

2. Design and Access Statement land North West of Leicester Road Earl Shilton LE9 7TJ

Introduction:

This Design and Access Statement has been prepared in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It explains the design principles that have informed the proposed development and demonstrates how the scheme has evolved to respond positively to its surroundings.

Site Context:

The site occupies land immediately north west of Leicester Road on the edge of Earl Shilton. This is an existing 0.9 hectare site currently used for agriculture and livestock with an existing Stable for Horses that was recently destroyed by arson

The location benefits from:

- excellent access to the A47;
- close proximity to the A46;
- convenient connection to Junction 21 of the M1;
- access to Hinckley, Leicester and Market Bosworth;
- existing hedgerow boundaries providing natural enclosure.

The surrounding area is characterised by open countryside interspersed with established vegetation and nearby development associated with the edge of Earl Shilton.

Design Philosophy:

The design philosophy has been based upon four key principles.

Respecting the Countryside

Static Lodges have been carefully positioned to minimise visual intrusion.

The overall density has intentionally been kept very low.

Only four lodges are proposed.

High Quality static Lodges

The proposed lodges will comprise:

- timber cladding;
- pitched roofs;
- muted colours;
- large glazed elevations overlooking landscaped areas.

The intention is that the buildings appear as contemporary rural structures rather than suburban housing.

Landscape-Led Design.

Landscape has driven the design process.

Existing mature hedgerows will be retained wherever possible.

Additional native planting will strengthen existing boundaries and improve biodiversity.

The proposed development will appear set within planting rather than dominating the landscape.

Sustainable Construction:

The lodges will incorporate:

- high levels of insulation;
- energy-efficient heating systems;
- low-energy lighting;
- electric vehicle charging;
- water-saving measures.

Where feasible, renewable energy technologies may be incorporated subject to detailed design.

Scale:

The proposal consists of only four detached holiday lodges. The limited number of buildings ensures that the development remains compatible with the surrounding countryside. Generous spacing between Lodges allows landscaping to become the dominant visual feature.

Appearance:

The architectural approach seeks to create high-quality visitor accommodation reflecting rural character.

Natural materials will include:

- timber cladding
- dark grey roof finishes;
- muted earth-tone external colours.

External lighting will be carefully controlled to minimise light spill.

Landscaping:

The landscaping strategy forms an integral part of the proposal.

Measures include:

- retention of existing hedgerows;
- supplementary native hedgerow planting;
- native woodland planting;
- wildflower meadow creation;
- orchard planting (subject to detailed design);
- wildlife habitats.

The intention is to achieve a measurable enhancement in both visual quality and biodiversity.

Access:

Vehicular access will be taken from Leicester Road, subject to detailed engineering design and highway authority approval. See site plan.

The internal road layout has been designed to:

- provide safe vehicle movements;
- accommodate emergency vehicles;
- allow convenient visitor access;
- minimise areas of hardstanding.

Pedestrian movement throughout the site has been prioritised through attractive landscaped routes. There was a public right of way across the land which technically should have been removed when the extended Leicester Road was developed. This matter will be addressed as there is now an alternative rights of way in place of the old. N/A legally need to have this right of way removed by The Public Rights of Way Authority.

Parking:

Each lodge will benefit from dedicated parking spaces.
Visitor parking will also be provided where necessary.
Parking areas will utilise permeable paving wherever practicable.

Inclusive Access:

The development will seek to provide accessible accommodation where feasible, with level access to lodges and consideration of inclusive design principles.

Sustainability:

The proposal supports the three dimensions of sustainable development:

Economics:

- Visitor expenditure
- Employment.
- Support for local businesses.

Social:

- Increased visitor accommodation
- Tourism opportunities.
- Rural diversification.

Environmental:

- Biodiversity enhancement.
- Landscape improvements.
- Sustainable drainage.
- Native planting.

Design Conclusion:

The proposed development represents a carefully considered, landscape-led tourism scheme that has been specifically designed to respond positively to its countryside setting.

The combination of limited scale, high-quality static lodges and extensive landscaping ensures that the proposal will integrate successfully into the surrounding environment while contributing to the economic vitality of the Borough.

3. LANDSCAPE AND VISUAL APPRAISAL

3.1 Introduction:

This Landscape and Visual Appraisal has been prepared in support of a planning application for the construction of four holiday lodges on land north west of Leicester Road, Earl Shilton, Leicestershire. The purpose of this appraisal is to consider the likely effects of the proposed development on the landscape character of the site and the surrounding area and to demonstrate how careful design and landscaping can minimise visual effects. This document should be read alongside the Design and Access Statement and the proposed Landscape Master Plan.

3.2 Site Context:

The application site lies on the north-western side of Leicester Road on the edge of Earl Shilton. The site is currently undeveloped and comprises open land enclosed in part by established hedgerows and mature trees.

The surrounding area includes:

- open agricultural land;
- roadside hedgerows;
- scattered vegetation;
- development associated with the edge of Earl Shilton;
- the wider rolling countryside beyond.

The site occupies a transition between the urban edge and the rural landscape.

3.3 Existing Landscape Features:

The most significant landscape features include:

Boundary Hedgerows

The site benefits from mature hedgerows along much of its perimeter.

These provide:

- natural enclosure;
- visual screening;
- wildlife habitat;
- landscape structure.

All existing healthy hedgerows should be retained.

Existing Trees:

Existing mature trees make an important contribution to the landscape character.

