



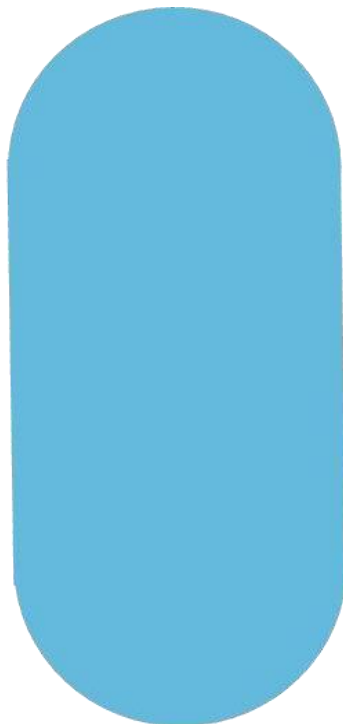
 Part of Shakespeare Martineau

Consultation Statement

Land North of Hunts Lane, Desford

Peveril Homes

November 2025



Contents

1. Introduction 3

2. Consultation Measures..... 4

3. Consultation Responses..... 5

4. Conclusion 11

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Final				
Revision				

1. Introduction

- 1.1. This Consultation Statement has been prepared by Marrons on behalf of the applicant, Peveril Homes, to accompany an outline planning application for a proposed residential development of up to 75 dwellings on Land North of Hunts Lane, Desford. It outlines the consultation methods undertaken and details the steps taken to engage with the local community.
- 1.2. A public consultation exercise was undertaken by Marrons on behalf of Peveril Homes in November 2025 in relation to a proposed development of approximately 75 dwellings. This involved the distribution of an information leaflet to residents and businesses throughout Desford and the surrounding area, alongside the launch of a dedicated consultation website providing detailed information about the proposals. The website included a response form for residents to provide feedback, as well as contact details for submitting comments by letter or email.

2. Consultation Measures

Public Consultation Leaflet

- 2.1. A copy of the consultation leaflet is provided at Appendix 1 of this Statement. To publicise the proposals, a total of 1,732 leaflets were distributed to residents and businesses with Desford and surrounding areas on the 6th November 2025.
- 2.2. The leaflet provided an overview of the Site and the proposed development which included an indicative site layout, a description of the proposed scheme, background information on the applicants, Peveril Homes, and a summary of the benefits the proposals are expected to deliver.
- 2.3. Recipients of the leaflet were also directed to a dedicated public consultation website which provided further information on the proposals. The website included a response form for residents to submit their comments, along with contact details for providing feedback by email or by post.

Public Consultation Website

- 2.4. A public consultation website was launched at www.huntslanedesford.co.uk. The website provided further details on the proposals and its planning context along with a summary of the initial technical work that have been undertaken at that stage.
- 2.5. The consultation period ran for two weeks from Thursday 6th November to Thursday 20th November 2025.

3. Consultation Responses

- 3.1. During the two week consultation period, a total of 51 responses were received through the response form available on the public consultation website, with 16 further responses submitted via email. The total responses therefore totalled 67. Given that 1,732 leaflets were distributed, this represents a response rate of 3.9%.
- 3.2. Of the respondents, 100% resided in Desford. In terms of housing tenure, 1 respondent is privately renting, 0 were socially renting, and 3 were 'other' or did not provide any information regarding their housing situation. 46 responses were from homeowners, the highest proportion of responders.
- 3.3. The age distribution of the respondents who replied via the website is shown in Table 1.

Age Group	No. of Respondents
Under 18	0
18 to 34	2
35 to 49	8
50 to 64	14
65+	24
Not Provided	3

Table 1 – Age Distribution of Respondents via Website

- 3.4. The questionnaire provided on the consultation website asked a series of specific questions where respondents were invited to answer whether they agreed with a given statement or not. The total responses to the specific questions are provided in Table 2.

Question	Yes	No	Don't Know / Not Provided
Do you agree that more housing is required?	2	47	2
Should landscaping and open space support ecology and recreation?	19	14	17
Are you satisfied with local green spaces?	27	16	8
Would you like more pedestrian recreation routes?	15	17	18

Table 2 – Distribution of Responses to Website Questions

3.5. The website questionnaire also invited the respondents to state their preferred housing mix. The distribution of responses to this is provided in Table 3.

