



LAND NORTH OF ST MARY'S CHASE, STANTON UNDER BARTON

DESIGN AND ACCESS STATEMENT

Prepared by Pegasus Group on behalf of Allison Homes

JULY 2025 | P25-1507

Design.

ABOUT PEGASUS DESIGN

Pegasus Group's experience embraces all types of projects within the development industry from large scale urban extensions and strategies for area regeneration to renewable energy and residential schemes.

Our work supports planning applications and we have an exceptional understanding of the development control process and planning policy requirements in relation to design. Our design team is well regarded and is increasingly involved in expert design review and witness work.



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This document is designed to be viewed as A3 double sided

DRAFT ISSUE 1: For comment

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Vision



THE VISION FOR LAND AT **ST MARY'S CHASE, STANTON UNDER BARDON**

The site presents an opportunity to deliver a high-quality residential environment that responds sensitively to its rural setting and reflects the local character of Stanton under Bardon. The proposals will provide a well-designed extension to the village, contributing positively to the local identity and built form within the Borough of Hinckley and Bosworth.

INTRODUCTION

BACKGROUND

1.1 This Design and Access Statement has been prepared by Pegasus Group on behalf of Alison Homes to accompany a Full Planning Application for residential development on land south of Main Street, Stanton under Bardon, within the Borough of Hinckley and Bosworth. The proposed development comprises:

"Full planning application for the residential development of 27 dwellings, including associated public open space, landscaping, and infrastructure."

1.2 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO), which requires certain applications to be accompanied by a Design and Access Statement.

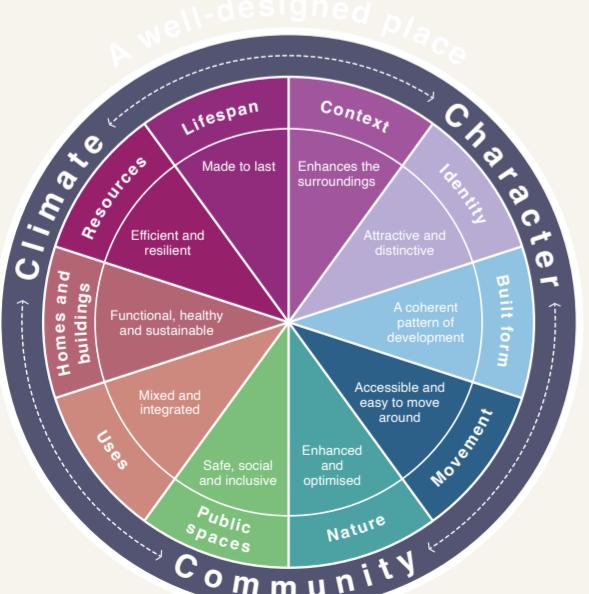
1.3 The DMPO also states the following requirements:

"(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement ("a design and access statement") about:

- (a) the design principles and concepts that have been applied to the development; and*
- (b) how issues relating to access to the development have been dealt with.*

(3) A design and access statement must:

- (a) explain the design principles and concepts that have been applied to the development;*
- (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;*
- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;*
- (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and*
- (e) explain how specific issues which might affect access to the development have been addressed."*



The ten characteristics of a well-designed place
(National Design Guide)

PURPOSE OF THE DOCUMENT

1.4 The purpose of this Design and Access Statement is:

"...to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users."

(Para. 029, PPG, Reference ID: 14-029-20140306)

1.5 This document achieves this within the following sections:

- Section 1: Introduction. Outlines the purpose of this document;
- Section 2: Planning Policy. Presentation of the key Planning Policy requirements, derived from a combination of Local Authority and National Government Policy;
- Section 3: Assessing the Context. Considers the surroundings in terms of the local physical, historical and social setting;
- Section 4: Assessing the Site. Considers the site in terms of technical and physical Context;
- Section 5: Design Development. Presentation of the design principles that have been derived from a combination of Government Policy and site assessment outlines key stakeholder engagement undertaken, as well as its key findings and design evolution;
- Section 6: Design Proposals and Compliance. Presentation of the key design proposals including the Uses; Movement; Built form; Homes and Buildings; Identity; Public Spaces; Nature; Resources and, Lifespan;
- Section 7: Conclusion.
- Section 8: Building for Healthy Life statement

1.6 This Design and Access Statement has been written to respond to the National Design Guide (NDG) ten characteristics of well-designed places. Highlighted items in para 1.5 are the ten characteristics of well-designed places, as set out in the National Design Guide.

