

An aerial photograph of a residential area, showing a mix of houses, trees, and open spaces. The image is overlaid with a semi-transparent green filter. The text is positioned on the right side of the image.

Proposed Residential
Development
at
Congerstone

Design and Access Statement

OUR REF: 23-119-DAS-C

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1. Preamble

This Design and Access Statement has been prepared by Hayward Architects to accompany the submission for Outline Planning Approval for:

Residential development of up to 20 dwellings
at
Land off Barton Road, Congerstone. CV13 6NB

This statement is additional material which describes how the proposed development responds to the design objectives of the setting of the development site, as is relevant to the planning process. It is to be read in conjunction with the submitted drawings.

The government has published *The National Design Guide* which is intended to help non-designers (planners, committee members and the public) to make better judgements about design.

The sections of this document are commensurate with the sections as described in *The National Design Guide* which identify the elements which are considered to be relevant to the planning system

Please note that the applicant has appointed qualified and experienced architects to undertake the design aspects of this development. If the planning service should feel that the proposal is not compliant with national or local planning policies, please provide details of the specific policy and explain how this policy is being breached. This will enable the design team to co-ordinate a full and appropriate response which accommodates **all** of the factors which inform good design, alongside those which are pertinent to the planning system.

2. Introduction

The application seeks Outline Planning Approval for up to 20 dwellings in Congerstone.

Data

- The gross site area is 1.18ha
- It is currently equestrian land which sits on the edge of the settlement.
- It is owned by local land and property owners who are keen to make a positive contribution to the village in which they live
- It has been identified in the 2020 SCHELAA as developable for up to 35 dwellings in 6-10 year timescale
- It sits outside the Congerstone conservation area
- There is a small section of the site which sits within Flood Zone 3
- The outline application is to include approval for **Access** and **Layout** only.
- The application is accompanied by :

- Topographical Survey
- Arboricultural Survey
- Ecology Survey
- Proposed Site Layout
- Access Junction Design
- Transport Statement
- Flood Risk Assessment
- Planning Statement (included in this document)



3. Planning Context

Paragraph 126 of the National Planning Policy Framework advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Furthermore, 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 ensure that developments will:

- Function well and add to the overall quality of the area over the lifetime of the development.
- Establish or maintain a strong sense of place.
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.
- Be sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change
- Create places that are safe, inclusive and accessible which provide a high standard of amenity for existing and future users.
- Be visually attractive as a result of good architecture, layout and landscaping.

Paragraph 219 advises that existing policies should not be considered out of date simply because they were adopted prior to the publication of this Framework (as in the case of the policies of the Core Strategy and the Site Allocations and Development Management DPD), but that due weight should be given to the relevant policies according to their degree of consistency with the Framework. It is clear that the housing land supply policies set out in the Development Plan are inconsistent with the latest

guidance set out in the Framework and that they should be given lesser weight in the consideration of the application as a result.

The Development Plan for this site consists of the policies of adopted Hinckley and Bosworth Core Strategy and the Site Allocations and Development Management Policies (SADMP) Development Plan Document.

Hinckley and Bosworth Core Strategy, 2009

The Core Strategy was adopted by the Council in December 2009 and provides the spatial strategy for the district to 2026. The policies outlined below are the most relevant to the application.

Policy 12 indicates that Congerstone is categorised as a Rural Village and that to support the existing services in these villages, housing development will be supported within settlement boundaries that provides a mix of housing types and tenures. Development that complies with Policy 17 Rural Needs will also be supported. The Council will also require developments to be of the highest environmental standards as required by policy 24 of the Core Strategy. Congerstone is envisaged to accommodate a minimum of 10 dwellings via an allocation. The Congerstone Allocation Diagram indicates that an allocated site within the village for 4 dwellings only, however, the buildings on this site at Fox Covert Farm have been converted to offices and so this site will not be coming forward for residential use. The full allocation of 10 dwellings is accordingly available.

The application site is located outside of but immediately adjacent to the settlement boundary of the village. As the Borough is currently unable to demonstrate the required five year housing land supply, policy 12 is out of

date and the reference to sites being located within the settlement boundary should be given little weight as it would constrain housing supply.

