paths. The Council will consult with a range of key stakeholders as part of the determination process, including matters such as Health, Education and Transport to consider the proposal's impact. Where necessary and justified, financial contributions will be made to improve the capacity of local infrastructure as a result of the demand generated by the proposed development.


There are also positive benefits of an increased local population, including increased patronage of local services and facilities, helping to improve the viability and vitality of the local area.

There were some requests for further information on the design of the development and the design principles. Chapter 4 of this Design and Access Statement expands on the principles underpinning the design.

As this is an Outline Application, details such as Layout and Appearance are reserved for subsequent approval, but the design principles will set a framework for future applications to be assessed against and contribute towards achieving a high quality development reflecting local character.

Exhibition Boards

1 Welcome & Introduction



Thank you for taking the time to participate in this virtual consultation event regarding our emerging proposals for land north of Leicester Road, Sapcote (the 'Site'), as outlined in red on the image above. Please review the following information and draft proposals in detail, after which we would be very grateful if you provided us with your thoughts by completing the online survey at the end of this exhibition. We will then review the comments received and revise our proposals as necessary to address any concerns and help inform our final proposals.

Rosconn Group is consulting the local community on plans for a high quality, sustainable development which will deliver approximately 80 new market and affordable homes and associated infrastructure. Alongside a mix of house types and tenures to help meet local needs, the proposal will also include areas of public open space, soft landscaping and biodiversity enhancements to help integrate the development with the existing village.

The Site covers an area of approximately 3.4 hectares and principally consists of an arable field on the eastern edge of the village. The Site is relatively well-enclosed by a continuous hedgerow, trees and the former Sapcote Quarry to the east, Leicester Road to the south, existing residential development and allotments to the west and other former quarries and agricultural land to the north.

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2A Planning Context

THE DEVELOPMENT PLAN
The Development Plan for Blaby consists of the Core Strategy (2013) and the Local Plan Delivery DPD (2019). These plans set out the future growth strategy for the District, including where new housing and employment development should take place. Due to Sapcote's size and range of services and facilities, some level of housing growth was considered appropriate and has subsequently been delivered to the west and north east of the village.

Sapcote is also subject to the policies set out in the Fosse Villages Neighbourhood Plan, which look to guide and inform new development within the relevant villages. Whilst this was updated in January 2024, it makes no provision to meet future housing needs within Sapcote.

National guidance requires Plans to be kept up to date and reviewed at least once every 5 years. The Blaby Core Strategy is now over 10 years old and the District Council has therefore commenced a review, albeit it is unlikely to have a new Local Plan in place until Spring 2026 at the earliest.



HOUSING LAND SUPPLY
All local planning authorities, including Blaby, are required to maintain a 5-year rolling supply of housing land. In September 2023, the Council confirmed it could only demonstrate 3.69 years supply, representing a shortfall against its five-year requirement. In the absence of an up to date Local Plan allocating new sites for housing, National policy requires that Blaby must consider favourably applications for new housing development on unallocated sites where they are sustainably located and provided the benefits would outweigh any harm.

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2B Planning Context

LOCAL HOUSING NEED
Consistent with the national housing crisis, recent evidence (HEDNA 2022) indicates that in just one year since a previous survey in 2021, the need for affordable housing within the District had risen by 34%, from 399 to 536 additional units required per annum.

The District Council's Housing Officer recently confirmed in response to another application in the District that there was "a vital need for new Affordable Housing delivery in Blaby District" and that the worsening situation with regard to supply means that there is a need "to enable new affordable housing from all available opportunities".

Evidence also confirms there are currently 758 applications on the Council's Housing Register seeking an affordable home within the District, with smaller 1, 2 and 3 bedroom properties in most demand. Furthermore, demand for the limited affordable properties that become available each year is far outstripping supply – for instance, between 2022-2023 there were 3,134 bids for just 26 two-bed houses in the District.

At a Parish level, the Fosse Villages Neighbourhood Plan notes that market and affordable housing units that cater for older households is a key supply gap which urgently needs to be addressed. Building more bungalows for instance allows older people to downsize to more suitable accommodation, whilst freeing up family sized homes for younger families, enabling local people to stay in the area.



Our proposals will deliver a mix of 1, 2, 3 and 4 bedroom properties, 25% of which will be affordable, either as Social Rent or Shared Ownership. There will also be a mix of house types including bungalows and smaller, adaptable homes to help meet the locally identified need for accommodation suitable for over 55s, whilst also helping young families get on the housing ladder.