SITE LOCATION

1.7 The site is located on the southern edge of the village of Stanton under Bardon, a small rural settlement within the Borough of Hinckley and Bosworth in north-west Leicestershire. The village lies approximately 16km north-west of Leicester, 15km south-west of Loughborough, and 21km north-east of Hinckley.

1.8 The site forms a logical continuation of residential growth at the village edge and is positioned adjacent to land previously approved for housing as part of Phase 1. The wider location benefits from a good range of local services including a primary school, convenience store, public house, and village hall, all within walking distance.

1.9 Connections to the wider area are provided via Main Street and Thornton Lane, which offer direct links to the A511 and Junction 22 of the M1, enabling access to Leicester, Coalville, and Loughborough. Bus services provide links to regional destinations, and further public transport connections are available via nearby rail stations in Leicester and Loughborough.



SITE LOCATION | Not to scale

LEGEND

- Application boundary
- Phase 1 of the development

THE SITE

1.10 The site comprises greenfield land currently used as paddock and equestrian land, including an existing ménage. It is bounded by hedgerows and existing development, with land gently sloping from north to south, allowing for a sensitive extension to the village.

1.11 To the north and west, the site adjoins existing housing and Phase 1 of the development. To the south and east, it borders open countryside, consistent with the rural character of the area. A Public Right of Way crosses the site, linking to the village's footpath network.

1.12 Access will be taken from the Phase 1 road network, ensuring a well-connected and integrated layout. The site is visually contained and sits comfortably at the transition between the village and open landscape.

PLANNING POLICY

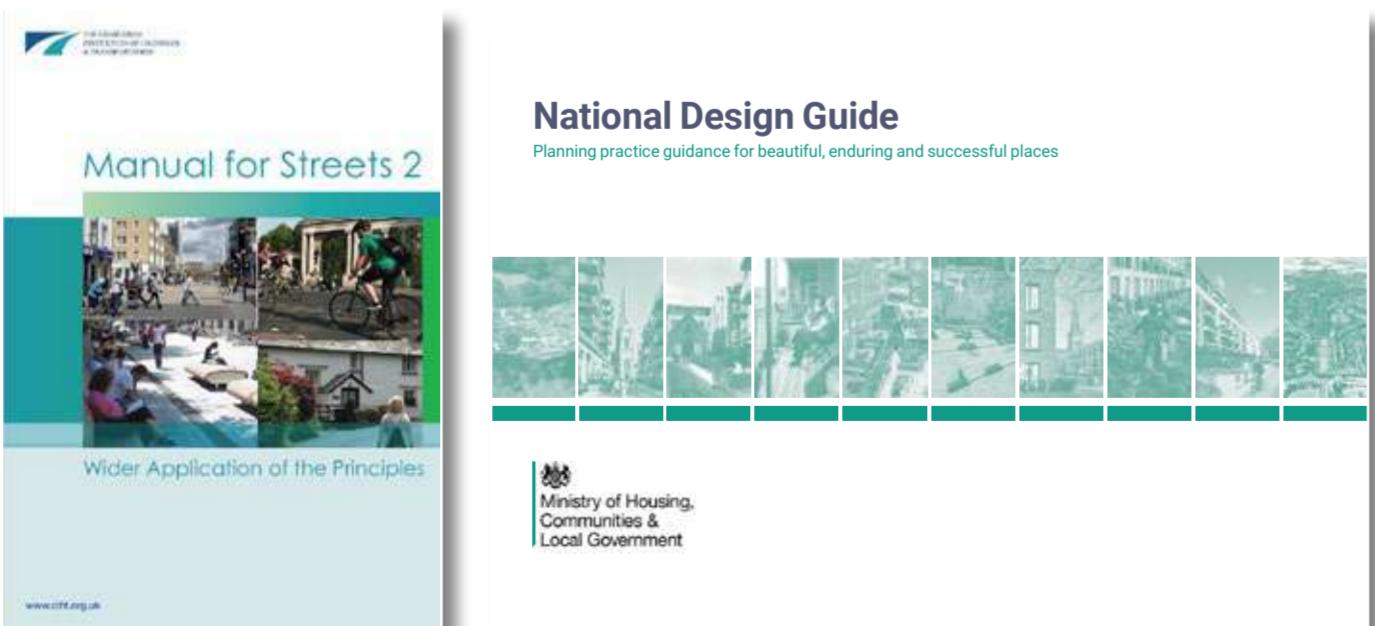
"Significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

