

DESIGN & ACCESS STATEMENT

ERECTION OF ONE DETACHED DWELLING AND
ASSOCIATED WORKS

at

LAND ADJACENT TO 95 ELEMESTHORPE LANE,
EARL SHILTON, LE9 7PT.

on behalf of

OLD MILL HOMES LTD



**ARCHITECTURE, DESIGN
& PLANNING SERVICES**

✉ design@drumarchitecture.co.uk
📷 drum_architecture
📞 07752 057988

**DISTINCTIVE DESIGN,
DEVOTEDLY DELIVERED**

DOCUMENT CONTROL

RevID	Description	Date
P01	first issue	11/04/2026



ARCHITECTURE, DESIGN
& PLANNING SERVICES

-  design@drumarchitecture.co.uk
-  drum_architecture
-  07752 057988

DISTINCTIVE DESIGN,
DEVOTEDLY DELIVERED

I. Introduction

This statement has been prepared to support a full planning application for a single new dwelling on land adjacent to 95 Elmesthorpe Lane. The principle of residential development on this site was firmly established through outline permission 17/00936/OUT and subsequent reserved matters approval 18/00849/REM. While these permissions have recently lapsed, this application seeks to reinstate the development of this sustainable infill plot. The proposed design remains substantially identical to the 2018 approved scheme, maintaining the layout and scale previously deemed compliant with local policy.

2. Site Assessment and Context

2.1 Site Description:

The site lies in the Northern area of Hinckley and Bosworth, north of Hinckley, to the West of Leicester.

The site is roughly rectangular in shape and lies in line with the existing residential properties on Elmesthorpe Lane. The rear gardens of properties on Birch Close. To the south west of the site across the lane lies a detached residential property.

The site will be accessed from a new driveway to be created directly from Elmesthorpe Lane. Due to the elevated position of the land the driveway will have to be cut into the land to ensure that the access does not exceed gradient limits required by Leicestershire County Council Highways. The application site, whilst commanding an elevated position, is relatively flat providing clear views across the adjacent fields towards Barwell.

Site boundaries are demarked by hedging and fencing protecting the privacy of the gardens of adjoining properties on Elmesthorpe Lane and Birch Close.

The land was formerly a portion of the substantial side garden of 95 Elmesthorpe Lane, a detached property located toward the end of a cul-de-sac.

The site occupies an elevated position with site levels ranging from approximately 112.59m at the road to 116.22m at the proposed finished floor level (FFL).

2.2 Surrounding Context

Character: The surrounding residential area is characterised primarily by detached bungalows and dormer bungalows.

Boundaries: The site is demarked by existing hedging and fencing, which provides established screening and protects the privacy of adjoining properties on Elmesthorpe Lane and Birch Close.

Sustainability: The location is highly sustainable, within walking distance of local shops, services, and bus routes serving Hinckley and Leicester City Centre.

2.3 Planning History

The principle of development has been firmly established by the Hinckley and Bosworth Borough Council through the following:

18/00849/REM: Approval of reserved matters for a single dwelling (Approved August 2018).

Context: The current proposal maintains the density and character deemed acceptable in the 2018 permission.



FIGURE 01 - SITE LOCATION PLAN



3. Planning Policy Context

The proposal is supported by national and local policies that promote sustainable development.

3.1 National Planning Policy Framework (NPPF)

Sustainable Development: The NPPF advocates for a "presumption in favour of sustainable development," supporting proposals that accord with the development plan.

Urban Infill: Policy encourages the efficient use of land within existing settlements, particularly on small-scale "windfall" sites to meet local housing needs.

3.2 Local Planning Policy

The development aligns with the Hinckley and Bosworth Local Plan:

Policy DM1: Supports sustainable development within settlement boundaries.

Policy DM10: Ensures high-quality design that complements the local character and protects neighbour amenity.

Policy DM17 & DM18: Sets standards for highway safety, access, and adequate off-street parking.

3.3 Five-Year Housing Land Supply

As of April 2026, the Borough Council relies on small windfall sites like this to maintain its rolling housing targets. This proposal represents a necessary contribution to the local housing stock in a sustainable location.

4. Design Principles

4.1 Use and Amount

The proposal seeks the construction of one detached dwelling. This represents an efficient use of vacant "infill" land within a sustainable urban location, contributing to the local housing supply.