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3 Site Constraints & Opportunities

CONSTRAINTS
The Council's own recent assessment has confirmed the Site is a potentially suitable site for housing and is not subject to any local or national designations which would otherwise restrict development. We have however undertaken detailed surveys of the Site and surrounding area to help inform our emerging proposals. The key issues that our proposals will need to address are identified as follows:

- The Site's edge of village location
- Potential landscape impact, taking account of public views from the surrounding area
- The existing ecological value of the site, including existing trees and hedgerows around the field boundaries
- The amenity of neighbouring properties adjacent to the Site
- Foul and surface water drainage
- The former Sapcote quarry to the east



OPPORTUNITIES
Our assessment has also identified a range of potential opportunities that the proposed development could positively address, as follows:

- Opportunity to accommodate a mix of house types and sizes providing much needed affordable housing and meeting a locally identified need for smaller homes, including bungalows
- Scope to contribute financially towards local infrastructure improvements including education, health, leisure and public transport
- Scope to improve the ecological value of the Site through new habitat creation and native hedgerow / woodland planting to deliver 10%+ biodiversity net gain
- Ability to provide areas of Public Open Space including a play area and walking routes accessible to the whole community
- Scope to retain and strengthen existing field boundaries with new planting to help frame and integrate the development
- Opportunity to create a softer edge to the entrance to Sapcote when approaching from the east by incorporating generous landscape buffers to the southern and eastern boundaries.

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4A Key Issues


Whilst further detailed analysis of the Site continues, the scope to mitigate the impacts of our emerging proposals are being assessed to ensure an integrated approach is adopted. Our findings to date on the key issues is summarised as follows:

ACCESS & HIGHWAYS
The primary access to the development will be via a new priority junction off Leicester Road, incorporating a new access road with footways into the development, that meet County Highway standards. Speed surveys have been carried out along Leicester Road and have informed the design of the access to ensure there is good visibility when entering and leaving the development.


The proposed location of the access also takes account of the traffic calming measures proposed by the Hinckley Rail Freight Interchange scheme at the entrance to the village, should these be implemented.

New footways into the site will connect to the existing footway along the northern side of Leicester Road, providing a direct, continuous pedestrian access to the centre of Sapcote.

Highways and transport matters will be considered fully in the Transport Statement which will accompany a future Outline Planning Application.



LANDSCAPE
A detailed appraisal of the landscape character of the Site and its surroundings has been completed to understand its visibility within the wider landscape, which has helped inform the emerging proposals. The Site is not located within any local or national landscape designation and it is considered there would be no significant landscape harm caused by residential development in this location. However, to aid the development's assimilation into the landscape, significant areas of native soft landscaping will be introduced along the site boundaries and throughout the development to screen it from key public viewpoints, whilst also helping to create a softer, landscaped gateway on entering the village from the east.




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4B Key Issues


ECOLOGY & BIODIVERSITY
Great care has been taken to ensure the proposals will not have an adverse impact on the natural environment. Qualified Ecological Consultants have undertaken a detailed assessment of the Site and a range of further surveys are on-going to ensure all key species and habitats within the Site are identified.

The work completed to date has confirmed that whilst the intensively farmed arable field is limited in ecological value, the trees and hedgerows on the periphery of the Site are of local importance and in general, these will be retained whilst additional tree and hedge planting will be included to mitigate any loss. In addition, new habitats and wildlife corridors will be provided within the Site to secure at least a 10% net gain in biodiversity on site, compared to the current situation, as required by new legislation.



DRAINAGE
The Site is not located within a high flood risk area, although there is a small area to the west which is understood to be subject to surface water flooding. As ground conditions are unlikely to be suitable for infiltration (the natural drainage of water through the ground), surface water from the proposed development will be attenuated on-site via swales to a proposed drainage basin located to the north of the development. This will then discharge gradually at greenfield run-off rates to the existing watercourse network along the Site's western boundary. This attenuation basin will also serve as a further ecological habitat to benefit local wildlife.

Foul water will be discharged to the existing public sewer in Leicester Road via a pumping station which will be delivered as part of the proposed development. A Flood Risk Assessment will accompany the application to demonstrate how the proposed development will be safe from flooding for its lifetime and will not increase the risk of flooding elsewhere.



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5 Draft Vision and Development Principles

Draft Vision
The proposed development will deliver a landscape sensitive, high quality and sustainable addition to the edge of Sapcote that will create a vibrant, inclusive place, physically and socially integrated with the village. New infrastructure including wider areas of open space, a play area and biodiversity enhancements will promote active, healthy and safe lifestyles. It will deliver well designed and energy efficient homes which will assist the Council's housing supply shortfall and meet locally identified needs for more affordable and smaller sized housing, including bungalows.