They should be protected throughout construction in accordance with British Standard BS5837.

Landform:

The site gently follows the surrounding topography.

There are no dramatic landform changes that would require significant engineering works

The natural contours should be retained wherever possible.

3.4 Landscape Character:

The wider landscape is characterised by:

- gently undulating countryside;
- agricultural fields;
- mature hedgerows;
- occasional woodland;
- scattered rural development.

The proposed development has therefore been designed to reflect these characteristics.

3.5 Visual Receptors:

Potential visual receptors include:

Road Users:

Motorists travelling along Leicester Road.

Due to vehicle speeds and the existing vegetation, views are generally brief.

Public Rights of Way:

Where public footpaths exist nearby, walkers may obtain views towards the site.

These views are partially filtered by vegetation and would be further softened by proposed landscaping

Nearby Properties:

Properties on the edge of Earl Shilton may experience limited views towards parts of the development. The separation distances together with retained hedgerows significantly reduce potential visual impact.

3.6 Landscape Design Principles:

The proposal has been designed around five key landscape principles.

Principle 1:

Retain existing landscape features.

Existing hedgerows and mature trees form the backbone of the landscape strategy.

Principle 2:

Strengthen landscape boundaries.

Additional native hedgerow planting will reinforce existing boundaries.

Species may include:

- Hawthorn
- Blackthorn
- Hazel
- Field Maple
- Holly
- Dog Rose

Principle 3:

Increase tree cover.

Native tree planting should include species appropriate to Leicestershire including:

- English Oak
- Small-leaved Lime
- Field Maple
- Silver Birch
- Wild Cherry
- Rowan

Principle 4:

Reduce visual impact.

Lodges should sit within planting rather than appearing prominently within the landscape.

Principle 5

Increase biodiversity.

Landscape proposals should create:

- wildflower meadow;
- nectar-rich planting;
- bird habitat;
- bat habitat;
- hedgehog corridors;
- pollinator habitat.

3.7 Visual Mitigation:

A comprehensive landscaping strategy is proposed.
This includes:

Structural Planting

Native woodland planting around the site perimeter where required.

Hedgerow Reinforcement

Infill planting where gaps currently exist. (where fire damage is visible)

Meadow Areas:

Species-rich grassland replacing areas of low ecological value.

Low Lighting Strategy:

External lighting will be:

- downward facing;
- low intensity;
- timer controlled where appropriate.

This reduces visual intrusion and protects nocturnal wildlife.

3.8 Seasonal Effects:

During winter months some additional views may be available through deciduous vegetation.

However:

- retained evergreen planting;
 - mature hedgerows;
 - proposed woodland planting
- will continue to provide substantial filtering.
As planting matures the visual impact will reduce further.

3.9 Construction Effects:

Construction activities would be temporary.

A Construction Environmental Management Plan should include:

- tree protection fencing;
- dust suppression;
- restricted working hours;
- storage compounds positioned away from retained vegetation.

Temporary impacts would cease following completion.

3.10 Long-Term Landscape Benefits:

The proposal delivers significant long-term improvements.

These include:

- increased tree cover;
- enhanced hedgerows;
- improved biodiversity;
- enhanced landscape quality;
- stronger ecological connectivity.

The site will become greener than its current condition.

3.11 Overall Landscape Effects:

The proposal has deliberately been restricted to four holiday lodges.

The limited scale enables the development to sit comfortably within the landscape.

The combination of:

- retained vegetation;
- additional native planting;
- careful building positioning;
- natural materials;
- low building heights

Will substantially reduce visual prominence. As planting matures, the development will become increasingly integrated into the surrounding countryside.

3.12 Conclusion:

The proposed development has been designed to work with the existing landscape rather than against it.

The retention of mature landscape features, combined with extensive native planting and a low-density layout, provides a robust strategy for minimising visual effects.

Subject to detailed planting and ongoing landscape management, the proposal has the potential to deliver a net enhancement to the site's landscape character while providing high-quality tourism accommodation.

4. PLANNING POLICY ASSESSMENT

4.1 Introduction:

This Planning Policy Assessment considers the proposed development against the statutory Development Plan together with national planning policy.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal has therefore been assessed against:

- The National Planning Policy Framework (NPPF).
- The Hinckley & Bosworth Core Strategy.
- The Site Allocations and Development Management Policies Development Plan Document (SADMP).
- Other material considerations, where relevant.

4.2 The National Planning Policy Framework:

The NPPF establishes a presumption in favour of sustainable development and seeks to achieve three overarching objectives:

- Economic
- Social
- Environmental

The proposed development has been designed to contribute positively to all three objectives.

Economic Objective:

The proposal will:

- support rural tourism;
- generate visitor expenditure within the Borough;
- create employment during construction;
- support local businesses;
- diversify the rural economy.

The proposal therefore contributes positively to sustainable economic growth.

Social Objective:

The proposal provides:

- additional visitor accommodation;
- increased recreational opportunities;
- enhanced access to the countryside;
- support for local leisure facilities;

The proposal contributes towards the vitality of Earl Shilton and the wider Borough.

Environmental Objective:

Environmental benefits include:

- native tree planting;
- habitat creation;
- biodiversity enhancement;
- sustainable drainage;
- landscape improvements.

The proposal has been designed to protect and enhance the natural environment.

4.3 Sustainable Tourism:

National planning policy recognises the importance of supporting sustainable tourism in rural areas.

