

ASSESSING THE CONTEXT



"An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities."

Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion."

(Para. 39, NDG 2021)

3.1 This section provides a summary of the assessment of the site and its surroundings that has been undertaken.

Local Facilities | Not to scale



STREET PATTERN AND CONNECTIVITY

3.2 The site is located on the southern edge of Stanton under Bardon, a rural village within the Borough of Hinckley and Bosworth. It forms part of a logical continuation of residential growth immediately north of the Phase 1 development. The wider settlement exhibits a linear development pattern focused along Main Street, which acts as the primary spine road through the village, connecting to Stanton Lane to the north and Thornton Lane to the south.

3.3 The site benefits from direct access to the existing road infrastructure via the consented internal road network from Phase 1. This creates a coherent and integrated connection to the village's established street pattern, while enabling permeability and logical movement through to surrounding residential and community facilities.

Public Transport

3.4 The site is served by public transport via existing bus services operating along Main Street, with the nearest bus stop located approximately 250 metres north of the site. This stop is accessible via established pedestrian routes and connects to the 125 bus service, which provides links to Leicester, Markfield, Coalville, and other nearby settlements.

3.5 While bus services are not high-frequency, they offer morning and evening commuter options, ensuring a degree of public transport accessibility that supports sustainable travel patterns for local residents.

Pedestrian and Cycle Connections

3.6 The development will be connected to the surrounding pedestrian network, including footways on Main Street and Meadow Lane. A Public Right of Way (PROW) traverses part of the wider site area and connects Thornton Lane to Meadow Lane, forming part of a larger network of walking routes through and around Stanton under Bardon.

3.7 There are currently no formal cycle routes passing directly adjacent to the site. However, the local road network is generally quiet and subject to a 30mph speed limit through the village, which supports safe on-road cycling. In addition, National Cycle Network (NCN) Route 63 lies approximately 2.2km to the south and provides further cycle connectivity to nearby villages and larger urban centres, including Leicester and Swadlincote.

Local Highway Network

3.8 Main Street provides the primary vehicular access through Stanton under Bardon, linking with Stanton Lane and Cliffe Hill Road to the north. These roads connect to the A511, which provides strategic access to the M1 at Junction 22, enabling convenient regional and national travel.

3.9 To the south, Thornton Lane provides connections to neighbouring rural villages and the Bardon Industrial Estate, offering access to local employment opportunities. The site's proximity to these corridors supports its accessibility by private car, service vehicles, and public transport.



Old Thatched Inn

Local Facilities

3.10 Stanton under Bardon benefits from a modest but adequate range of local services and amenities, the majority of which are within walking distance of the site. These include:

- Stanton Stores (local convenience shop) – approx. 600m
- Stanton under Bardon Community Primary School – approx. 450m
- Stanton under Bardon Village Hall – approx. 600m
- Old Thatched Inn (Public House) – approx. 200m
- St Mary and All Saints Church – approx. 450m
- Allotments and local green spaces

3.11 Secondary education is available nearby at South Charnwood High School (approx. 2.9km) and several other institutions in the wider area including King Edward VII College and Ibstock Community College.

3.12 The site is therefore well-placed in relation to both everyday services and broader educational, employment, and community resources, helping to ensure a sustainable and walkable village extension.

- Schools – both primary and secondary educational institutions are located circa. 1km of the site.

3.13 The accessibility of public transport, proximity to key services, and the well-connected pedestrian network supports the site's suitability for sustainable development as evidenced by the grant for planning permission for phase 1.