Key Development Principles
An Outline Planning Application is being prepared where only the principle of development and details of access are to be considered. However, the proposed design principles will help inform the subsequent Reserved Matters stage where detailed aspects such as design and appearance of the development will be considered. These will be further refined following feedback from this community consultation and detailed within a Design and Access Statement that will accompany the application. This will provide a robust framework for future Reserved Matters to ensure the new homes have a clear identity, reflect local character and are suitably integrated with the wider area. The key Development Principles are summarised as follows:

- Delivery of up to 80 well designed, high quality homes of which 25% will be affordable (a mix of Social Rent and Shared Ownership properties) to help address the current housing shortfall
- Provision of a mix of house types to help meet locally identified housing needs, including smaller properties and bungalows
- Energy efficient homes to ensure low future running costs, which are also accessible and adaptable to people's changing needs over time
- Provision of safe vehicular and pedestrian access to the Site from Leicester Road, with new pedestrian links connecting to the existing footway into the village
- Creation of a softer edge to the entrance to Sapcote when approaching from the east by incorporating generous landscape buffers to the southern and eastern boundaries
- Incorporation of areas of new public open space, green corridors and new landscaping throughout the development, creating high quality environment and significant ecological enhancement
- Provision of local buildings along key corridors and vistas, contributing towards a place-making approach and local distinctiveness

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6 Next Steps


Thank you for taking the time to take part in this Virtual Public Exhibition and we would be very grateful for your feedback in relation to these draft proposals. After this event, we will review all comments and further refine the emerging scheme prior to submitting an Outline Planning Application.

Following the submission of the planning application, Blaby District Council will undertake a period of consultation on the proposals with key stakeholders and the local community. At this stage, you will have a further opportunity to submit your comments on the application.

Subject to approval of the Outline Planning Application, Reserved Matters submissions would follow to determine detailed issues such as Design, Layout, Scale and Landscaping, which would be guided by the principles set out in the Design and Access Statement. Once fully approved, we would expect the development to commence towards the end of 2025 and take 2-3 years to complete.

Indicative Timetable

Virtual Consultation	May 2024
Outline Planning Application Submission	Late Spring 2024
Council Consultation Period	Summer-Autumn 2024
Outline Planning Permission	Autumn-Winter 2024
Reserved Matters Submission	Spring-Summer 2025
First Homes Occupied	Summer 2026



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3.3 Opportunities & Constraints

A number of opportunities and constraints have been identified following the Site assessment work undertaken. These are summarised here and shown on the Opportunities and Constraints Plan on the following page.

Access & Movement

Access is proposed via a new junction from Leicester Road. A 2m wide footway will be extended to link in with the existing infrastructure to the west in Sapcote.

Access needs to be maintained to the northern field for agricultural purposes.

Landscape

The network of existing boundary trees and hedgerows should be retained and enhanced where possible. There are opportunities to strengthen the existing landscape framework with additional tree planting.

The existing village edge has a harsh line of development. There is an opportunity for the scheme to help to address this by introducing a softer edge to this eastern gateway to the village. A landscape buffer could also provide wildlife habitats and open space along the eastern edge, with an opportunity for additional tree planting in this area.

Ecology

There are no statutory ecological designations on or within proximity to the Site.

Trees along the Site boundaries have the potential for roosting bats and should be retained. The hedgerow and associated ditch along the western edge of the Site should also be retained.

The inclusion of landscape buffers and retention of existing green networks will ensure habitat corridors are maintained, including for badgers and bats.

Flood Risk & Drainage

Flood risk across the Site is low. There is an existing brook along the western boundary within the Site, this serves as an outfall for surface water. A maintenance easement should be provided from the top bank of the brook.

There is an opportunity to provide sustainable drainage features in the form of a planted attenuation basin, swales and rain gardens. These features can manage surface water run off and provide ecological and amenity benefits.

Existing Utilities











An existing surface water drain crosses the Site, this should be retained with a 2m total easement corridor in the public realm.

Overhead cables crossing the Site are expected to be retained and do not present a constraint to development.