The proposal will provide a small-scale tourism development capable of attracting visitors to the Borough whilst respecting the surrounding landscape. Unlike large holiday parks, the proposal has intentionally been limited to four lodges. The development therefore represents an appropriate scale of rural tourism.

4.4 Design Quality:

The proposal demonstrates high-quality design through:

- low-density development;
- natural building materials;
- generous landscaping;
- careful positioning of buildings;
- sympathetic architectural detailing.

The development has been landscape-led from the outset

4.5 Climate Change:

The proposal incorporates sustainable design principles including:

- energy-efficient construction;
- electric vehicle charging;
- permeable surfacing;
- sustainable drainage;
- increased tree planting.

The proposal therefore contributes towards reducing environmental impacts.

4.6 Hinckley & Bosworth Core Strategy:

The adopted Core Strategy establishes the long-term planning vision for the Borough.

The proposal has particular regard to the objectives relating to:

- sustainable economic development;
- tourism;
- environmental quality;
- design;
- biodiversity.

Tourism:

The proposed holiday lodges represent a form of rural tourism capable of contributing to the local economy through increased visitor spending. The development supports the wider tourism offer within Hinckley & Bosworth.

Rural Economy:

The proposal supports rural diversification by introducing a tourism use that complements the surrounding countryside rather than fundamentally changing its character. The proposal therefore contributes towards economic resilience within the Borough.

4.7 Site Allocations and Development Management Policies:

The proposal has been assessed against the relevant Development Management policies.

Countryside:

Although located outside the settlement boundary, the proposal has been carefully designed to minimise impact through:

- low building density;
- extensive landscaping;

- retention of hedgerows;
- limited building heights.

The proposal seeks to conserve the intrinsic character of the countryside while delivering economic and environmental benefits.

Tourism Development:

The proposed holiday lodges are intended solely for visitor accommodation.

The development:

- supports tourism;
- creates employment;
- contributes towards local expenditure;
- strengthens the Borough's visitor economy.

Design:

The proposal demonstrates good design through:

- careful layout;
- high-quality architecture;
- landscaping;
- sustainable construction;
- appropriate scale.

Biodiversity:

The proposal will increase biodiversity through:

- native planting;
- meadow creation;
- wildlife habitats;
- ecological connectivity.

Subject to detailed design, biodiversity enhancement is expected to exceed the current baseline.

Highways:

The proposal benefits from direct access to Leicester Road. Traffic associated with four holiday lodges is anticipated to be modest. Adequate parking and turning facilities will be provided within the site.

4.8 Material Considerations:

Additional material considerations include:

Economic Benefits:

The proposal will increase visitor spending across:

- accommodation;
- food and drink;
- retail;
- leisure;
- visitor attractions.

Landscape Enhancement:

The proposal delivers significant landscape improvements through:

- extensive planting;
- habitat creation;
- hedgerow enhancement.

Biodiversity:

The proposal provides opportunities to achieve measurable biodiversity enhancement.

Sustainable Drainage:

Surface water will be managed using sustainable drainage techniques, reducing run off and improving water quality where feasible.

4.9 Planning Policy Compliance Summary:

4.10 Planning Consideration Assessment:

Sustainable Development ✓ Complies

Rural Tourism ✓ Strongly Supports

Economic Growth ✓ Supports

Design Quality ✓ Complies

Landscape Protection ✓ Mitigation Proposed

Biodiversity ✓ Enhancement Proposed

Sustainable Drainage ✓ Complies in Principle

Highway Access ✓ Suitable in Principle

Environmental Enhancement ✓ Positive

4.10 Conclusion:

The proposal has been developed following careful consideration of national and local planning policy.

The proposed development:

- supports sustainable tourism;
- contributes towards rural economic diversification;
- provides environmental enhancement;
- improves biodiversity;
- respects the surrounding landscape;
- delivers high-quality design.

When considered against the Development Plan as a whole, the proposal represents sustainable development capable of making a positive contribution to Hinckley & Bosworth Borough.

4.11 SITE PLANNING HISTORY AND EVOLUTION OF THE PROPOSAL

Introduction:

The application site has previously been the subject of planning proposals for commercial development. Those proposals identified a number of planning considerations relating to the site's countryside location, landscape character and visual impact. The current proposal has been developed following careful consideration of those issues. Rather than seeking to maximise the development potential of the site, the current application adopts a landscape-led approach that prioritises environmental enhancement, rural tourism and high-quality static lodge design. Accordingly, the proposal should be considered as a fundamentally different form of development.

Previous Planning Considerations:

The previous proposals identified a number of principal issues including:

- the countryside location of the site;
- visual impact;

- landscape character;
- scale of development;
- relationship with surrounding land;
- environmental effects.

These matters have directly influenced the preparation of the current proposal.

Evolution of the Current Proposal:

The current scheme represents a significant reduction in both scale and intensity. The development now comprises:

- only four holiday lodges;
- extensive landscaping;
- significant ecological enhancement;
- substantial biodiversity improvements;
- low-density development.

The proposal therefore represents a fundamentally different planning proposition.

Reduction in Built Development:

Compared with previous proposals, the amount of built development has been significantly reduced. Large areas of the site remain open and landscaped. The proposed buildings occupy only a limited proportion of the site. This enables the landscape to remain the dominant feature.

Landscape-Led Design:

The proposal has been designed around the existing landscape. Key design principles include:

- retention of mature hedgerows;
- reinforcement of existing vegetation;
- additional native woodland planting;
- meadow creation;
- habitat enhancement.