St Mary & All Saints Church



OneStop Stanton Store



Village Hall



Stanton Under Bardon Community Primary School

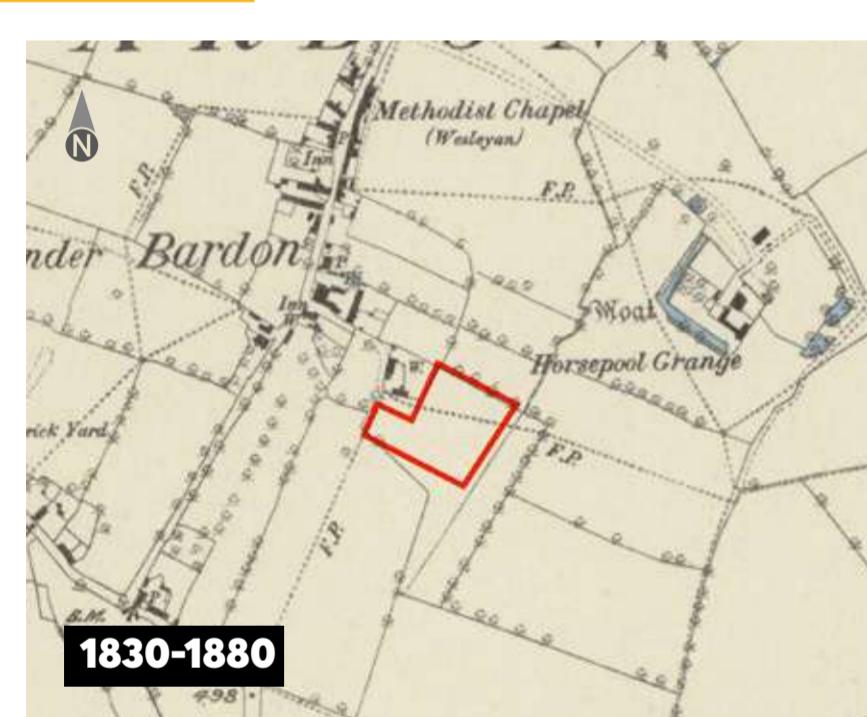
HISTORIC GROWTH

"When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape."

(Para. 46, NDG 2021)

3.14 In the early 19th century (circa 1830–1880), the area surrounding Stanton under Bardon was predominantly open agricultural land, typical of rural Leicestershire. The village itself was compact, centred along Main Street, and comprised a mixture of farmsteads, cottages, and small-scale quarry worker dwellings. The surrounding landscape was defined by hedgerow-enclosed fields, interspersed with woodland pockets and served by a sparse rural road network.

3.15 By the mid-20th century (1930s–1960s), the settlement experienced modest growth, including infill residential development and gradual expansion along Main Street. However, the overall village structure remained linear and relatively contained, maintaining a clear separation from surrounding settlements and a strong rural character.



3.16 During the late 20th century and into the early 21st century, residential development expanded at a more noticeable pace, responding to local housing needs and improvements in regional transport links. The introduction of the A511 and proximity to Junction 22 of the M1 further enhanced the village's accessibility, attracting new residents while retaining its village-scale identity.

3.17 By 2025, the area around the site has evolved to reflect a semi-rural edge-of-settlement character. The site lies immediately adjacent to the Phase 1 residential development and represents a logical extension of the village fabric. While the surrounding land retains open field patterns, the site itself now sits at the interface between the built-up area and the countryside, illustrating Stanton under Bardon's gradual and planned transformation from isolated agricultural hamlet to a sustainable, modestly expanded rural village.

LOCAL CHARACTER

"Local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/or their physical form and design. Most places have some positive elements of character, particularly for their users. These can help to inform the character of a new development."

(Para. 52, NDG 2021)