Policy 15 advises that in rural areas (such as Congerstone) developments of 4 dwellings or more will be required to provide 40% of the yield as affordable housing. The submitted scheme proposes 20 dwellings of which 8 would be affordable in order to accord with this policy.

Policy 16 requires a mix of housing types and tenures on schemes of 10 or more dwellings taking account of the profile of new housing need required to meet household type projections. Table 3 of the Core Strategy indicates that new dwellings should comprise 64% smaller and medium sized units (one and two bedroom flats, two bedroom houses and two bedroom bungalows) with 32% being larger dwellings (two and three bedroom houses and larger) with 4% being multi person provision. As this final category would equate to less than one dwelling within the scheme, this requirement has been discounted. The submitted scheme accords with the required mix as 12 of the 20 dwellings are one or two bedroom accommodation, both houses and bungalows.

Policy 17 Rural Needs supports small scale developments that would meet local needs through either Local Choice or Rural Exceptions adjacent to the settlement boundary. This application does not explicitly seek to comply with the criteria set out for Local Choice or Rural Exceptions Sites, although clearly in providing eight affordable dwellings within the proposed mix, it would greatly assist in meeting the local needs of the village.

Policy 24 Sustainable Design and Technology expects all residential developments in Rural Villages to meet sustainability targets set out in Building a Greener Future. Whilst this policy advice has been superseded by later guidance, the applicant would seek to provide a development which meets the highest standards of energy efficiency and construction possible given the constraints of a building conversion scheme.

Site Allocations and Development Management Policies Development Plan Document, 2016

The Congerstone Allocations Diagram confirms that the site lies outside of but immediately adjacent to the Settlement Boundary of the village but that it does not have any specific allocation. The site is located outside of the designated Conservation Area.

The policies outlined below are the most relevant to the application.

Policy DM1 Presumption in Favour of Sustainable Development reiterates the presumption provided in the Framework that planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out-of-date at the time of making the decision, planning permission will be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Policy DM10 Development and Design advises that developments will be permitted where they comply with a number of design requirements. These include, inter alia, not having a significant adverse effect on the privacy and

amenity of nearby residents and occupiers of adjacent buildings and ensuring that the amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site.

The design of the scheme should complement or enhance the character of the surrounding area with regard to scale, layout, design, materials and architectural features. Furthermore, in relation to materials, the use and application of building materials would respect the materials of existing, adjoining/neighbouring buildings and the local area generally. Proposals should also incorporate a high standard of landscaping where this would add to the quality of the design. Charging points for electric or low emission vehicles should also be provided where feasible. These two aims would be met by the proposals.

Policy DM18 Vehicle Parking Standards advises that all proposals for new development will be required to provide an appropriate level of parking provision. The application proposals include a convenient space for EV charging within a surfaced space for a minimum of two vehicles off the road.

Supplementary Planning Guidance

Hinckley and Bosworth Borough Council adopted The Good Design Guide as a Supplementary Planning Document in May 2020.

The aim of the guidance is to substantially raise design quality in the Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced. Of relevance to the proposal is the following advice:

Section 5 Existing residential development provides recommended separation distances and garden sizes, all of which are complied with by the proposals.

Further guidance is provided on detailing, roofscapes, fenestration and boundary treatments – all of which is adhered to by the submitted proposals.

4. Proposal

Context

The site is located on Barton Road in Congerstone, Leicestershire. It sits at the northern edge of the settlement, with detached residences to the south and east, bungalows to the west and open farmland to the north.