Question	1-Bed	2-Bed	3-Bed	4-Bed	Affordable	Bungalows	Market Housing	Not Provided
What type of homes do you think are needed?	1	6	7	2	7	11	1	33

Table 3 – Preferred Housing Mix

3.6. The consultation provided residents with the opportunity to raise any concerns regarding the development proposals through the website, by email, or by letter. All responses received have been grouped into specific categories, and the number of times each category was raised is presented in Table 4. Commentary on how the proposals address the issues raised has been provided thereafter.

Category	No. of Respondents
Highways & Access	35
Loss of Agricultural Land	16
Overdevelopment	17
Landscape Impacts	14
Flood Risk & Drainage	3
Ecology	7
Lack of Infrastructure	33

Table 4 – Content of Responses

Highways and Access

3.7. A total of 35 respondents to the public consultation cited concerns related to highways and access, specifically regarding increased traffic and congestion on local roads, with many respondents expressing the view that the proposed development would worsen existing highways issues within the village.

3.8. Through these responses, it was claimed that Hunts Lane is “constantly busy”, and that recent developments in the village have already led to traffic volumes reaching what they consider an “unacceptable level”. It was reported that navigating the road network during peak hours is “functionally impossible”, and concern expressed that any further

increase in vehicle movements could result in frequent congestion and heightened safety risks for pedestrians and children.

- 3.9. Through the preparation of this application the suitability of the proposed access has been widely considered. The application is supported by a Transport Assessment (TA) which evaluates a proposed development's impact on the transport network. The TA submitted with the application concludes that the site has good pedestrian and cycle links, key amenities are within walking distance, there are no highway safety concerns, and development traffic would not cause severe junction impacts. Overall, it confirms safe access for all users and good opportunities for sustainable travel.
- 3.10. A Travel Plan has also been submitted with the application which outlines actions designed to encourage sustainable travel choices, and which aids in reducing reliance on cars through promoting walking, cycling and public transport. These measures help to reduce the volume of traffic movements by private car arising from the proposed development.
- 3.11. These documents will be subject to review and scrutiny by the Local Highways Authority to ensure that the resultant application is acceptable in highways terms, and would not lead to an unacceptable impact on the local road network.

Loss of Agricultural Land

- 3.12. It was raised by respondents that the use of agricultural land to deliver development is unacceptable due making us more vulnerable to the threat of climate change and because we need to be more self-sufficient and resilient in food and animal feed production.
- 3.13. According to Natural England's Agricultural Land Classification dataset, the site predominantly comprises Grade 3 agricultural land, with a smaller portion classified as Grade 2. The Site represents a modest parcel of land that adjoins the existing settlement, providing a logical location for development to come forward.
- 3.14. As Hinckley and Bosworth Borough currently cannot demonstrate a five-year housing land supply, additional land is required to meet the Borough's housing needs. Based on the same dataset, there is no land of lower agricultural value in or around Desford capable of accommodating the scale of housing both required and proposed.

Overdevelopment

- 3.15. 17 respondents expressed concern with the amount of development occurring in Desford over recent years, which as a result is seen to have changed the character of the settlement and led to pressures on infrastructure. Respondents stated that there is no need for additional housing in the area, with many noting other developments in and around the village that have delivered significant levels of new housing. Generally, it was felt that Desford had already contributed its fair share of new housing provision.
- 3.16. The proposed development will assist in addressing the shortfall in housing that has been identified by Hinckley and Bosworth Borough Council, and confirmed through a pre-application process with the applicant. National planning policy requires Councils to demonstrate a 5-year housing land supply.
- 3.17. The revised Local Housing Need for the Borough is 663 dwellings/annum which, using the Council's latest supply figure, equates to a 3.47 year housing land supply. As a result, the policies most important for the determination of the planning application are out-of-date, and the shortfall will need to be addressed through the provision and delivery of new housing sites.
- 3.18. As HBBC are currently unable to demonstrate a 5-year housing land supply, NPPF Paragraph 11d dictates that planning permission should be granted unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework when taken as a whole.
- 3.19. The provision of a deliverable site, which can make a substantive and rapid contribution to recovering the shortfall in housing land supply and deliver much needed market and affordable homes, should be given substantial weight in the planning balance. The suite of technical documents submitted with the application stand to demonstrate that the impacts of development are not significant, can be sufficiently mitigated and should not outweigh the clear benefits of the scheme.

