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Land situated to the east of Brascote Lane and south of Arnold's Crescent, **Newbold Verdon**

Design & Access Statement | August 2024



Design & Access Statement

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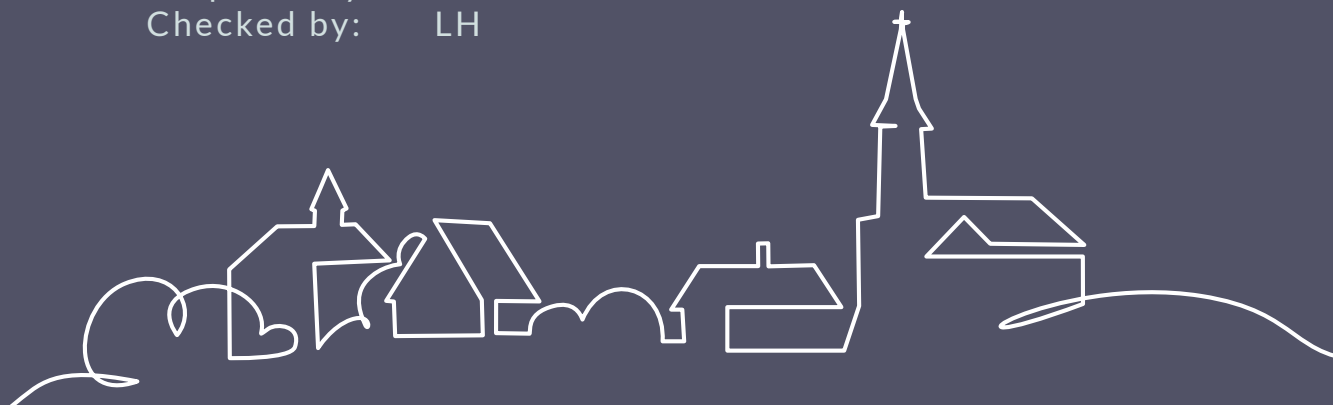
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“Places affect us all – they are where we live, work and spend our leisure time. Well-designed places influence the quality of our experience as we spend time in them and move around them... They have been shown to affect our health