The proposal seeks to provide one detached 4-bedroom dwelling with a Gross Internal Area (GIA) of 189.35 m². This represents an efficient use of a vacant plot, providing ample front and rear garden amenity.

4.2 Layout and Scale

Layout: The dwelling is positioned to respect the building line of Elvesthorpe Lane. The layout remains substantially similar to the 2018 approved scheme. The dwelling is positioned to respect the building line of Elvesthorpe Lane while ensuring adequate private amenity space to the rear. Minor adjustments have been made to the site layout to optimise the site layout

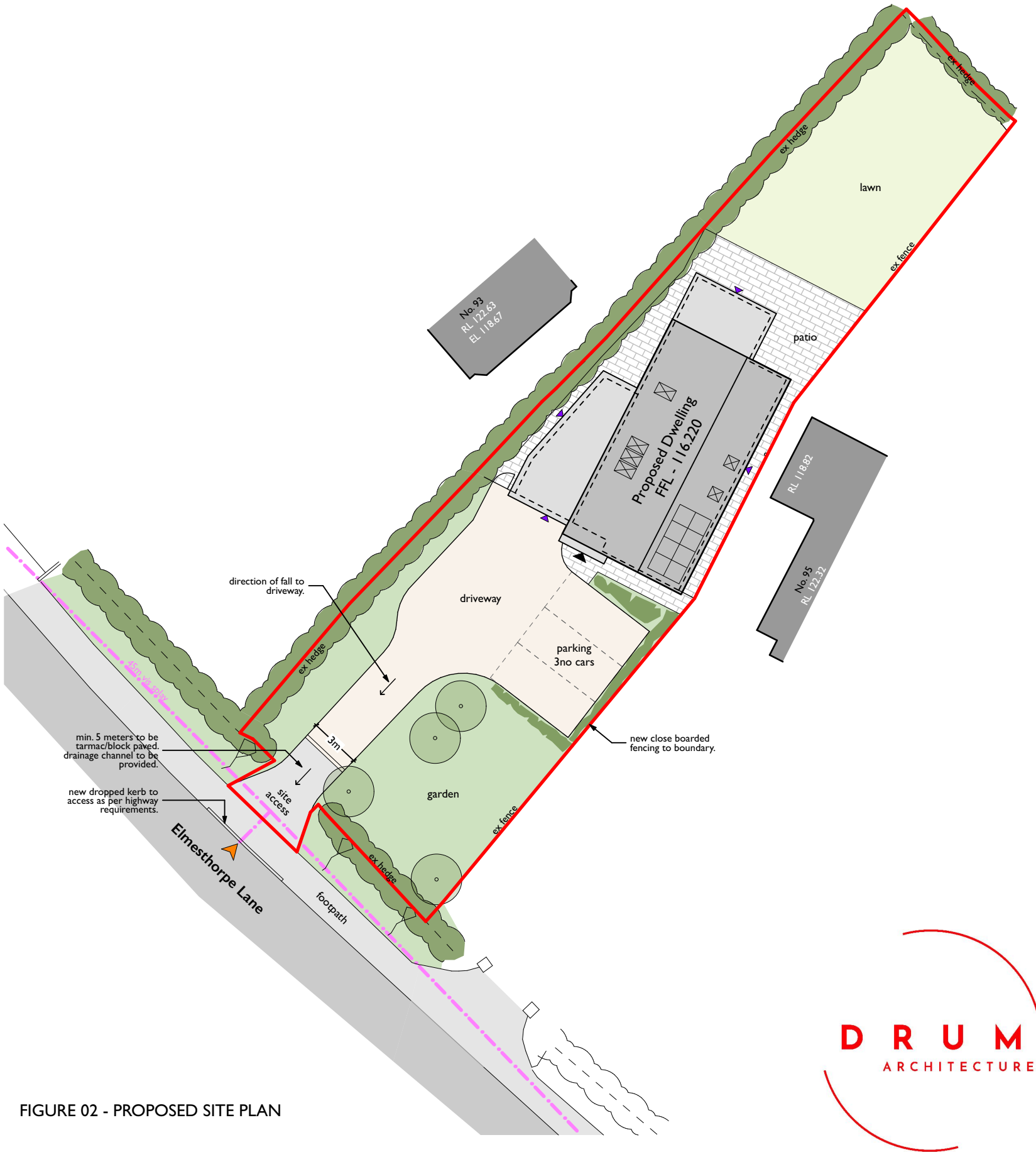
Scale: The two-story contemporary dwelling is consistent with the scale of the surrounding residential context and the previously approved parameters. The ridge level of the proposed dwelling retains the previous design and matches the ridge level of neighbouring properties.