Existing Residential Development

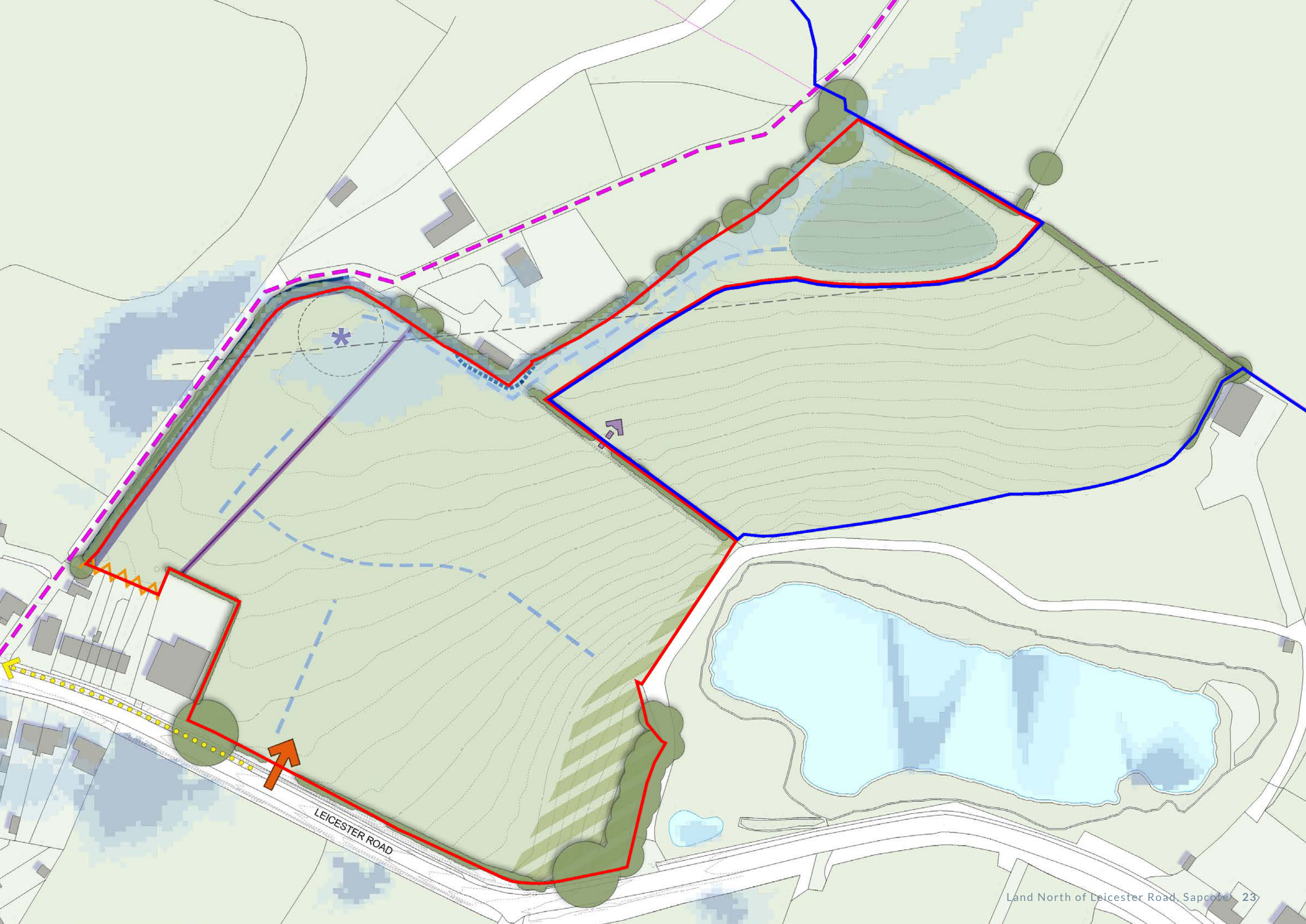
A small portion of the Site boundary is adjacent to the rear of residential boundaries. Development in this area should be sensitive to this existing built edge.

Opportunities and Constraints Plan

-  Site boundary
-  Land in same ownership
-  Existing trees / hedgerows to be retained
-  Public right of way
-  Proposed vehicular access point
-  Pedestrian connection to Sapcote
-  Existing brook
-  5m offset to brook
-  Proposed brook diversion
-  Indicative attenuation area
-  Indicative swales
-  Indicative pumping station location
-  1 in 30-year surface water flood extent
-  1 in 100-year surface water flood extent
-  1 in 1000-year surface water flood extent
-  Existing pipe and easement
-  Overhead cables to be retained
-  Rear/side residential boundaries
-  Potential landscape buffer



Plan not to scale



LEICESTER ROAD

4.0 Masterplan Strategy





Illustrative Masterplan

- Site boundary
- Land in same ownership
- Primary vehicular route
- Shared surface street
- Private drive
- Footpaths
- Existing vegetation
- Indicative tree planting
- SuDS basin
- Swale
- Access corridor to brook
- * Pumping station
- * Proposed play area
- - - Retained easement
- ➔ Agricultural access



Plan not to scale

4.1 The Masterplan

Whilst a detailed layout for the Site would be determined at reserved matters stage, the Illustrative Masterplan demonstrates one way that the development proposals may come forward, taking into account the technical analysis undertaken. This is underpinned by a robust framework which establishes the key development principles for the Site.

The proposals demonstrate the capacity of the Site to deliver up to 80 new homes, in a mix of house types, sizes and tenures, catering to the needs of the local area, responding to the local character and meeting the needs of different people. Dwellings are envisaged to come forward as a mix of detached, semi-detached, terraced housing, bungalows and apartments.

The Site is accessed from Leicester Road to the south, via a new junction, leading to a primary street with adjacent swales and rain gardens through the centre of the Site. The proposals provide sinuous streets, reflecting the local context and historic street pattern of Sapcote, as set out in the Settlement Statement.

The integration of swales and rain gardens provides a green-blue network through the development, linking to wider areas of public open space and planting. A landscape buffer towards the east maintains habitat corridors and provides opportunities for meadow planting and new tree planting.

The proposals create a softer gateway to the village, when approaching from the east. A sinuous, lower density edge and enhanced landscape planting ensures a gentle urban to rural transition.

A new play area is proposed towards the north of the Site. Outward facing blocks and active frontages provide passive surveillance towards areas of public open space. A new recreational route through the Site provides the opportunity for circular walks and links to the footway towards Sapcote.