and well-being, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion. They function well, accommodating businesses, homes and a range of other uses and activities that support our everyday lives.

Well-designed places can last for many years.”

Paragraph 1 & 2
National Design Guide (2021)



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Vision

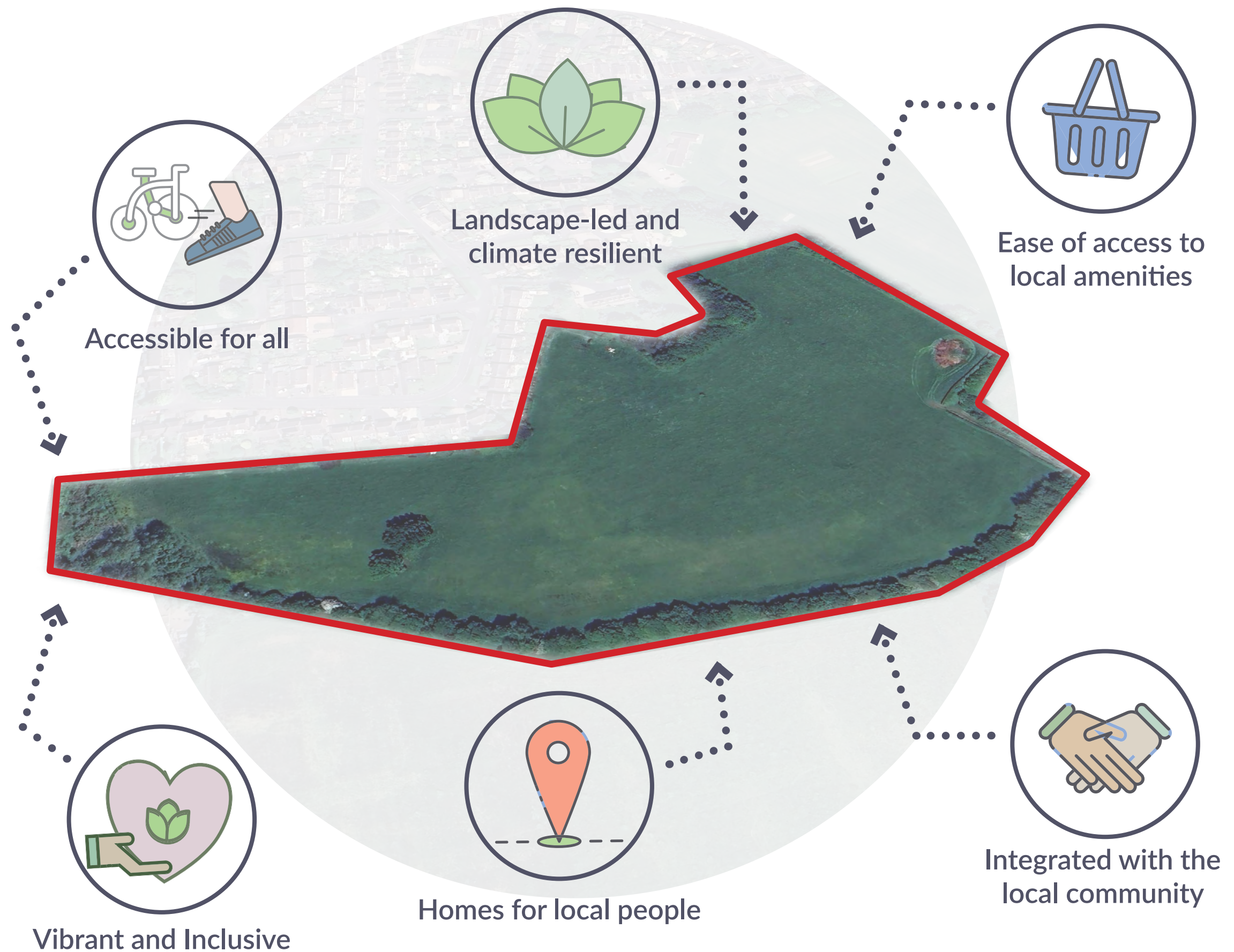
This Design and Access Statement (DAS) outlines the strategy for 'Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon'. It details how a viable, context-driven development can be delivered.

