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23 June 2021

Denise Knipe
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Development Management
Charnwood Borough Council
Southfield Road
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BY EMAIL ONLY

Dear Denise

Land north and South of Groby Road, Anstey – Application References P/20/2251/2 Land North of Groby Road and P/20/2252/2 Land South of Groby Road

I refer to the above applications submitted on behalf of Davidsons Developments Limited. Following representations from adjoining local residents and discussions on site to discuss the concerns raised, Davidsons has amended the Indicative Masterplans for both applications as followings:

N1490_005D – Revised Indicative Masterplan for land North of Groby Road, Anstey

N1489_005F – Revised Indicative Masterplan for land South of Groby Road, Anstey

These revised plans supercede the masterplans submitted with the applications.

The amendments seek as far as possible to address concerns raised by adjoining residents, but we are aware that some residents adjoining the site to the South of Groby Road remain concerned about the proposals.

With regard to the treatment of the eastern boundary of the site, good urban design practice encourages the enclosure of the street on both sides in urban areas, i.e. situations where the site adjoins existing urban areas. Development on one side of the road has its place, but this is preferred at the edges of schemes, generally where housing is design to

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face out over the countryside and/or areas of public open space.

In this particular instance, the alignment of the road is fixed by the easement running underneath the proposed highway, which runs on a diagonal. This alignment can be seen on the Davidson's scheme to the north on Graves Way/Glover Close. Here dwellings are positioned on either side of the road to create a "street".

The proposals south of Groby Road continue this diagonal alignment, and as far as possible retain the enclosure of the street on both sides, where there is sufficient space to do so. Aesthetically this creates a much better street in urban design terms than the alternative of single sided development, and then, consequentially on the opposite side of the road a mix of some landscaping and then an array of close boarded fences.

In addition, there are secure by design principles to consider. Design guidance which promotes security advocates preventing vulnerable rear gardens by forming perimeter blocks of houses (as can be seen from the remainder of the proposed masterplan) where rear garden boundaries are secured/interlocked by backing onto other gardens, rather than being exposed to the public realm.

As such the approach on this scheme is to secure the boundaries of nos 15 to 33 by backing on, but importantly also including a 9m wide landscaping strip. This increases the distances between properties well beyond the minimum 21m back-to-back requirements (as applied to the rest of the masterplan). In taking this approach we have secured rear boundaries where possible, increased separation distances beyond minimum standards and created the correct urban design response for the site.

Where the space between the easement (no build zone) and the site boundary is insufficient to build houses (essentially behind nos 35-53 Peartree Close) additional landscaping/planting is proposed. This is a less preferred option, but the only one available.

In short, the proposals protect residential amenity, secure rear boundaries where possible and create an attractive streetscene and for those reasons this approach is considered to be the best balance.

We consider that the amendments ensure that residential amenities are safeguarded and distances between existing and proposed properties are well in excess of the required standards. The proposed substantial area of buffer planting will also provide strong screening to the rear of these existing properties.

Whilst the original development north of Groby Road provided a green corridor to the rear of properties on Burgin Road, this was largely dictated by the alignment of the easement and does not provide an ideal urban design solution, particularly in relation to secured by design principles.

I would be grateful if you could arrange the necessary re-consultation on the revised Indicative Masterplans at the earliest opportunity.

If you require any further information, please let me know.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G. Longley', with a long, sweeping flourish extending to the right.

Guy Longley
Executive Director
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Encs: Revised Indicative Masterplans