Plots in the south-west of the Site adjacent to existing properties on Leicester Road are arranged such that private gardens back on to those of the existing properties, promoting privacy and security.

The details of parking provision for the Site will be set out at reserved matters stage, however it is envisaged that this will consist of a mix of parking on-plot to the side of dwellings, limited runs of frontage parking interspersed with tree planting and the provision of on street visitor parking. Parking will be provided in line with local planning policy. Cycle parking will also be provided for all homes, promoting active and sustainable transport modes.

Homes are proposed to be energy efficient to ensure low future running costs, which are also accessible and adaptable to people’s changing needs over time. All homes will be provided with EV charging facilities.

Whilst the detailed design of the scheme will be set out at Reserved Matters stage, the proposals establish the design strategy for the Site, delivering a framework that accords with the principles set out in the Settlement Statement and Policy FV6, including:

- Being in keeping with the scale, form and character of its surroundings;
- Protecting locally significant features such as traditional walls, hedgerows and trees’;
- Not significantly adversely affecting the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution;
- Promoting sustainable design and construction; and
- Providing safe and suitable access.

Further information on the design proposals is set out on the following pages. Details of the built form and architectural style will also be established at Reserved Matters stage, however there is the opportunity to create a locally



responsive scheme that incorporates architectural features, materiality and boundary treatments that reference the historic character of Sapcote, as set out in the Settlement Statement and identified in the context analysis of this Design and Access Statement (Chapter 2). This could include red brick and occasional white render, with clay and slate tiles, and planting or low level walls for boundary treatments.

Framework Plan

-  Site boundary
-  Land in same ownership
-  Indicative development parcels
-  Proposed site access point
-  Primary vehicular route
-  Shared surface street
-  Private drive
-  Proposed recreational route
-  Pumping station
-  Access to pumping station
-  Swale
-  SuDS basin
-  Proposed play area
-  Key building
-  Potential wildflower meadow planting
-  Potential additional planting
-  Buffer to existing brook
-  Proposed native hedgerow
-  Pedestrian connection to Sapcote
-  Agricultural access



Plan not to scale



LEICESTER ROAD

4.2 Design Principles



A Landscape Led Masterplan

The proposals maintain and strengthen the existing trees and hedgerows on the Site and deliver new landscape buffers, ensuring locally significant features are protected. Blue-green corridors in the form of planted swales and rain gardens create green streets and linkages to new areas of public open space for recreation, play and biodiversity, ensuring the proposals are embedded within a green infrastructure network. The proposals include scope for ecological enhancement, including retention and enhancement of habitat corridors, new areas of planting and delivering biodiversity net gain.



A Sustainable Neighbourhood

The proposals will bring forward a mix of high quality, locally distinctive and affordable new homes which are appropriate for modern lifestyles and sustainable to run and own. A mix of house types and tenures will ensure that homes cater to varied needs and life stages.

Proposals will be sustainable in their approach, including in terms of ease of movement, active travel, construction and future living and maintenance.



Connected

The proposals will be outward looking, seeking to tie in to the surrounding community, with development designed for the benefit of new and existing residents. The proposed development creates a permeable and legible movement network, encouraging active travel. The Site is in a sustainable location, with amenities within Sapcote accessible by walking and cycling.



4.3 Placemaking Strategy

The masterplan proposals and design principles are underpinned by a placemaking strategy to deliver a safe, attractive and liveable place.

Active frontages - outward facing development blocks, with dual-aspect dwellings to corners provide natural surveillance, addressing the public realm and providing a clear distinction between public and private space.

Gateway - The Fosse Villages NDP 2024 and Sapcote Settlement Statement notes that the existing gateway to the village from the east is currently dominated by a harsh line of housing development. The proposals for the Site will soften the gateway to Sapcote from the east, with lower density development in this area, a sinuous edge, generous landscape buffer and new planting to provide screening and filtered views.

Landmarks - located at key points in the layout, landmark buildings help with legibility and wayfinding, creating interest and a sense of place. Landmark buildings may feature design details to distinguish them including changes in materials or increased building height. Landmark buildings may also be located where there are internal vistas.

Green Focal Space - the play area forms part of a new area of public open space, forming a focal green space with properties fronting towards this area and a recreational route.



Placemaking Strategy

- Site boundary
- Land in same ownership
- Frontages
- Dual-aspect dwelling
- ✱ Key building
- Gateway
- Green focal space
- ✱ Play area

Plan not to scale



4.4 Use & Amount

Land Use

The primary use of the Site will be residential, with the remaining land proposed for landscaping and public open space.

The proposals have been designed to make efficient use of land, in line with the NPPF whilst adhering to local policy guidances with regard to green and public open space, good design and placemaking.