This DAS supports an outline planning application for up to 135 new homes, to include new public open space, new sustainable connections and tie into the approved Brascote Lane development to the South.

Proposals will provide high design quality, new public open spaces and play provision.

The Vision is to provide a new development which will positively integrate into the local setting and neighbourhood in Newbold Verdon. A development which caters to the needs of the local community and provides a diverse range of housing options, and access to different housing types within a sustainable and attractive environment.





Proposals



Up to 135 high quality new homes

A new community within Newbold Verdon



Connected to Newbold Verdon

Providing new direct active travel connections and clear access opportunities for pedestrians, cycles and vehicles into Newbold Verdon



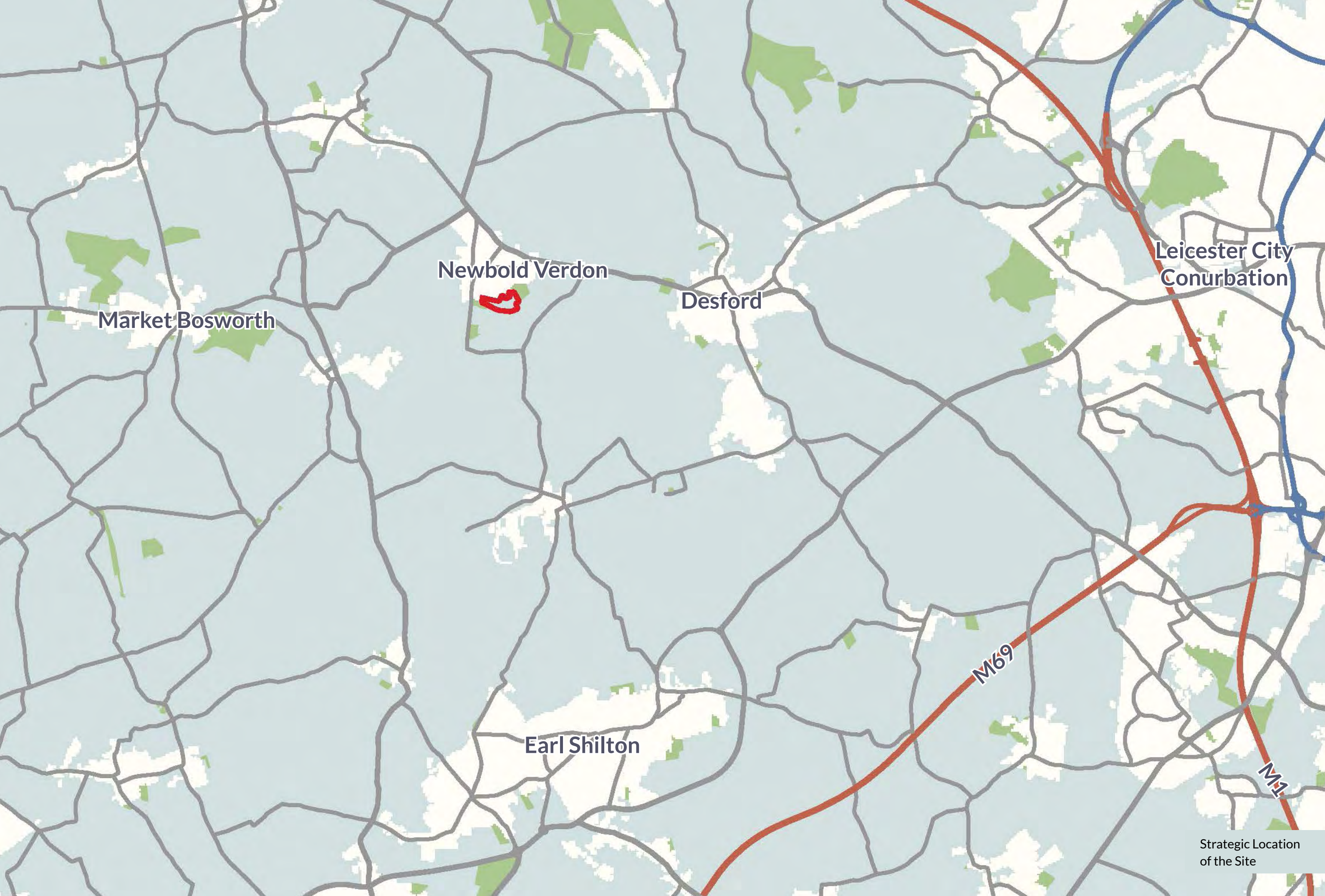
New public open space

Public open space and green/blue infrastructure for the benefit and enjoyment of new and existing residents



Integrated with Brascote Lane Proposals

Designed to integrate with and complement the development proposals of Phase One, 'Brascote Lane'



01 Introduction

1.1 Purpose of the Statement

This Design and Access Statement (DAS) has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, in line with guidance given in the National Planning Policy Framework 2023 (NPPF), and relevant planning practice guidance.

This DAS aims to provide the following:

A concise description of the key issues and the evaluation that informed the design and led to the proposed form of development;

Comprehensive information on the development in terms of composition, urban design, access and circulation, open space and landscape; and

To set a design framework which promotes high quality design, ensuring a coordinated and coherent development.



Illustrative Masterplan

Not to Scale

Not submitted for planning approval.



- Application Boundary
- ➔ Primary Access from Brascote Lane
- ➔ Pedestrian / Cycle Access
- ➔ Connections from 'Brascote Lane' consented outline residential development
- Residential Use
- Primary Route
- Secondary Route
- Private Drive
- Public Right of Way
- Attenuation Basin
- Play Space
- New and Enhanced Vegetation
- Retained Trees and Hedges (including RPA)
- Sewer Easement
- ✱ Pumping Station

1.2 Application Description

The application Site is situated in Newbold Verdon at the south eastern edge of the town. The Site comprises greenfield land located off of Arnold's Crescent. This development forms a second phase following Phase One 'Brascote Lane' which is located to the south. Vehicular access will be formed via the Brascote Lane development.

