

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.