Landscape therefore becomes the defining characteristic of the development.

Change in Land Use:

The previous proposal sought commercial employment development. The current proposal seeks visitor accommodation associated with rural tourism. The planning considerations applicable to tourism development differ materially from those associated with employment development. The proposal therefore requires independent assessment against the relevant planning policies.

Scale:

The proposed development consists of only four lodges.

This modest scale:

- reduces visual impact;
- limits vehicle movements;
- minimises built form;
- allows generous landscaping;
- reduces pressure on local infrastructure.

Environmental Enhancement:

The proposal provides opportunities for significant environmental improvement.

These include:

- additional native trees;

- strengthened hedgerows;
- species-rich grassland;
- bird nesting opportunities;
- bat roosting opportunities;
- hedgehog connectivity;
- sustainable drainage features.

The environmental value of the site will therefore be enhanced.

Tourism Benefits:

The proposal supports the visitor economy by providing high-quality accommodation within easy reach of local attractions. Visitors are expected to support:

- local cafés;
- restaurants;
- public houses;
- visitor attractions;
- retail businesses;
- local services.

This contributes to the wider economic objectives of the Borough.

Planning Approach:

The proposal has deliberately avoided intensive development. Instead, the application seeks to demonstrate how sensitive tourism development can successfully coexist with the surrounding countryside through careful planning, landscape enhancement and sustainable design.

Conclusion:

The current proposal represents a substantial evolution in the development of the site. Rather than repeating previous proposals, the application adopts a fundamentally different planning strategy based upon:

- low-density tourism;
- landscape enhancement;
- biodiversity improvement;
- sustainable design;
- environmental stewardship;
- economic diversification.

Accordingly, the proposal should be assessed on its own merits and in the context of the planning policies applicable to rural tourism.

5. TOURISM NEED AND ECONOMIC BENEFITS STATEMENT

5.1 Introduction:

This Statement has been prepared in support of a planning application for the proposed development of four holiday lodges on land north west of Leicester Road, Earl Shilton.

Its purpose is to demonstrate that the proposal will contribute positively to the tourism economy of Hinckley & Bosworth Borough by providing high-quality visitor accommodation in a sustainable location.

The development has been designed as a small-scale rural tourism scheme that complements the surrounding countryside whilst delivering economic, environmental and social benefits.

5.2 The Importance of Tourism

Tourism forms an important part of the Leicestershire economy.

Visitors support a wide range of businesses including:

- hotels;
- holiday accommodation;
- restaurants;
- cafés;
- public houses;
- visitor attractions;
- local retailers;
- transport providers.

Investment in new visitor accommodation increases the Borough's ability to attract overnight visitors who are likely to spend more in the local economy than day visitors.

5.3 The Need for Additional Visitor Accommodation:

The proposal seeks to provide a niche form of accommodation rather than a large holiday park.

Four well-designed lodges would appeal to:

- couples;
- families;
- walkers;
- cyclists;
- business visitors;
- visitors attending sporting and cultural events.

The limited scale ensures that the proposal complements existing accommodation providers rather than competing directly with larger hotels or caravan parks.

5.4 Strategic Location

The site occupies a highly accessible location close to the strategic highway network.

As mentioned Visitors would benefit from convenient access to:

- Earl Shilton;
- Hinckley;
- Leicester;
- the A47;
- the A46;
- the M1 motorway.

This makes the site well placed for visitors wishing to explore the Borough and the wider region.

6. ECOLOGICAL ENHANCEMENT PLAN

Proposed Development
Shilton Lodges
Land North West of Leicester Road
Earl Shilton, Leicestershire LE9 7TJ

6.1 Introduction;

This Ecological Enhancement Plan accompanies the proposed development of four high-quality holiday lodges known as Shilton Lodges. The purpose of the document is to demonstrate that the development will not only protect existing ecological features but will deliver measurable improvements to biodiversity through habitat creation, landscape enhancement and sensitive site management. The proposal has been designed around the principle that environmental enhancement should be an integral part of the development rather than an afterthought.

6.2 Existing Ecological Features:

The site contains several features of ecological value, including:

- Existing mature boundary hedgerows.
- Areas of grassland.
- Mature trees.
- Open undeveloped land.
- Existing stable area.
- An underground 15-inch water main easement, which remains largely undeveloped and can also contribute to habitat connectivity through appropriate planting outside the protected corridor.

The existing hedgerows provide valuable wildlife corridors for birds, bats, small mammals and invertebrates.

6.3 Development Strategy:

The proposal has been deliberately designed to retain the majority of the site as open green space. Only a relatively small proportion of the land will contain holiday lets. This approach allows the landscape to remain the dominant feature whilst providing extensive opportunities for ecological enhancement.

6.4 Hedgerow Protection:

All existing healthy hedgerows will be retained. Where gaps currently exist they will be reinforced using native species including:

- Hawthorn
- Blackthorn
- Hazel
- Holly
- Dog Rose
- Field Maple
- Guelder Rose

The strengthened hedgerows will improve wildlife movement throughout the site.

6.5 Native Tree Planting:

Additional native trees are proposed throughout the development. Indicative species include:

- English Oak
- Silver Birch
- Rowan
- Wild Cherry
- Field Maple
- Small-leaved Lime

Tree planting will provide:

- increased canopy cover;
- nesting opportunities;
- carbon capture;
- enhanced landscape quality.