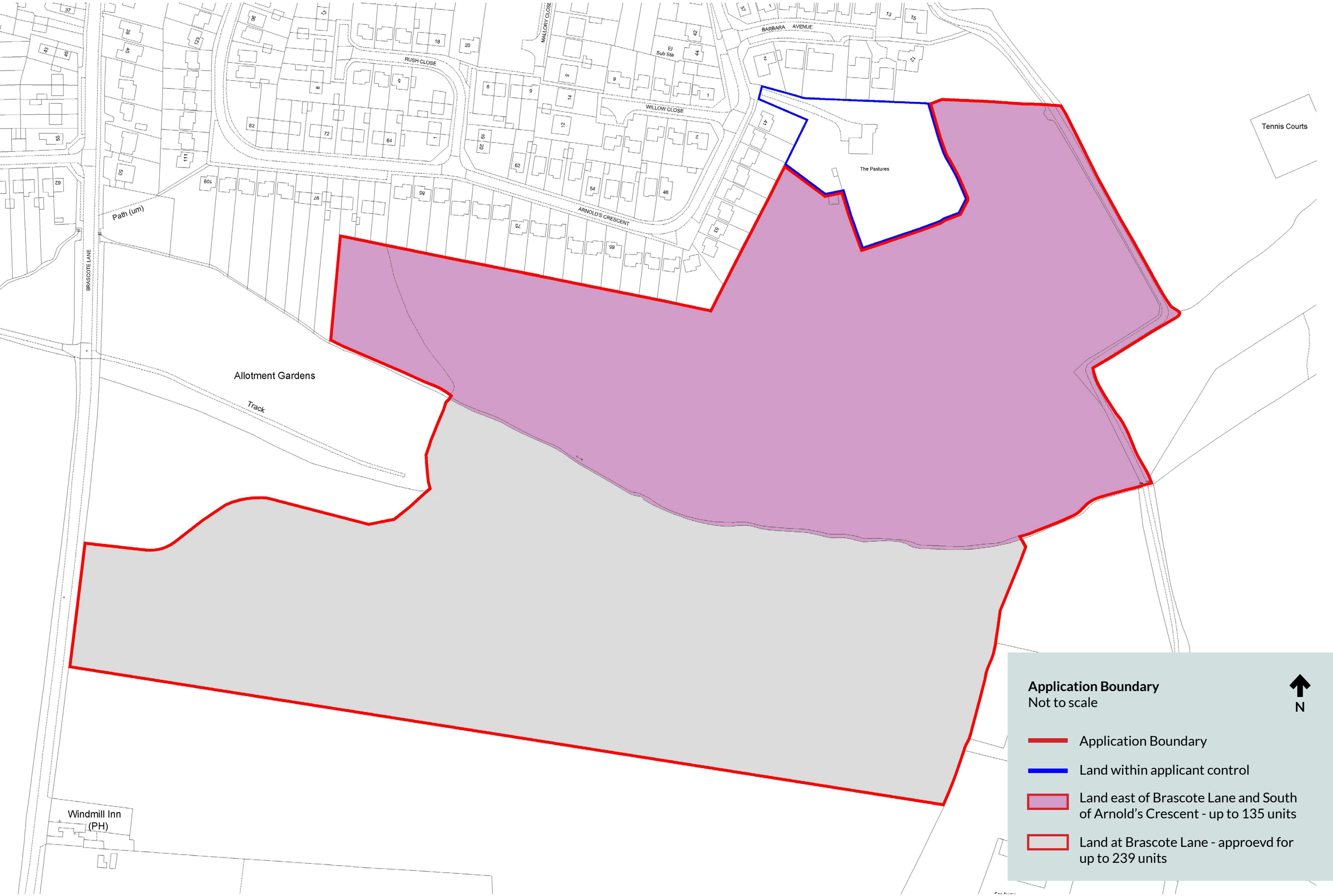
The application boundary comprises the entirety of the Phase Two area and encompasses part of the Phase One site in order to accommodate access, the total application boundary area is 13.77ha in size.

The area highlighted in pink in the following plan forms the boundary within which the proposed development discussed in this DAS takes place, this area comprises 6.86ha.

This DAS supports an outline application for the residential development of up to 135 dwellings. Development of the Site will bring forward the following benefits:

- Potential for residential development of up to 135 dwellings. This development relates to the existing built form and character in Newbold Verdon
- Public Open Space and green infrastructure including a dedicated play space and new landscaping
- Dedicated vehicular access from the Brascote Lane development to the south, and enhanced dedicated pedestrian access provided onto the Public Right of Way network
- Existing vegetation will be retained and enhanced where possible
- A layout which provides a clear street hierarchy to aid legibility and wayfinding
- Landscape-led design rationale with key green infrastructure and public open space integrated
- High quality sustainable drainage strategy which enhances ecology, landscaping and character





02 Site Context



The Site - Viewed from east to west



2.1 National Planning Context

The proposals have been prepared within a comprehensive policy and guidance framework provided at both national and local authority level and which is discussed in full within the Planning Statement submitted as part of this application.

This section of the DAS does not attempt to repeat the policy review contained within the Planning Statement but identifies national and local policies and guidance specifically relevant to design.

National Planning Policy Framework

The National Planning Policy Framework 2023 is a significant material consideration in the determination of this application. Points specifically relevant to design are set out in Section 12: “Achieving Well-designed Places”, including:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

paragraph 131

“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.”

paragraph 132

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

paragraph 135

Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined

paragraph 136

National Design Guidance

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to the planning and development process. The National Design Guide and the National Model Design Code illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. These documents form part of the Government’s collection of planning practice guidance and are therefore material considerations for any design development proposals.