The northern boundary is defined by a small tributary of the River Sense which functions as a drainage ditch for the farmland. This tributary gives cause for a small element of the site to be categorised as Flood Zone 3 on the Environment Agency Floodmap

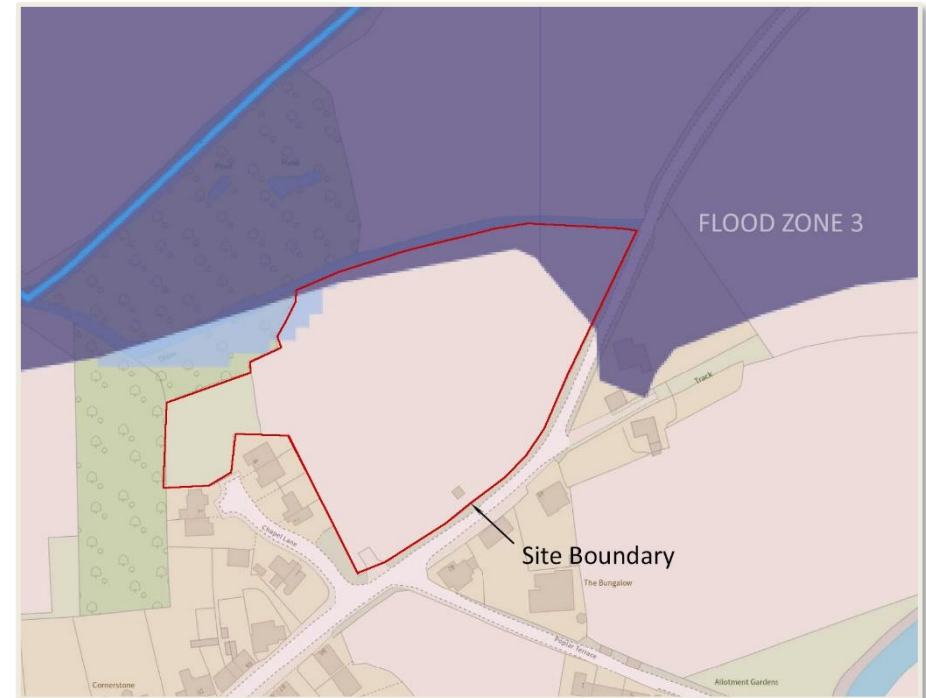
The Proposal responds to these boundaries by ensuring that an active frontage is provided for the street scene along Barton Rd. Parking for these particular properties is to their rears, so as to preserve the traditional, rural character of the village.

Other homes will be orientated to face towards the northern edge of the site where the watercourse runs. This serves to address the view as one arrives in Congerstone from the north.

The new biodiversity area sits adjacent to the most biodiverse aspects of the surroundings and will be overlooked by primary facades to provide natural surveillance.

The storm water attenuation pond is to be located adjacent to the source of flood : the stream.

The access to the site is to be located where it necessitates the least damage or loss of existing trees and hedges.



Identity

Congerstone is in the civil Parish of Shackerstone yet has retained its geographical separation and is surrounded by farmland.

Development generally clusters around the three-way junction of Barton Road, Shackerstone road and Main street; then stretches outward along these three arms

This pattern appears to have been well established by the time of the earliest available OS map of 1885

The general feel of Congerstone is that of a small, historic village with an agricultural heritage. Ancient trees and hedges line the roadsides

CONGERSTONE, 1885



The Proposal responds to the historic growth of the village in its location. Barton road, is one of the 'arms' of development which has gradually spread from the historic centre of Congerstone village. This makes the site a natural location for an extension to the village

When coupled with the development in progress to the south of the site (shown in yellow below), this site helps to unite the village with the existing dwellings to the east, giving a tidy form to the settlement edge

The preservation of the mature trees and the mature hedge which border Barton road will protect the existing rural character of the site

The dwellings proposed along the frontage to Barton Road are single storey, detached dwellings as befits a rural village location.



Built Form

Buildings in Congerstone never exceed 2 storeys in height unless a simple loft conversion with flush roof lights. Dormers only occur where there is one and a half storeys.

Plots are reasonably large and buildings generally have front doors well set back from the street.

Materials are generally red brick walls with grey tiled roofs, although a small number of properties can be found with render and pantile roofs

Front boundaries, where they exist are often dwarf walls in a variety of masonry materials. Otherwise they are cropped privet hedges.

The Proposal will respond by using similar materials and boundary treatments

The proposed buildings will not exceed 2 storeys in height nor include dormers (unless a half storey)



Movement

Roads

Congerstone sits 3 miles north west of Market Bosworth, to which it is connected by Bosworth rd.