6.6 Wildflower Meadow:

Areas not occupied by buildings or access roads will be managed as species-rich meadow.

The meadow will:

- increase nectar sources;
- support pollinating insects;
- improve biodiversity;
- reduce maintenance requirements.

Management will include an annual hay cut with arisings removed to encourage floral diversity.

6.7 Bird Conservation:

Bird nesting opportunities will be enhanced through:

- integrated bird boxes;
- open-fronted robin boxes;
- house sparrow terraces where appropriate;
- retention of mature vegetation.

Construction works should avoid the bird nesting season wherever practicable.

6.8 Bat Conservation:

The existing mature trees and hedgerows are likely to provide valuable bat foraging routes.

Enhancements include:

- bat boxes on retained trees;
- sensitive external lighting;
- retention of dark corridors;
- native planting to strengthen commuting routes.

6.9 Hedgehog Conservation:

The proposal includes measures to improve connectivity for hedgehogs through:

- retained hedgerows;
- wildlife-friendly planting.

6.10 Pollinating Strategy:

Planting throughout the site will prioritise nectar-rich native species.

Suitable planting includes:

- Lavender
- Knapweed
- Oxeye Daisy
- Red Clover
- Bird's-foot Trefoil
- Common Yarrow

These species provide valuable food sources throughout the flowering season.

6.11 Lighting Strategy:

Artificial lighting can adversely affect wildlife. Lighting will therefore be designed to:

- minimise upward light spill;
- protect bat corridors;
- use warm-coloured LED fittings where possible;
- operate on timers or motion sensors where appropriate.

6.12 Sustainable Site Management:

Long-term ecological management will include:

- annual hedge management outside the bird nesting season;
- meadow management;
- replacement tree planting where necessary;
- invasive species monitoring;
- ecological monitoring.

6.13 Ecological Benefits:

The proposal delivers:

- enhanced habitat diversity;
- increased tree cover;
- strengthened hedgerows;
- improved ecological connectivity;
- additional nesting opportunities;
- improved pollinator habitat.

Overall, the ecological value of the site is expected to increase over time.

6.14 Conclusion:

The proposed development has been designed to integrate with the surrounding countryside while delivering meaningful ecological enhancements. Through habitat creation, native planting, careful management and sensitive design, Shilton Lodges has the potential to provide a measurable ecological improvement over the existing site.

7. BIODIVERSITY NET GAIN STATEMENT

Proposed Development:

Shilton Lodges
Land North West of Leicester Road
Earl Shilton, Leicestershire LE9 7TJ

8.1 Introduction:

This Biodiversity Net Gain (BNG) Statement accompanies the planning application for the proposed development of Shilton Lodges, comprising four high-quality holiday lodges with associated access, landscaping and infrastructure. The purpose of this Statement is to demonstrate the applicant's commitment to delivering a measurable improvement in biodiversity in accordance with national legislation and planning policy. Whilst the statutory Biodiversity Metric will be completed by a suitably qualified ecologist prior to determination of the application, this Statement explains the design principles adopted to maximise biodiversity opportunities from the outset.

8.2 Existing Site:

The application site currently comprises open land with the following ecological features:

- Existing mature hedgerows.
- Mature trees.
- Areas of improved grassland.
- Existing stable area.
- Open undeveloped land.
- The underground 15-inch water main easement, which will remain free of buildings and can assist in maintaining habitat connectivity where compatible with utility requirements.

The majority of the site remains undeveloped.

8.3 Biodiversity Objectives:

The development has been designed to:

- retain existing habitats wherever practicable;
- strengthen ecological connectivity;
- increase tree cover;
- improve habitat diversity;
- create long-term wildlife management.

8.4 Retention of Existing Habitats:

The proposal seeks to retain:

- ✓ Existing mature hedgerows.
- ✓ Existing mature trees wherever possible.
- ✓ Open grassed areas.
- ✓ Existing landscape structure.

The retention of these features significantly reduces ecological disturbance.

8.5 Habitat Creation:

New habitats will include:

Native Woodland Planting

Additional native trees planted throughout the site.

Wildflower Meadow

Species-rich grassland to provide nectar sources for pollinating insects.

Native Hedgerows

Gap planting and reinforcement of existing boundaries.

Shrub Planting

Native shrub species to improve habitat diversity.

8.6 Wildlife Features:

The development will incorporate:

- bat boxes;
- bird boxes;
- hedgehog access points;
- insect hotels;
- pollinator planting.

These features will provide immediate ecological benefit.

8.7 Landscape Integration:

The landscape strategy has been developed to ensure that biodiversity enhancement forms an integral part of the development rather than being confined to isolated planting areas. The objective is to create a connected ecological network throughout the site.

8.8 Water Management:

Sustainable drainage features, if required following detailed drainage design, will be landscaped to maximise ecological value through native planting. The layout respects the underground water main easement and avoids permanent built development within the protected corridor.

8.9 Long-Term Management:

A Landscape and Ecological Management Plan (LEMP) will be prepared for implementation following completion of the development.

This will include:

- hedge management;
- meadow management;
- tree inspection;
- replacement planting;
- monitoring of habitats;
- invasive species control.

The management plan will ensure that biodiversity improvements are maintained over the long term.

8.10 Biodiversity Net Gain:

The applicant's objective is to achieve at least the statutory minimum Biodiversity Net Gain, with the detailed percentage to be confirmed through the statutory Biodiversity Metric prepared by a qualified ecologist. The proposed habitat enhancements indicate that measurable biodiversity improvements should be achievable.