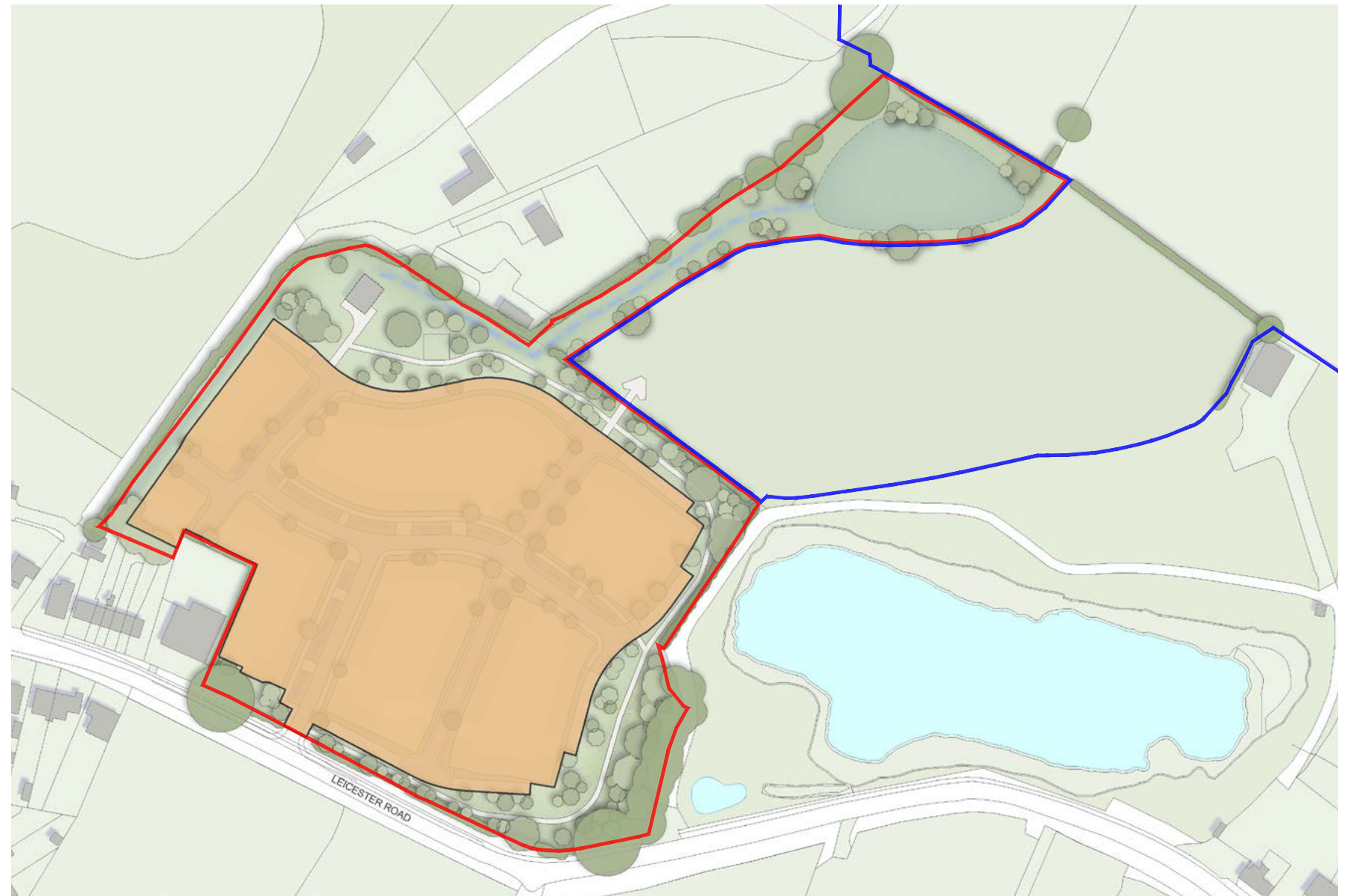
As shown on the land use parameter plan, the proposed land use of the scheme is as follows:

Land Use	Total (ha)
Residential and associated infrastructure	2.33
Green space, landscaping & play	1.36
SuDS features & pumping station	0.32
TOTAL AREA	4.01

Housing Mix

The proposals will deliver up to 80 new residential dwellings, including 25% affordable dwellings (a mix of Social Rent and Shared Ownership), in line with Policy CS7: Affordable Housing as set out in the Local Plan Core Strategy (2013), and Policy 7 in the Housing Mix and Affordable Housing SPD (2013). The exact mix will be determined at reserved matters stage in accordance with local policy and market conditions.

The proposals demonstrate a mix of 1, 2, 3 and 4 bedroom properties and a mix of housetypes including bungalows and smaller, adaptable homes to meet the locally identified need for accommodation suitable for over 55s, whilst also helping young families get on the housing ladder.