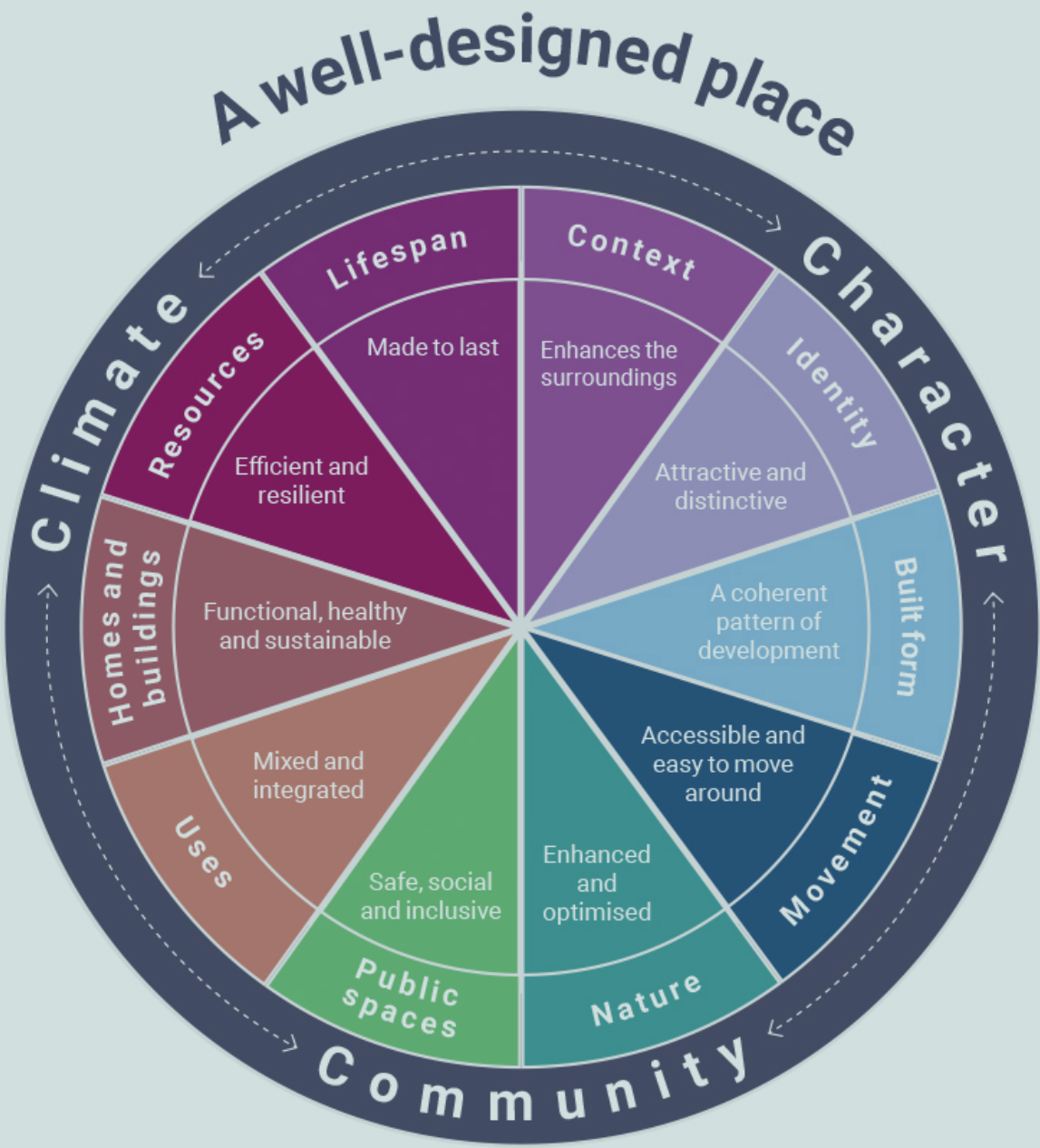
The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of ten characteristics. A well-designed place has characteristics that combine to create its physical character. The ten characteristics help to nurture and sustain a sense of community and work together to positively address environmental issues and climate.

Other guides to good design and place-making provide more detailed guidance and examples of best practice on particular topics to inform local authority officers and councillors, applicants and design teams, and also local communities. Key references which provide further information include:

- **Building for a Healthy Life** Ministry of Housing, Communities and Local Government, 2020
- **Manual for Streets** Department for Transport and Department for Communities and Local Government, 2007
- **Manual for Streets 2** Department of Transport, 2010
- **National Planning Policy Framework** Ministry of Housing, Communities & Local Government, 2023
- **Planning practice guidance** Ministry of Housing, Communities and Local Government, 2016