8.11 Summary:

The proposed development has been designed from the outset to incorporate biodiversity enhancement as a core design principle. The retention of existing habitats, together with significant new planting and long-term ecological management, provides the opportunity to deliver a meaningful improvement in biodiversity whilst creating a high-quality tourism development.

8 PLANNING BALANCE STATEMENT

Proposed Development:

Shilton Lodges
Land North West of Leicester Road
Earl Shilton, Leicestershire LE9 7TJ

7.1 Introduction:

This Planning Balance Statement considers the proposed development against the objectives of the Development Plan and other material planning considerations. The purpose of the assessment is to determine whether the benefits arising from the proposal outweigh any potential adverse impacts. The proposal has been designed as a small-scale rural tourism development that delivers economic, environmental and social benefits whilst respecting the site's countryside location.

7.2 The Proposal:

Planning permission is sought for:

- Four detached holiday lodges.
- Internal access road.
- Landscaping.
- Ecological enhancement.
- Biodiversity improvements.
- Sustainable drainage.
- Retention of the replacement stable building.
- Associated visitor parking and infrastructure.

The proposal has intentionally been designed as a low-density development.

7.3 Economic Benefits:

The proposal will generate economic benefits through:

Employment opportunities for:

- builders;
- electricians;
- plumbers;
- landscapers;
- local suppliers.

Operational Phase:

Long-term employment associated with:

- lodge management;
- cleaning;
- maintenance;
- gardening;
- servicing.

Visitor Spending:

Guests staying at Shilton Lodges are expected to support:

- cafés;
- restaurants;
- public houses;
- supermarkets;
- local retailers;

- visitor attractions;
- taxi operators;
- petrol stations.

Although modest in scale, these benefits will continue throughout the lifetime of the development.

7.4 Social Benefits:

The proposal provides:

- high-quality visitor accommodation;
- improved recreational opportunities;
- support for local tourism;
- increased visitor choice.

The development contributes positively to the social objectives of sustainable development.

7.5 Environmental Benefits:

The proposal delivers:

- additional tree planting;
- strengthened hedgerows;
- habitat creation;
- biodiversity enhancement;
- sustainable drainage;
- improved landscape management.

The overall environmental quality of the site will improve.

7.6 Landscape:

The proposal has been specifically designed to respond to the landscape.

Key measures include:

- retaining existing mature hedgerows;
- reinforcing boundary planting;
- retaining the open character of the majority of the site;
- locating only four lodges across the site;
- using natural building materials.

The development therefore seeks to integrate with the landscape rather than dominate it.

7.7 Highways:

The proposal provides a purpose-designed access from Leicester Road.

Only four lodges are proposed.

Traffic generation is therefore expected to be relatively low compared with many other forms of development.

Subject to detailed design and the advice of the Highway Authority, the proposal is considered capable of operating safely.

7.8 Ecology:

Ecological enhancements include:

- native woodland planting;
- meadow creation;
- bird boxes;
- bat boxes;
- hedgehog corridors;

- pollinator planting.

The proposal seeks to deliver a measurable ecological improvement.

7.9 Sustainable Drainage:

The development will incorporate Sustainable Drainage Systems (SuDS), including permeable paving and surface water management measures, subject to detailed design. An attenuation pond for storm water and sewage treatment plant. See site plan.

The layout also respects the easement associated with the underground 15-inch water main by avoiding built development within the protected corridor.

7.10 Replacement Stable Building:

The site formerly contained a stable building which was destroyed by fire.

The proposal retains provision for a replacement stable building, maintaining the site's established rural character and preserving an existing lawful use of part of the site.

7.11 Planning Balance:

When assessed as a whole, the proposal delivers Economic Benefits:

- ✓ Increased visitor spending.
- ✓ Rural employment.
- ✓ Support for local businesses.
- ✓ Tourism investment.

Environmental Benefits

- ✓ Native planting.
- ✓ Biodiversity enhancement.
- ✓ Landscape improvement.
- ✓ Sustainable drainage.
- ✓ Habitat creation.

Social Benefits:

- ✓ Visitor accommodation.
- ✓ Tourism opportunities.
- ✓ Rural diversification.
- ✓ Improved recreational choice.

7.12 Potential Adverse Effects:

Potential effects have been carefully considered. These include

- development within the countryside;
- visual impact;
- traffic generation;
- construction disturbance.

However, the proposal has been specifically designed to minimise these effects through:

- low-density development;
- careful building positioning;
- extensive landscaping;
- ecological enhancement;
- high-quality design.

Accordingly, any residual impacts are expected to be limited and capable of being mitigated.

7.13 Overall Conclusion:

The proposed development represents a sustainable form of rural tourism. The scheme has evolved from careful site analysis and has been deliberately restricted to four lodges to minimise its impact upon the countryside. The proposal delivers substantial economic, social and environmental benefits while incorporating extensive landscaping, ecological enhancement and biodiversity improvements. It is therefore concluded that the benefits of the development significantly outweigh any limited adverse impacts, and planning permission should be granted.

9. FLOOD RISK AND DRAINAGE STATEMENT

Proposed Development:

Shilton Lodges
Land North West of Leicester Road
Earl Shilton, Leicestershire

9.1 Introduction:

This Flood Risk and Drainage Statement has been prepared in support of the proposed development of four holiday lodges known as Shilton Lodges. The purpose of this Statement is to demonstrate that the proposed development can be accommodated without increasing flood risk on or off the site and that surface water can be managed using sustainable drainage principles. The development has been designed to minimise areas of impermeable surfacing whilst maximising landscaped areas capable of naturally attenuating surface water.