Landscape Impacts

- 3.20. Concerns in regard to the impact on the surrounding landscape was raised by 14 respondents, with claims that the Site serves as an important rural buffer that defines the northern edge of Desford and contributes to the visual setting of the village.

- 3.21. The design and layout of the scheme have been produced following a constraints led masterplanning exercise, in collaboration with landscape consultants Golby & Luck to ensure that arising impacts to the surrounding landscape are not severe and would be sufficiently mitigated. A Landscape and Visual Impact Assessment (LVIA) has been submitted with the application which evaluates the potential effects of the proposed development on the surrounding landscape.
- 3.22. The scheme incorporates a landscaped buffer, including new tree planting along the northern boundary, to provide a clear and well-defined transition between the settlement and the surrounding countryside. This planting will help to mitigate views and visual impact, ensuring that the development sits appropriately within the existing village context without causing significant harm to the character of the countryside or local visual amenity.
- 3.23. Extensive off-site landscaping measures shall also be secured through development, as are detailed within the Illustrative Landscaping Masterplan submitted with the application.

Flood Risk and Drainage

- 3.24. Feedback from respondents indicated concerns regarding flood risk and drainage. Concerns centred around the replacement of a permeable agricultural field with large areas of impermeable surfacing, which would stand to increase surface water run-off and potentially worsening localised flooding along Hunts Lane and adjacent properties.
- 3.25. The Environment Agency's flood mapping shows the Site to be located within Flood Zone 1, meaning it has a low probability (less than a 1 in 1,000 annual chance) of river or sea flooding. A Flood Risk Assessment has been submitted alongside the application.
- 3.26. National planning policy requires that all new development must ensure that surface water run-off rates do not exceed pre-development levels. A Drainage Strategy for the proposed development has been produced by a drainage engineer, which incorporates a Sustainable Drainage System (SuDS) ensuring there will be no increase in flood risk on-site or to properties in the surrounding area. The SuDS design includes a pumping station and attenuation basin to the north of the developable area of the Site.

Ecology

- 3.27. Concerns surrounding impacts upon ecology featured prominently in the responses received, particularly the loss of open greenfield habitat and destruction of 'one of the few remaining green areas in the neighbourhood' which would 'seriously harm the local ecosystem and reduce biodiversity'.
- 3.28. The proposed site is an intensely farmed arable field which the Ecological Appraisal prepared by FPCR has identified to support habitats of limited ecological value, and assessed as being of site-level importance or lower. The Site has been assessed for the presence of protected species, with mitigation measures proposed to reduce adverse ecological impacts.
- 3.29. The development will deliver a measurable Biodiversity Net Gain (BNG) through the retention, enhancement, and creation of habitats. Existing mature trees, hedgerows, and grassland margins will be protected, while new hedgerow and habitat planting will offset any losses and further enhance the Site's ecological value. Overall, based on the landscaping measures proposed, the scheme could achieve a +23.31% BNG in Habitat Units, +46.09% in Hedgerow Units, and +16% in Watercourse Units.

Lack of Infrastructure

- 3.30. A lack of capacity of existing infrastructure was frequently mentioned as a concern among respondents, including that of local GP surgery and schools. A lack of local shops was also raised on multiple occasions. It was generally felt that existing infrastructure was already at maximum capacity, and would not be able to withstand anticipated influx of new residents.
- 3.31. As part of the preparation of these proposals, the Leicestershire, Leicester and Rutland Internal Care Board were contacted to explore the possibility of delivering a new on-site GP surgery. The LLR ICB provided a response confirming that 'at this stage, we are only looking to secure developer funding to support current infrastructure which includes other practices that may cover this developer'.
- 3.32. It is expected that stakeholders shall seek to request contributions to mitigate the impact of the development upon existing infrastructure provision.

4. Conclusion

- 4.1. In summary, the consultation with local residents has highlighted a range of concerns relating to highways and access, infrastructure capacity, overdevelopment, landscape impacts, loss of agricultural land, ecological effects, and flood risk. The feedback received has provided valuable insight into the community's priorities and has helped Peveril Homes to gain a clearer understanding of the key issues associated with the development proposals.
- 4.2. The supporting documents submitted with this planning application provide a comprehensive response to these matters. Technical assessments confirm that the Site is suitable for development, and the proposals include a range of mitigation measures to address identified impacts and ensure the development can be delivered in a sustainable and sensitive manner.



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