

DESIGN & ACCESS STATEMENT

Redevelopment of the former Anzio site for residential dwellings, retail business, amenity space, internal roads, and associated hard/soft landscaping. Including the principal means of vehicular access from the A53 Buxton Road (all other matters reserved).

Former Anzio Camp, Buxton Road, Blackshaw Moor, Leek, Staffordshire ST13 8TN

January 2026

Project Title:

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1. INTRODUCTION

Introduction

- 1.1. This Design & Access statement is submitted in support of the proposed development of the former Anzio Camp, for residential dwellings, retail business, amenity space, internal roads, and associated hard/soft landscaping. Including the principal means of vehicular access from the A53 Buxton Road (all other matters reserved).
- 1.2. The planning application seeks outline planning consent for a high-quality, sustainable residential development. This Design & Access Statement (DAS) reviews the context of the site and provides an analysis of the site opportunities and constraints, followed by details of the proposed use, amount, and landscape.
- 1.3. The concept master plan has been informed by pre-application discussions with the Local Planning Authority (LPA), and information in relation to highways, drainage, ecology and landscape to ensure that the development is both deliverable and sustainable.
- 1.4. The aims for the development of the site are to provide a high-quality residential and community-led development, delivering several key elements for the existing and future communities, including:
 - A range and mix of house types, including affordable housing.
 - A walkable development with internal interconnectivity and access to the wider landscape.
 - Retention of existing trees (where feasible) and new habitats.
 - On-site services and facilities delivering a sustainable development able to support the site, local area, and the wider community.

Positive Design

- 1.5. The primary aims and objectives of the development are to secure positive design quality and to create well-designed places that benefit people and communities. The National Planning Policy Framework (NPPF; 2024) states: *“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).

National Design Guide

- 1.6. The National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It notes that: *“A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels”*.

2. THE SITE

Introduction

- 2.1 The site is broadly rectangular in shape and is formed by the established Anzio military facility (disused). It slopes gently from West to East, reaching its lowest point at the access to the site in the West.

Site Context

- 2.2 The Site is located in a semi-rural area, with an established built character to the Site and selected locations in the immediate vicinity and surrounding area. In addition to the Site, the adjacent land to the South, East, and North has a rural character and reflects the character of agricultural land.
- 2.3 The Site is in proximity and accessible to Leek (2 miles Southwest). The Staffordshire Moorlands Local Plan (2020) confirms in Para.7.65 that the *“Market Towns of Leek, Biddulph and Cheadle are the main centres in the Staffordshire Moorlands, serving residents of the towns themselves and their large rural hinterlands.”*

Local Area

- 2.4 Leek is identified as a main centre in the adopted Local Plan, and the Town provides access to a full range of services, facilities, and modes of sustainable transport.
- 2.5 In terms of the local area, outside of the Site and the proximity to Leek, the surrounding area is broadly semi-rural with settlements, Villages and Towns accessible by the established highway network.
- 2.6 The broader extent of the surrounding area includes access to Towns and Cities, including Congleton (Northwest), Stoke-on-Trent (Southwest), Macclesfield (NorthNorthWest), and Buxton (NorthNorthEast).

3. DESIGN FLEXIBILITY

Introduction

- 3.1. The following details explain the design principles and concepts that have been applied in the proposed development.
- 3.2. As this is an outline planning application, it relates only to the principle of development, other than access to the site, which is a detailed matter, and therefore the detailed design of the development cannot be identified, provided, or detailed.

Design Principles & Concepts

- 3.3. The design principles and concepts are unable to be fully scoped due to the planning application relating to outline planning permission, and the detailed design and associated details will be submitted to, and assessed by, the LPA during the Reserved Matters process.
- 3.4. Whilst the detailed design of the development is not provided during an outline planning submission, this submission includes a concept master plan illustrating the development proposals. The concept master plan has evolved through pre-application discussions with the LPA and revisions by the project team and their architect.
- 3.5. The concept master plan illustrates the ability to redevelop the Anzio site, including the provision of a mix of residential dwellings, pedestrian accessibility within the site, and on-site services and facilities.

Ancillary Infrastructure

- 3.6. The concept master plan illustrates where the internal highways, pedestrian groups, and supporting infrastructure can be accommodated within a broader residential development at the site.

Drainage

- 3.7. The Anzio site has established infrastructure, including surface water and foul drainage. The ability to re-use this infrastructure will be investigated to utilise the existing and well-established water and drainage infrastructure at the site.
- 3.8. The development would not increase the risk of flooding on the site or within the surrounding area. It is proposed that any drainage requirements from the LPA/LLFA can be the subject of a suitably worded planning condition.

4. DESIGN SOLUTION

Use and Amount

- 4.1. The application site is 12ha (Gross Area), and 80% of the gross area is considered typical for residential, where the remaining land is used for roads, open spaces, and infrastructure.
- 4.2. The Net Area will provide a developable area of 9.6 hectares; this developable area is proposed to deliver between approximately 275 and 285 residential dwellings. This equates to a density assumption of 29 and 30 dwellings per hectare.

Layout, Scale and Materials

- 4.3. The design principles for the development are illustrated in the concept master plan. This plan provides a block plan of the proposed development, including residential dwellings, amenity open space, inter-connecting pedestrian routes, retail building, and infrastructure.
- 4.4. The materials for the residential dwellings, hard landscaping, and the retail building will be provided at the Reserved Matters stage and will ensure appropriate materials to establish a sensitive and visually compatible development with the landscape character of the site.

Appearance

- 4.5. In terms of appearance, the Site is considered in two factors;
 - The site retains the majority of the buildings, roads, parking, and associated infrastructure of the Anzio Camp.
 - The site has extant planning permission for extra care housing, care homes, live work units, holiday lodge park, on-site services and facilities (cafe, shop, meeting areas, reception), and associated infrastructure.
- 4.6. The site is well established in the local area and the wider landscape as having a large-scale built footprint, with buildings of a significant scale (and height), and with an internal urbanised form of development. The extant planning permission would retain the development footprint of the site, provide a reduced scale (including height) across the dwellings and lodges, and retain a larger scale (and height) with the care homes.
- 4.7. This proposed development will retain the built footprint of the extant planning permission and will result in a reduced scale, as all buildings are expected to be approximately 2 storeys, and the prominent buildings (care homes) included in the extant permission are omitted.

Access

- 4.8. The access is from the A53 Buxton Road, which is a well-established location for the site.

5. CONCLUSION

Introduction

- 5.1. This is a planning application for outline consent from the LPA, and therefore the principle of the design will be part of the Reserved Matters submission to the LPA, and the details assessed and agreed at that process will secure a development of a high-quality design.
- 5.2. The high-quality design of the developments achieved via Reserved Matters will be spatially across the entire site, relative to each of these sub-neighbourhoods across the site, and include detailed design elements and materials relevant to each dwelling and hard landscaping across the site.
- 5.3. Through the design process, the development will not have an unacceptable adverse impact on the visual amenity value or character of the site and the local landscape by way of its scale, massing, and appearance.
- 5.4. The site is afforded significant levels of well-established natural screening, which, coupled with the low profile achieved by residential dwellings, will result in only limited views of the development when observed in the local and wider landscape.

Conclusion

- 5.5. Overall, the principle of development is established at the site for residential dwellings via the live-work units, and the extra care housing (albeit conditioned on occupancy).
- 5.6. The proposed development detailed in this application continues to meet the requirements of the NPPF (2024) and is compliant with the relevant policies of the Development Plan. On that basis, the LPA is requested to support the granting of planning permission.