Access to the motorway network is achieved via the A444, 2 miles to the west in Twycross, then either north to the M42 or south to the A5 and M69

Rail

The nearest railway station can be found at Hinckley, approx.. 10 miles south.

Buses

Congerstone is served by Stagecoach bus number 7 connecting Measham with Witherly (nr Atherstone) and runs every 2 hours

Bicycle

There appear to be no Sustrans routes in the vicinity

Public Right of Way

There are no PROWs through or adjacent to the site



Nature

The existing site is of well maintained grassland on the edge of settlement.
Please see Ecology survey for more details

The northern edge of the site is bounded by a stream which is attractive to wildlife

The Proposal will respond

by protecting the existing stream and offering a green buffer adjacent to it, separating it from the dwellings. This buffer ensures useable and well located, permanent habitat for flora and fauna and thus preserves the biodiverse value of the site

A *Biodiversity Space* is to be included to the north western corner of the site which will provide habitat for existing and future species as well as space for residents to enjoy nature

The existing mature trees and hedgerow to the front of the site, along Barton road can be retained, providing further habitat types



Public Spaces

The existing site is entirely private land and is not accessible to the public. No formal public spaces are proposed, however the 'Biodiversity Space' is intended to accommodate existing ecology and any future BNG requirement. This space will not be enclosed against access by the public.

Homes, Buildings and Uses

Almost the entire built form of Congerstone is domestic and all is of a domestic scale

All existing buildings are dwellings with the exception of

- The village hall (single storey)
- A farm (single storey)
- The Horse and Jockey pub (2 storey)
- Congerstone Primary school (located north of the settlement area)

The Proposal responds to the existing identity of the village by offering only residential dwellings of 1 or 2 storeys on private plots. This replicates all existing development in terms of scale, massing, siting and use.

The proximity of an existing primary school to a village setting is the exception rather than the rule, and supports the appropriateness of the increase in family housing provision in Congerstone.

Materials are to be similar to those already found in the village. Details of which are to be confirmed at Reserved Matters stage.



Resources

Method of energy production is reserved for detailed design stage

Selection of materials is reserved for detailed design stage

Lifespan

The final development will be managed and maintained in accordance with the requisite agreements made with the Local Authority

Villages often struggle to offer accommodation to fit the inevitable change in needs as the residents mature. Smaller dwellings to suit younger buyers and single storey dwellings to suit older buyers are in particularly short supply.

The village already benefits from a primary school within easy walking distance, around 0.6km from the proposal site by road

The Proposal responds to these needs with the inclusion of a varied mix of dwellings to create an inclusive and relevant offer to the village

This will include:

- 3 and 4 bedroom family homes
- 2 bedroom 'starter' homes
- one bedroom bungalows

8 of these will be Affordable (40%)

The existing primary school makes Congerstone an ideal location for young families. The provision of smaller homes will allow young adults to stay in the village when they start a family of their own

Existing Materials



EXISTING MATERIALS



5. Access

An existing access to the field is located adjacent to Chapel Lane. This location will not be suitable for a site access in terms of visibility/ safety.

The Proposal is for a new vehicular access to be provided from Barton Rd in the location which will have the least impact on existing trees.

All other locations will necessitate the removal of at least one tree in order to achieve a safe visibility splay on the junction



Summary

- This application is for **Outline Planning Permission** for up to 20 new dwellings on land accessed from Barton Road, Congerstone
- The mix of homes will include 3 & 4 bed family homes, 2 bed starter homes and 1 bed bungalows
- The proximity of Congerstone primary school makes it an ideal location for young families
- The location of the site is a natural extension of the historic village growth pattern
- Practical measures will be taken to protect existing and future wildlife and their habitats
- Buildings will be limited to a maximum of 2 storeys
- Materials will be selected to compliment the existing character of Congerstone Village
- The proposed access is sited to have least impact on trees and hedges
- Green spaces will be provided to protect flora and fauna
- Buildings will be orientated to provide natural surveillance over green spaces and address key vistas



PROPOSED SITE LAYOUT