9.2 Site Description:

The application site comprises open land located north west of Leicester Road, Earl Shilton.

The development comprises:

- Four holiday lodges.
- Internal access road.
- Parking areas.
- Replacement stable building.
- Landscaping.
- Ecological enhancement.
- Sustainable drainage infrastructure.

The majority of the site will remain as landscaped open space.

9.3 Existing Drainage:

At present the site drains naturally through infiltration and overland flow across existing grassed areas. The proposed development has been designed to retain significant permeable areas throughout the site. An underground 15-inch statutory water main crosses part of the site. The proposed layout has been designed to respect the required easement, ensuring no permanent buildings are located within the protected corridor and maintaining access for the statutory undertaker.

9.4 Surface Water Drainage Strategy:

The development will adopt Sustainable Drainage Systems (SuDS) wherever practicable.

Potential measures:

- permeable gravel parking areas;
- rainwater harvesting (where feasible);
- soakaway's, subject to infiltration testing;
- swales or shallow drainage features, if appropriate;
- landscaped attenuation areas, if required following detailed design.

These measures will reduce run off and promote natural drainage.

9.5 Foul Drainage:

Foul drainage will be managed through a suitably designed treatment plant and associated drainage field (or another drainage solution agreed with the relevant statutory bodies).

The final design will comply with the requirements of:

- the Environment Agency (where applicable);
- Building Regulations;
- the Local Planning Authority;

- the relevant sewerage undertaker.

9.6 Flood Risk:

The proposed development has been designed so that finished floor levels will be set having regard to the site's topography and any detailed drainage design. The development itself is not expected to increase flood risk elsewhere because:

- only a small proportion of the site will be developed;
- extensive landscaped areas are retained;
- Sustainable Drainage Systems are proposed;
- run off rates can be controlled through detailed engineering design.

A site-specific Flood Risk Assessment will be prepared if required by national planning policy or the Local Planning Authority.

9.7 Climate Change:

The drainage strategy will take account of future climate change allowances through appropriate sizing of drainage infrastructure in accordance with prevailing guidance at the time of detailed design.

9.8 Maintenance:

A long-term maintenance regime will be implemented for all drainage infrastructure. This will include:

- inspection of drainage features;
- routine maintenance;
- vegetation management;
- periodic cleaning of catch pits and pipework;
- servicing of the foul treatment plant in accordance with the manufacturer's recommendations.

9.9 Conclusion:

The proposed development has been designed to ensure that flood risk is appropriately managed through the incorporation of Sustainable Drainage Systems and the retention of extensive permeable landscaped areas. The layout respects the statutory water main easement and demonstrates that the site can be developed without increasing flood risk elsewhere. Subject to detailed drainage design and any necessary technical approvals, the proposed drainage strategy is considered capable of supporting the scheme.

 Menu

The S



Leicester Road

Church Street

Keats Lane

St Peter's Roma
Primary Sc

High Street

Almcy's Lane

Avenue So



10. CONCLUSION

Proposed Development:

Shilton Lodges
Land North West of Leicester Road
Earl Shilton, Leicestershire

10.1 Introduction:

This Planning Supporting Statement has been prepared in support of a Full Planning Application for the development of Shilton Lodges, comprising four high-quality holiday lodges together with associated access, landscaping, replacement stables, parking and supporting infrastructure. The proposal has evolved following careful consideration of the site's characteristics, its rural setting and the relevant planning policy framework. From the outset, the overriding objective has been to create a high-quality, low-density tourism development that complements its surroundings while delivering economic, environmental and social benefits.

10.2 Design Philosophy:

The proposal has been based upon the principle of landscape-led development. Rather than maximising the number of units, the design has intentionally limited the scheme to four holiday lodges, ensuring that buildings remain secondary to the landscape. Extensive areas of the site will remain open, landscaped and available for ecological enhancement. This approach helps preserve the spacious rural character of the site.

10.3 Tourism Benefits:

Shilton Lodges will make a positive contribution to the visitor economy of Hinckley & Bosworth Borough.

The development will:

- provide high-quality visitor accommodation;
- encourage longer visitor stays;
- support local businesses;
- increase tourism expenditure;
- strengthen the Borough's tourism offer.

The location is well placed to serve visitors exploring both Leicestershire and neighbouring Warwickshire.

10.4 Environmental Benefits:

The proposal incorporates significant environmental improvements including:

- retention of existing mature hedgerows;
- reinforcement of native planting;
- additional tree planting;
- wildflower meadow creation;
- enhanced wildlife habitats;
- biodiversity improvements;
- sustainable drainage measures.

Collectively these measures will enhance both the appearance and ecological value of the site.

10.5 Respect for the Countryside:

The proposal has been designed to integrate with its countryside setting. Important design principles include:

- low building density;
- generous spacing between lodges;
- retention of existing landscape features;
- natural external materials;
- careful positioning of buildings;
- comprehensive landscaping.

These measures ensure that the development responds positively to the site's rural character.

10.6 Sustainable Development:

The proposal satisfies the three recognised objectives of sustainable development.

Economics:

- supports tourism;
- creates employment;
- supports local businesses;
- increases visitor spending.