(Para. 139. NPPF Dec 2024)

2.1 The development proposals have been formulated with due regard to the policies that make up the statutory Local Development Plan and Supplementary Planning Guidance, together with Government guidance contained within the National Planning Policy Framework (December 2023), National Design Guide (published in 2019 and updated in January 2021) and the National Model Design Code (January 2021).



NATIONAL PLANNING POLICY FRAMEWORK

2.2 Government guidance in the form of the National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied. The NPPF states at Paragraph 8 that the planning system has 3 interdependent key objectives, which when pursued in a mutually supportive way, can achieve sustainable development. The three key objectives are:

- An economic objective;
- A social objective; and
- An environmental objective.

2.3 There is a presumption in favour of sustainable development, as set out at Paragraph 11. Section 9: Promoting sustainable transport (para. 108) of the NPPF points to the role that design has to play in ensuring that transport issues are considered at the earliest stages of development proposals, and the role that design can play to ensure that development maximizes opportunities for sustainable transport options.

"...patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places."

(Para. 108(e) NPPF Dec 2024)

2.4 The Government also continues to place a high emphasis on design and the NPPF expands on the principles of good design, to define what is expected of well-designed places. It also explains how policies and decision-making processes should support the inclusion of good design, to achieve "high quality, beautiful and sustainable buildings and places". Detailed advice on how to achieve this objective is provided in Section 12: Achieving well-designed and beautiful places. The contribution which good design makes to sustainable development is set out in paragraph 131, as follows:

"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..."

(Para. 131, NPPF Dec 2024)

2.5 Furthermore, a new test is being introduced in the latest edition of the NPPF, to ensure that developments are well-designed, placing an emphasis on fostering of "beautiful" places among the overarching objectives of the planning system. In paragraph 139, the NPPF states that:

"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes".

(Para 139, NPPF Dec 2024)

2.6 The NPPF is also clear at paragraphs 132 and 133 that Development Plans should set out a clear design vision to provide certainty to applicants, and that design policies should be prepared in conjunction with local communities to reflect local aspirations.

2.7 Paragraph 135 of the NPPF states that with regard to design planning policy and decision making 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 the 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."*

2.8 Paragraph 131 reinforces the contribution that trees can make to new developments, including the need for streets that are tree lined and planting within new parks and community orchards.

PLANNING PRACTICE GUIDANCE

2.9 The NPPF is accompanied by the on-line Government resource Planning Practice Guidance (PPG). The Design: Process and Tools PPG provides guidance on the methods and processes available to both applicants and local authorities to ensure the delivery of well-designed and high-quality, long lasting places with considered design solutions, under the following headings:

- Planning for well-designed places;
- Making decisions about design;
- Tools for assessing and improving design quality; and
- Effective community engagement on design.



2.10 Paragraph 1 of the Design PPG reinforces the Government and NPPFs commitment to requiring the creation of well-designed places and the role that early engagement can play in this.

"Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage"

(para. 001, PPG, ID: 26-001-20191001, October 2019)

NATIONAL DESIGN GUIDE

2.11 The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2019 and updated in 2021 further reinforces the way in which the design process can be used to ensure the delivery of quality places:

"In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place."

(Para. 13, NDG 2021)

2.12 The NDG outlines and illustrates the Governments priorities for well-designed place in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design.

2.13 The ten characteristics contribute towards the cross-discipline themes for good design set out in the NPPF and fall under three broad aims:

- To create physical character;
- To help to nurture and sustain a sense of community; and
- To positively addresses environmental issues affecting climate.

2.14 Whilst the NPPF, PPG and NDG are the primary points of reference, there are other well-regarded design guidance documents that are still relevant to creating good design including:

- Manual for Streets 1 & 2 (Department of Transport/Department for Communities and Local Government, 2007/2010); and
- Building for a Healthy Life (Homes England, June 2020) is the latest edition, and new name for Building for Life 12 (BFL12) written in partnership with NHS England, NHS Improvement and MHCLG.