4.3 Appearance and Materials

Scale: The proposed dwelling is a two-story house, consistent with the heights of surrounding residential units.

Appearance: The aesthetic draws heavily from the previously approved design to ensure continuity with the follow material summary:

- Walls: Off-white render finish with vertical oak timber cladding accents.
- Roof: Slate-coloured Sandtoft 20/20 clay plain tiles.
- Openings: Light grey aluminium windows and external doors.



5. Access

A new access point is proposed from Elmeſthorpe Lane via a dropped kerb. The access will be formed via part removal of the existing boundary hedge, with dropped kerb access to match existing dwellings on Elmeſthorpe Road.

The first 5 meters of the drive will be tarmacadam or similar hard-bound material with a drainage channel to prevent debris/water from entering the highway.

The site allows for off-street parking for 3 cars, with sufficient space for vehicles to turn and exit in a forward gear.

Elmeſthorpe Road is a dead end road, with pedestrian access only towards the A47 to the south.

6. Biodiversity Net Gain (BNG) and Ecology

A biodiversity Net Gain Report has been undertaken by Elton Ecology, dated March 2026.

6.1 BNG Results

A Statutory Biodiversity Metric assessment (Ref: P3023) indicates an on-site net loss of -0.12 habitat units (-67.31%) and -0.04 hedgerow units (-30.89%). On-site trading rules were not satisfied.

6.2 Mitigation and Off-Site Credits

The BNG report concludes that a 10% gain on-site is not feasible due to metric restrictions regarding private gardens. Therefore, the applicant, Old Mill Homes Ltd, will secure the required 10% net gain through off-site habitat compensation or the purchase of third-party habitat bank units, to be secured via a planning condition.

6.3 Ecology

Existing boundary hedges and trees will be retained to maintain ecological value.

A Preliminary Ecological Appraisal supports the application, ensuring negligible impact on local wildlife.

7. Planning Balance and Conclusion.

7.1 Reinstatement of Established Principle

The principle of residential development on this site has been twice confirmed by the Local Planning Authority through outline and reserved matters approvals. Although the previous permissions have lapsed, there have been no significant changes to the site’s character or its location within the Earl Shilton settlement boundary that would invalidate this established principle. The current proposal represents a sensitive reinstatement of an approved housing plot, contributing to the diversity of the local housing stock.

7.2 Design Continuity and Quality

The architectural approach by Drum Architecture maintains the scale, layout, and massing previously accepted under 18/00849/REM.

Site Levels: The design respects the existing topography, with an FFL of 116.220 that ensures the building sits naturally within the street scene without dominating neighbouring properties.

Amenity: The layout ensures that No. 95 retains a substantial private garden, while the new dwelling is provided with generous amenity space exceeding local standards.

Material Palette: The use of off-white render and vertical oak cladding provides a contemporary aesthetic that remains sympathetic to the varied character of Elmeſthorpe Lane.

7.3 Mitigation of Potential Impacts

The development proactively addresses potential concerns regarding privacy and highway safety:

The provision of three off-street parking spaces and a formal turning area ensures no increase in roadside parking pressure. The hard-bound tarmacadam surfacing for the first 5 metres of the drive will prevent the deposit of loose material onto the public highway.

7.4 Biodiversity and Environmental Commitment

A primary shift in the regulatory landscape since the previous approval is the requirement for Biodiversity Net Gain.

Professional assessment has shown a net loss of -0.12 habitat units on-site, largely due to the restrictive nature of the statutory metric regarding private residential gardens.

As on-site delivery is unfeasible for a plot of this scale, Old Mill Homes Ltd formally commits to securing the mandatory 10% net gain through off-site credits. This will ensure the development not only restores a lapsed housing plot but also provides a measurable benefit to the wider ecological network of Leicestershire.

8. Summary

This application seeks to deliver a high-quality, sustainable home on an underutilised infill site. It is supported by a robust planning history and adheres to all technical requirements of the Hinckley and Bosworth Local Plan. In light of the current housing land supply position and the high design standards proposed, the applicant respectfully requests that planning permission be granted, subject to appropriate conditions regarding, highway surfacing, and the finalisation of a BNG compensation agreement.