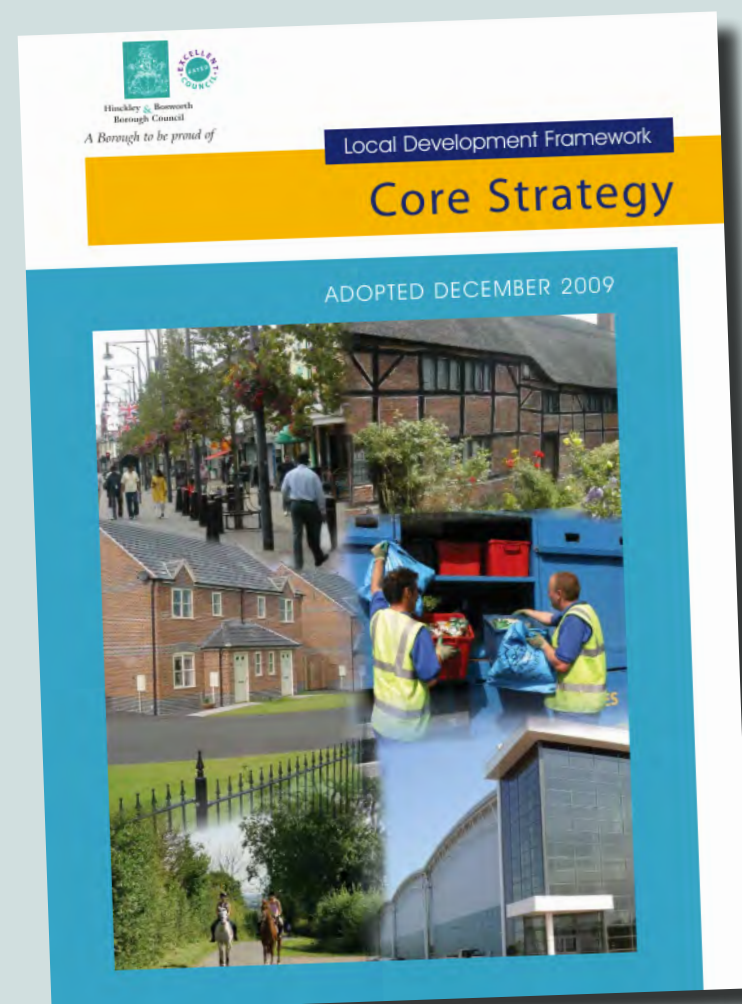
THE TEN CHARACTERISTICS OF WELL-DESIGNED PLACES

- CONTEXT**
enhancing the surroundings
- IDENTITY**
attractive and distinctive
- BUILT FORM**
a coherent pattern of development
- MOVEMENT**
accessible and easy to move around
- NATURE**
enhanced and optimised
- PUBLIC SPACES**
safe, social and inclusive
- USES**
mixed and integrated
- HOMES & BUILDINGS**
functional, healthy and sustainable
- RESOURCES**
efficient and resilient
- LIFESPAN**
made to last



the ten characteristics of well-designed places

2.2 Local Planning Context



Development plan

- The development plan for the purposes of this application comprises of the Core Strategy which was adopted in December 2009 with a plan period 2006-2026 and the Site Allocations and Development Management Policies Development Plan Document 2006-2026, which was adopted in July 2016.
- The Core Strategy was adopted in December 2009 and is now over 14 years of age and has not been reviewed. As a result, the Council utilise the Standard Method as a basis of calculating their 5 year housing land supply and housing policies focus on the delivery of a lower housing requirement.

Local Plan Regulation 19 Consultation

- The Emerging Local Plan for 2020-39 has previously been out for consultation at Regulation 19 draft stage (February to March 2022). The latest Local Development Scheme (LDS), was approved in February 2024. The updated LDS extends the Local Plan period to 2041, revises the timetable for production of the Local Plan and establishes key milestones for public consultations, including a second Regulation 19 Consultation which is not scheduled until January 2025. Under the updated LDS, the plan will be submitted to the Secretary of State by June 2025 and adopted in early 2026.
- The Reg 19 draft Local Plan utilised the Standard Methodology to calculate the local housing need and identifies a figure for 444 new homes a year for the period 2020-2039 (a total of 8,436 homes). Government guidance is clear that this is the minimum housing need figure and makes no provision or includes any allowance for the unmet housing need arising from Leicester City.

- The Council recognise that unforeseen changes can affect the delivery of sites and Policy SS02 identifies the provision of a minimum of 9,537 dwellings during the period 2020-2039.
- Newbold Verdon is identified as a Key Rural Centre which are a focus for new growth in the rural area and meets the day to day needs of their residents. Policy HO01 allocates a number of sites for residential development including the Phase 1 site which benefits from outline planning permission.
- It is clear that additional housing development will be required within the emerging Local Plan to support the Council meet its housing need and the unmet need from Leicester City.

Affordable housing

- The affordable housing need targets have substantially increased since the Core Strategy publication which seeks the delivery of just 105 affordable homes per annum:
 - In the Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA) published in 2017 to 247 dwelling per annum (2011-2036).
 - Affordable housing need increased again in the most recent Housing Needs Statement (HNS) published in 2019 to 271 dwellings per annum (2018-2036).
 - The HENDA figure was further updated in 2022, to 498 affordable dwellings per annum between 2020 to 2041.
- Affordable housing need has been consistently not met by the Council with delivery being significant short of the latest figure. This is evidenced in the latest 3 years of date (2020-2023) where delivery has been nearly 1,000 affordable dwellings short when compared to the housing need.
- It is clear that significantly more affordable homes are required within the Borough to meet need and ensure suitable housing is available to all residents.