3.18 The National Design Guide states that well-designed new development is influenced by:

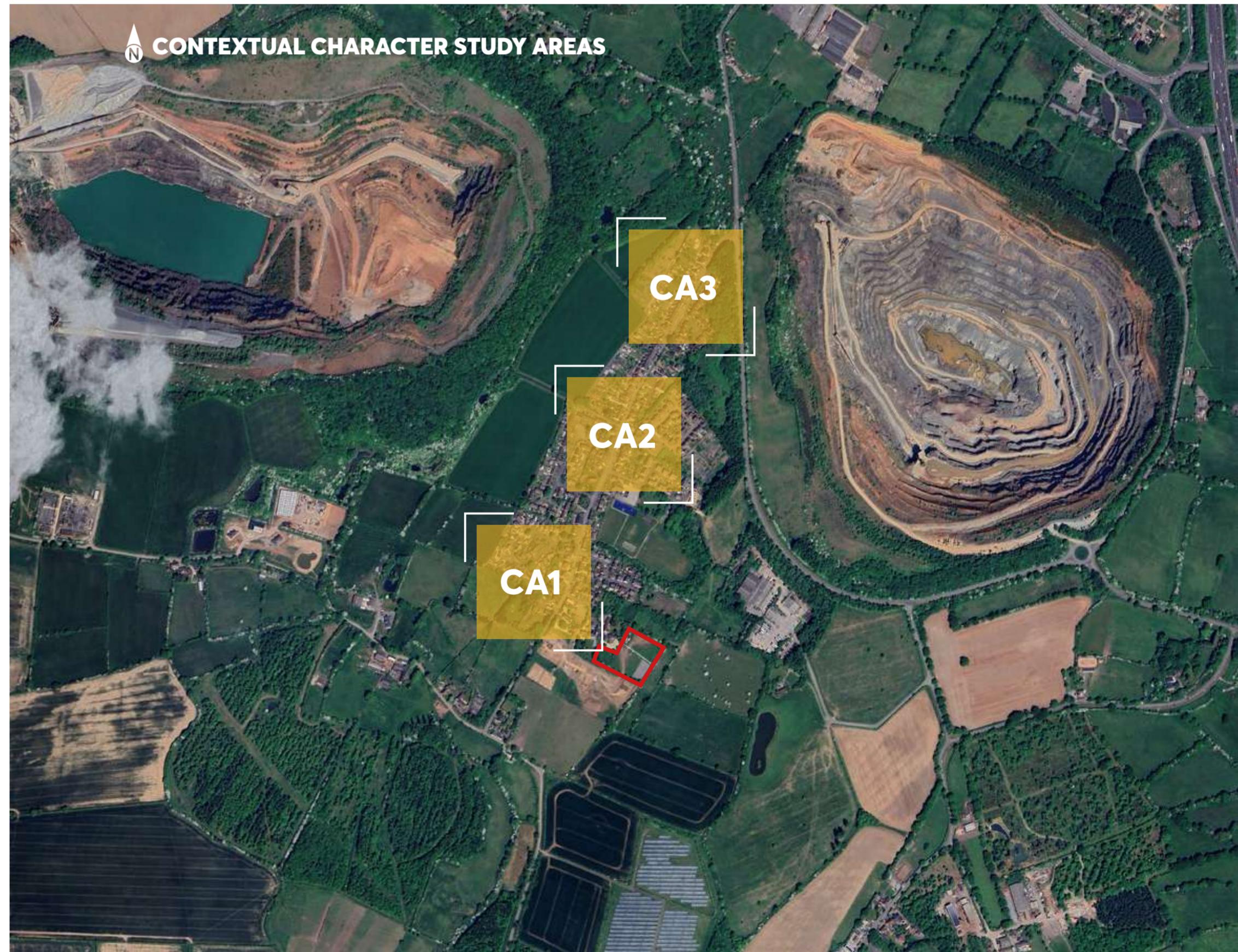
"...an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;"

(Para. 53, NDG 2021)

3.19 An analysis of the existing built form of the local area can help identify patterns of development and key design components. Together these character generators and design components can help to inform the design approach.

3.20 The site sits within a predominantly residential area, with a mix of housing styles ranging from Victorian terraces to post-war and more recent developments. Materials such as red brick, render, and tiled roofs contribute to the village's varied character.

3.21 Three nearby character areas have been reviewed to inform the design. Each offers a distinct approach to built form, scale, and detailing, providing a palette of references to guide a context-sensitive and complementary design response.



CA1

South side of the village



CA2

Historic centre



CA3

North side of the village



ASSESSING THE SITE

"Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation..."

(Para. 43, NDG 2021)

FLOOD RISK

4.1 The site is located within Flood Zone 1, as defined by the Environment Agency, meaning it is at lowest risk of flooding from rivers or sea. A surface water drainage strategy is proposed using sustainable drainage systems (SuDS) including attenuation basins and swales adjacent to site on phase 1. These are integrated within the landscaped areas to manage runoff from the site in a controlled manner and mimic greenfield runoff rates. The drainage proposals align with best practice standards and are designed to ensure compliance with national policy and local lead flood authority guidance.

NOISE

4.2 The site is in a predominantly residential and rural setting with no immediately adjacent industrial or high-noise land uses. There are no significant noise sources identified within or adjoining the site in the submitted material. The layout and orientation of homes are designed to provide good separation from any existing roads or boundary uses, reducing potential noise impacts. Future acoustic design measures, such as fencing or landscaping, would be addressed through detailed design if required.

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

4.3 The site lies on the southern edge of Stanton under Bardon and is largely enclosed by existing and proposed residential development. The gently sloping topography and perimeter vegetation, including retained hedgerows, limit long-range views. The layout responds to this by placing lower-density housing near open edges and enhancing visual buffers. The LVI approach embedded in the plans shows a clear strategy for minimising visual impact and respecting the local landscape character.

ARBORICULTURE

4.4 Tree-related information indicates existing vegetation is to be retained where possible, particularly around site boundaries. These are designed to strengthen ecological corridors and contribute positively to the green infrastructure.