Plan not to scale 

Land Use Plan

- Site boundary
- Land in same ownership
- Proposed residential development areas

4.5 Access & Movement

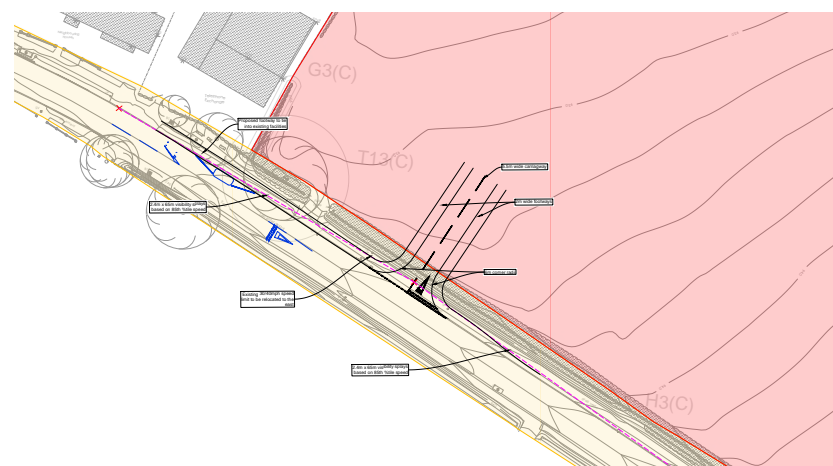
Access to the Site is proposed directly off Leicester Road via a new access to the east of the existing access. Access to the Site has been carefully considered to provide safe and logical vehicular, pedestrian and cycle access into and through the development. This new access will link into the existing infrastructure within the vicinity of the proposed Site access.

The movement hierarchy is shown on the adjacent plan. A clear and legible network of streets and pedestrian routes aids wayfinding, whilst a permeable movement network promotes active travel.

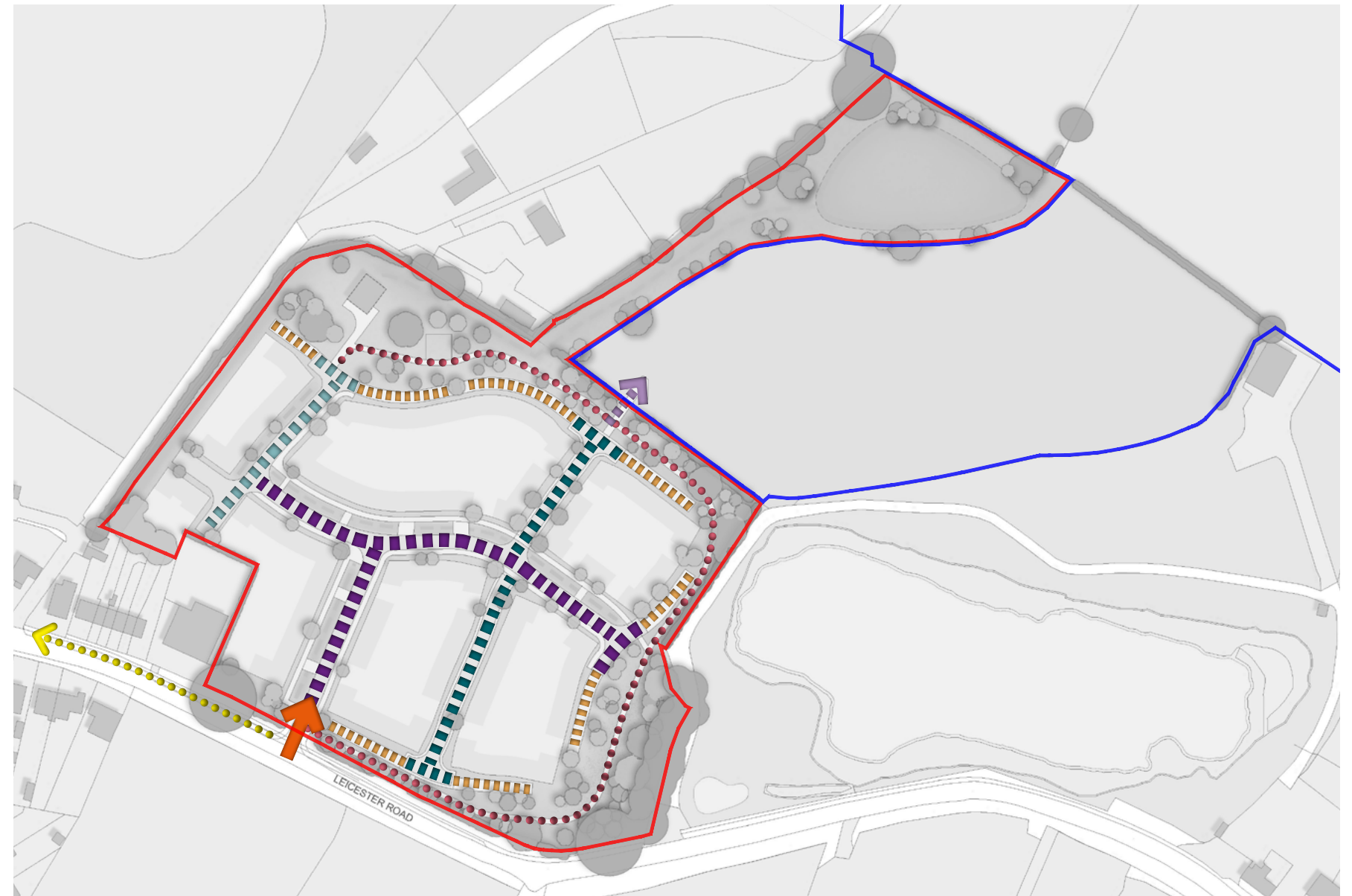
The primary street connects from the access into the centre of the development. The street features a rain garden on one side of the street and footways to both sides of the street, ensuring that the proposals connect into the existing footway along Leicester Road, providing pedestrian access into the centre of Sapcote.