Framework for Determination

- In respect of determining the application, as the Core Strategy is significantly dated, and the Council utilise the Standard Method as a basis of calculating their 5 year housing land supply, the housing policies in the development plan are considered to be out of date as they focused on delivery of a lower housing requirement and accordingly the application should be determined in accordance with Paragraph 11(d) of the Framework. Therefore, the tilted balance is engaged, regardless of the 5-year housing land supply.
- Furthermore, the Council are unable to demonstrate a five year housing land supply following the latest Hinckley and Bosworth Borough Council's Residential Land Availability Report covering the period 1 April 2021 – 31 March 2022. The report states that as of 1st April 2022, the Council could demonstrate just 4.89 years of housing land supply.
- 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.
- In such a circumstance, from a planning perspective it is considered that the application should be granted permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Good Design SPD

- The utmost local policy relating to design is the Good Design Guide SPD. This document provides recommendations to help achieve good design within the Hinckley and Bosworth area, it aspires to:

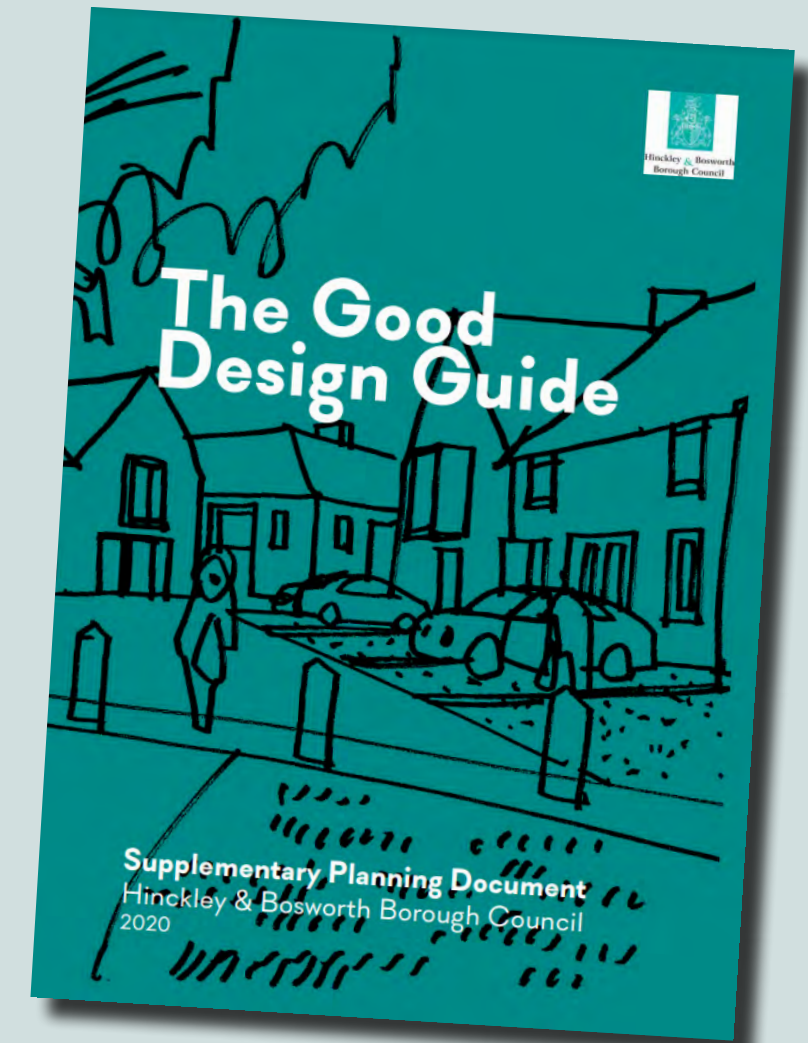
Substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced.

Good Design Guide SPD (2020)

- The principles set out within the Good Design Guide have been applied during the design of the Proposed Development

Emerging draft Leicestershire Highway Design Guide (2024)

- Proposals will adhere to the emerging guidance which sets the standard for highway design in the area



2.3 Local Context & Character

An assessment of the context and character in the vicinity of the Site was carried out in person. Understanding the context of the Site is vital to formulating an appropriate design response, informing how the Site can cohesively integrate into the surrounding area and respond to the existing Site form.

Newbold Verdon

The urban fabric of the town reflects its historic evolution with growth expanding north, east and south from the historic centre which is located around St James’ church (the location of the adopted Conservation Area).

Away from here, post-war expansion predominantly stretches southwards where larger estates south of Main Street were built during the 1960s and 70s. Being a relatively condensed settlement this latter development benefits from proximity to Newbold Verdon’s centre, where the majority of facilities and amenities are aggregated around Main Street.