UTILITIES

4.5 The site is in a well-established village setting, and the plans assume connection to existing utility networks serving Phase 1. Although not explicitly detailed in the drawings, standard practice and the presence of nearby dwellings confirm that connections for water, electricity, gas, foul drainage, and telecommunications are all readily achievable. EV charging provision for each dwelling is noted, along with garden-based cycle storage, indicating a modern and sustainable utility strategy.

OVERVIEW OF SITE AND CONTEXT

4.6 The development area is situated immediately north of Phase 1 and forms a natural extension of the village edge. The Constraints Plan and Planning Layout illustrate how technical studies—such as landscape, access, drainage, and arboriculture—have influenced the layout. The design reflects the physical characteristics of the site, its edge-of-village setting, and its connectivity to public rights of way and surrounding infrastructure. The result is a layout that balances technical constraints with the delivery of a cohesive and sustainable residential community.



CONSTRAINTS AND OPPORTUNITIES OVERVIEW | Not to scale

LEGEND

- Site boundary
- Phase 1 site boundary

CONSTRAINTS AND OPPORTUNITIES

- Proposed vehicle and pedestrian access
- Pedestrian connections to/from existing PROW
- Existing Public Right of Way
- Existing built form
- Existing hardstanding
- Existing trees and hedgerow (shown indicatively)
- Existing topography / contours
- Land fall direction

DESIGN DEVELOPMENT

PRE-APPLICATION ADVICE AND DISCUSSIONS

"Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large-scale housing and mixed-use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels."

(Para. 133, NPPF 2024)

- 5.1 At the time of writing, no formal record of pre-application discussions with the Local Planning Authority (LPA) has been made available by the applicant. However, the approach taken to the masterplanning of the site has been informed by national best practice, with due regard given to Paragraph 133 of the National Planning Policy Framework (NPPF, 2024), which encourages the use of design tools, engagement processes and the discussions from the application for Phase 1 to inform the evolution of development proposals.
- 5.2 In lieu of formal consultation at this early stage, the design team has proactively adopted a structured and design-led approach to the development of the proposals, underpinned by the principles of placemaking and guided by frameworks such as Building for a Healthy Life (BHL). The concept masterplan has evolved through careful consideration of site constraints and opportunities, and a logical response to the site's context, landscape, access, and surrounding built form.
- 5.3 The intention is that the proposals can form the basis for meaningful engagement with officers and stakeholders moving forward, allowing the design to be refined and shaped through dialogue, ensuring the delivery of a high-quality, contextually responsive residential development.



INDICATIVE STREET SCENE

6

DESIGN PROPOSALS

Design Principles

- Deliver a well-designed and highly sustainable residential development that responds sensitively to its edge-of-settlement location and surrounding village character.
- Provide energy-efficient homes built to the latest Building Regulations, incorporating opportunities for low-carbon technologies, fabric-first design, and long-term sustainability.
- Offer a diverse range of housing types and tenures to meet the needs of the whole community, including first-time buyers, families, affordable housing, adaptable homes, and downsizers.
- Respect and integrate the site's existing landscape features, such as mature hedgerows and topography, while responding to the local character and context of Stanton under Bardon.
- Create a sustainable and legible movement network, prioritising walking, cycling, and safe streets, with good connections to the village and wider rights of way.
- Establish an extensive green infrastructure network, providing new residents with access to play spaces, informal recreation, and landscaped areas that promote health and wellbeing.
- Enhance local biodiversity through integrated habitat creation, species-rich planting, and a landscape-led layout that supports ecological connectivity.
- Promote a highly permeable layout that encourages active travel and reduces reliance on private cars, supporting more sustainable modes of movement throughout the development.

Residential

6.1 The scheme will deliver 27 new homes, comprising a mix of 2-, 3-, and 4-bedroom properties. The layout has been designed to support a strong sense of place, with dwellings fronting streets and green spaces, and clear distinctions between public and private space. Homes will be constructed using high-quality materials that reflect the local vernacular, with EV charging and secure cycle storage provided as standard.

6.2 The development will include a range of green open spaces integrated throughout the layout, including informal green corridors, public open space. These spaces will serve both ecological and recreational functions, offering opportunities for walking, children's play, and passive enjoyment of the landscape. Open space provision is designed to be accessible, overlooked by homes for safety, and connected to the existing village green infrastructure network.

Open Space