Secondary and shared surface streets connect from this route, with private drives towards the development edge, providing a soft transition to the open space beyond.

A new recreational route links areas of public open space, encouraging walking and cycling and connecting to the footways providing onwards links to Sapcote.



Extract of Proposed Access Plan - for full details see the Transport Statement



Movement Hierarchy Plan

- Site boundary
- Land in same ownership
- ➔ Proposed site access
- ▬▬▬ Primary street
- ▬▬▬ Secondary street
- ▬▬▬ Shared surface
- ▬▬▬ Private drive
- ⋯⋯⋯ Recreational route
- ➔ Agricultural access
- ⋯⋯⋯ Pedestrian connection to Sapcote

Plan not to scale

4.6 Scale & Appearance

Storey Heights

The Site is proposed to consist of predominantly two storey dwellings, in response to the local context and character.

Dwellings with varied rooflines could be provided, responding to the character of Sapcote as noted in the Settlement Statement. The proposals could also include some single storey or one and a half storey dwellings to meet local need. This would be set out in more detail at Reserved Matters stage.

Density

Higher density development is proposed towards the existing built edge of Sapcote and centrally within the Site. Lower densities are proposed towards areas of public open space to the north and east, responding sensitively to the rural edge and respecting the existing context.

Private drives with a sinuous edge and detached plots provide a looser form, with a landscape buffer towards the east softening the development and creating a landscaped gateway to Sapcote when approaching from the east.







Extract showing indicative lower density edge. Detached plots with a looser grain and sinuous streets provide a soft transition to the green edge with landscape buffer planting.



Plan not to scale 

Density Plan

-  Site boundary
-  Land in same ownership
-  Higher density
-  Lower density edge

4.7 Landscape Strategy

A detailed landscape strategy would be established at reserved matters stage, however the broad principles are set out here.

The proposals for the Site are landscape-led, integrating green-blue infrastructure throughout and providing new areas of public open space. Green linkages and landscape buffers provide opportunities for connecting new and existing habitats and safeguard existing habitat corridors.

The proposals retain and enhance existing vegetation on the Site, and the existing brook to the west of the Site. The existing planting along Leicester Road is also proposed to be enhanced with new planting, creating an attractive landscaped frontage.

There is the opportunity to include an area of wildflower meadow planting, with new native tree planting forming a landscape buffer to the east, providing opportunities for enhanced biodiversity. Areas of public open space could be planted with a flowering lawn mix, with neutral grassland towards the Site boundaries.

Additional tree planting is proposed, including to streets and within public open space, enhancing canopy cover and aiding cooling in summer.

Proposed SuDS features include planted swales, rain gardens and a planted SuDS basin, creating attractive streets and spaces whilst also providing drainage, biodiversity and amenity benefits.

Healthy lifestyles are encouraged, with new spaces for activity and recreation including a new play area and footpaths through the proposed development.



Landscape Strategy

- | | | | |
|--|--------------------------------|--|----------------------------------|
| | Site boundary | | Wildflower meadow planting |
| | Land in same ownership | | Proposed planted SuDS basin |
| | Retained brook | | Retained and enhanced vegetation |
| | Proposed swales & rain gardens | | Green streets |
| | Recreational route | | New tree planting |
| | Proposed play area | | Proposed native hedgerow |
| | Landscape buffer | | Green focal space |

Plan not to scale



5.0 Summary



Up to 80 new homes
within Sapcote to meet local need

Extensive public open space
new areas of public open space, green/
blue infrastructure and a new play
area for the benefit and enjoyment of
new and existing residents

Sustainable and connected
providing permeability for walking
and cycling and proximity to existing
facilities and services

Landscape-led
retention and enhancement of existing
landscape features, green streets with
SuDS features and providing a net
gain in biodiversity

This Design and Access Statement sets out the strategy for '**Land North of Leicester Road, Sapcote**'. It considers the relevant context, opportunities, constraints and design principles to define how a viable responsive development can be achieved and be delivered.

The vision is a new, sustainable, landscape-led addition to Sapcote that delivers new homes for the village. A mix of high-quality housing options and types will cater to varied needs, set within a sustainable and attractive environment, positively integrating into the local setting and community in Sapcote.