Social:

- provides additional visitor accommodation;
- improves recreational opportunities;
- contributes towards rural diversification.

Environmental:

- improves biodiversity;
- enhances landscaping;
- incorporates sustainable drainage;
- protects existing natural features.

10.7 Overall Planning Balance:

The proposal has been carefully designed to minimise potential impacts while maximising public benefits. The principal benefits include:

- ✓ Sustainable rural tourism.
- ✓ High-quality design.
- ✓ Landscape enhancement.
- ✓ Biodiversity improvements.
- ✓ Additional tree planting.
- ✓ Visitor expenditure.
- ✓ Rural employment.
- ✓ Environmental enhancement.
- ✓ Sustainable drainage.
- ✓ Retention of significant areas of open green space.

The scale of development is modest, consisting of only four holiday lodges together with associated infrastructure. Accordingly, any potential adverse impacts are considered to be limited and capable of being appropriately mitigated through careful design and planning conditions.

10.8 Conclusion:

Shilton Lodges represents an opportunity to deliver a high-quality rural tourism development that responds positively to both the site and its surroundings. The proposal has been shaped by the principles of good design, landscape integration and environmental enhancement. It will support the local economy, improve biodiversity, strengthen the Borough's tourism offer and provide attractive visitor accommodation in a sustainable location. When assessed against the Development Plan as a whole, together with other material considerations, the proposal is considered to represent sustainable development. For these reasons, it is respectfully requested that planning permission be granted.

APPENDIX A

PLANNING POLICY COMPLIANCE MATRIX

Proposed Development
Shilton Lodges
Land North West of Leicester Road
Earl Shilton
Leicestershire

Policy Requirement Compliance

NPPF – Sustainable Development Development should deliver economic, social and environmental benefits ✓
The proposal provides sustainable tourism, environmental enhancement and economic growth.

NPPF – Good Design High-quality, well-designed development ✓ Landscape-led design using natural materials and extensive planting.

NPPF – Rural Economy Support sustainable rural tourism ✓ Four holiday lodges providing visitor accommodation.

NPPF – Biodiversity Conserve and enhance biodiversity ✓ Native planting, habitat creation and Biodiversity Net Gain.

Core Strategy – Tourism Support tourism development ✓ The proposal increases visitor accommodation within the Borough.

Core Strategy – Rural Economy Encourage appropriate rural diversification ✓ Tourism diversification of a rural site.

Development Management – Countryside Respect countryside character ✓ Low-density development retaining significant open space.

Development Management – Landscape Protect landscape character ✓ Existing hedgerows retained and enhanced.

Development Management – Design High-quality design ✓ Timber lodges with landscape-led layout.

Development Management – Highways Safe access ✓ New access designed to highway standards, subject to approval.

Development Management – Ecology Protect and enhance habitats ✓ Extensive ecological enhancement proposed.

Development Management – Drainage Manage flood risk ✓ Sustainable Drainage Systems proposed.

APPENDIX B

PROPOSED PLANNING CONDITIONS

The applicant would be willing to accept planning conditions covering:

Holiday Occupancy:

The lodges shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main residence.

Visitor Register:

A register of all occupiers shall be maintained and made available to the Local Planning Authority upon reasonable request.

Landscaping:

All approved landscaping shall be completed during the first available planting season following completion of the development. Any trees or shrubs that fail within five years shall be replaced with specimens of similar size and species.

Ecology:

All ecological enhancement measures shall be implemented in accordance with the approved Ecological Enhancement Plan and Landscape and Ecological Management Plan.

Lighting:

External lighting shall be installed in accordance with an approved lighting scheme to minimise impacts on wildlife.

Drainage:

No development shall commence until a detailed drainage strategy has been approved by the Local Planning Authority.

Construction:

Construction working hours shall be limited to:

- Monday–Friday: 08:00–18:00
- Saturday: 08:00–13:00
- Sundays and Bank Holidays: No construction work, except emergency operations.

Tree Protection:

Existing trees and hedgerows identified for retention shall be protected throughout construction in accordance with BS5837.

APPENDIX C

RESPONSE TO LIKELY CONSULTATION COMMENTS

Landscape Officer:

Potential Concern:

Development within open countryside:

Applicant Response:

The proposal has been intentionally limited to only four lodges occupying a small proportion of the site. Extensive native planting, retention of existing hedgerows and careful layout ensure that the landscape remains the dominant feature.

Ecology Officer:

Potential Concern:

Potential impact upon existing habitats:

Applicant Response:

The proposal retains existing hedgerows and mature trees where practicable and delivers habitat enhancement through additional native planting, wildflower meadow creation and biodiversity improvements. A Preliminary Ecological Appraisal and Biodiversity Metric will accompany the application.

Highway Authority:

Potential Concern:

Safety of the proposed access:

Applicant Response:

The access has been designed to modern highway standards, subject to detailed approval. The development comprises only four holiday lodges, resulting in relatively low traffic generation.

Lead Local Flood Authority:

Potential Concern:

Surface water management:

Applicant Response:

Surface water will be managed using Sustainable Drainage Systems e.g. attenuation pond. The layout has been designed around the underground 15-inch water main, ensuring the statutory undertaker's easement is respected.

Environmental Health:

Potential Concern:

Noise and disturbance:

Applicant Response:

The proposal is for a small-scale holiday lodge development with low expected noise levels. Any external lighting will be designed to minimise light spill and protect neighbouring amenity and wildlife.