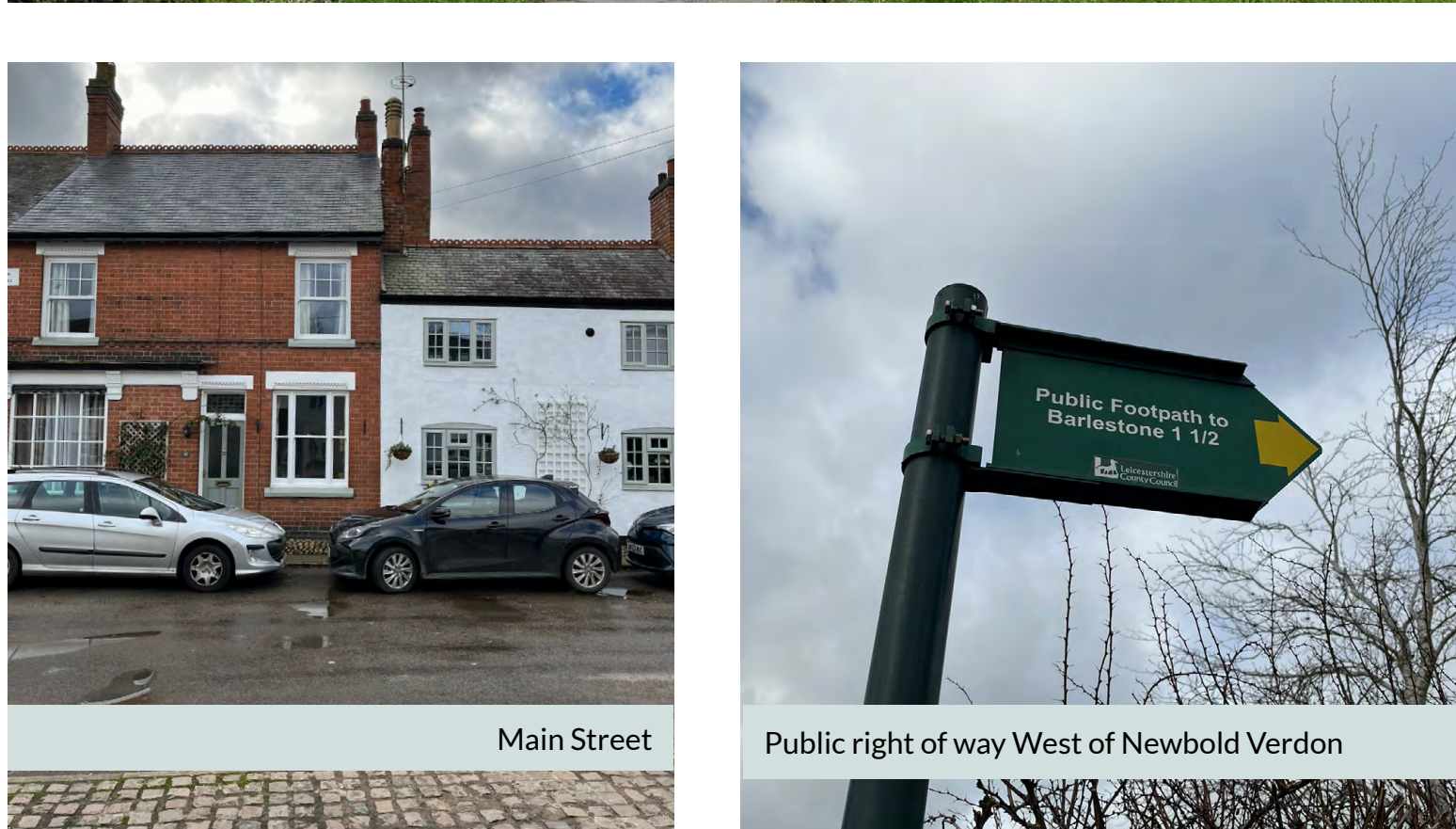
The development Site sits at the south eastern edge of Newbold Verdon, to the north of the approved Brascote Lane development. The proposed development outlined within this DAS forms Phase Two of the Brascote Lane scheme, gaining vehicular access via that point. The development proposals fill an urban gap between the Brascote Lane development and the settlement edge of Newbold Verdon.



Arnold's Crescent



Alans Way Playing Fields



Local Character Analysis

Three areas within the context and setting of the Site have been analysed as part of this section’s context appraisal. Along with the wider assessment of Newbold Verdon’s character, these parcels will further help inform design of the proposed development Site. The Local Character Analysis seeks to understand the following:



Urban Form

- The physical characteristics that make up a built area, the shape, density and configuration of an area, and how these work together to generate a given character or spatial relationship



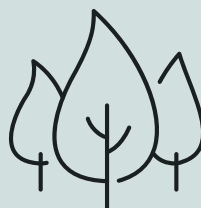
Scale

- Understanding the maximum and predominant height and scale of buildings in an area



Typology

- Defined here as the different building types used (e.g. terraced / semi-detached)



Plot / Landscape Details

- Understanding the typical plot configurations present, including parking configuration, setback and private-public threshold. Including predominant details and materials used, also understanding the wide variety used

