

Design and Access Statement & Planning Statement

Land at Sketchley Lodge
September 2026



Charles Church

1. Introduction

This Planning Statement forms part of the suite of documents submitted to Hinckley and Bosworth Borough Council by Charles Church in support of a reserved matters planning application for:

“Proposed development for 3 No. dwellings in addition to those approved under application reference 23/01204/REM”

The statement sets out the context for the development by providing the background to the proposals including a description of the site and its surroundings, the proposed development and the relevant up-to-date policy framework. It then assesses the proposals against the identified policy framework and the key material considerations and sets out the case in support of development.

The application documents include the following:

Location Plan (including Application Red Line)	The Greenfield Design Partnership
Cover Letter	Persimmon Homes North Midlands
Design and Access / Planning Statement	Persimmon Homes North Midlands
Planning Layout	The Greenfield Design Partnership
Colour Planning Layout	The Greenfield Design Partnership
Masterplan	The Greenfield Design Partnership
Materials Layout	The Greenfield Design Partnership
Boundary Treatment Plan	The Greenfield Design Partnership
Site Sections	The Greenfield Design Partnership
Streetscene	The Greenfield Design Partnership
Drainage Statement and Strategy	Travis Baker
External Levels	Travis Baker
Swept Path Analysis	Travis Baker



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Houstype Pack	V-Real
Soft Landscaping	James Blake
Hard Landscaping	James Blake

2. Planning History

The application site forms part of the wider land off Sketchley Lane, Burbage, Hinckley, which has an established planning history for residential development.

Outline planning application 21/01131/OUT sought permission for the demolition of the existing poultry and cattle buildings and the residential development of up to 150 dwellings, together with associated access and infrastructure. The application was refused by Hinckley & Bosworth Borough Council but was subsequently allowed on appeal under reference APP/K2420/W/22/3301735, with the appeal decision issued on 4 January 2023.

The outline permission therefore established the principle of residential development on the site, including the development of up to 150 dwellings and the principal access arrangements from Sketchley Lane. The appeal process considered a range of matters including the principle of development, landscape and visual effects, highway safety, traffic generation, ecology, drainage and the relationship of the development with the surrounding area.

The subsequent Reserved Matters application, 23/01204/REM, sought approval of the detailed layout, scale, appearance and landscaping for 127 dwellings, together with associated infrastructure including public open space, an attenuation pond and substation.

In considering application 23/01204/REM, the Council expressly recognised that the principle of residential development had already been established through the allowed outline appeal. The Reserved Matters assessment therefore concentrated upon the detailed form and layout of the development, including housing mix, density, design, residential amenity, parking, highway safety, landscaping, ecology and infrastructure.

The Reserved Matters scheme was approved and established the current 127-dwelling development.

The current application proposes three additional dwellings within the consented development, resulting in a total of 130 dwellings.



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The proposed increase therefore remains within the maximum of 150 dwellings established by the extant outline permission. The current application should accordingly be considered in the context of the existing planning permissions and the planning judgements already made in respect of the wider site.

The proposal does not seek to establish the principle of residential development on the site afresh. Instead, it seeks a modest increase in the number of dwellings within an already established residential development.

3. Overview of Planning Case

The application proposes the provision of three additional residential dwellings within the development approved under Reserved Matters application 23/01204/REM.

The approved Reserved Matters scheme provides for 127 dwellings. The proposed development would increase this to 130 dwellings, representing an increase of approximately 2.4% over the approved Reserved Matters scheme.

Importantly, the proposed total of 130 dwellings remains 20 dwellings below the maximum of 150 dwellings established through the outline permission.

- The planning case for the proposal is therefore based upon the following considerations:
- the principle of residential development has already been established through the outline permission;
- the wider site already benefits from an extant planning permission for up to 150 dwellings;
- the detailed residential development of 127 dwellings has subsequently been approved through the Reserved Matters process;
- the current proposal represents a modest intensification of the approved development rather than a new residential allocation or extension of the principle of development;
- the additional dwellings would be located within the established development framework;
- the existing access arrangements from Sketchley Lane would continue to serve the development;
- the additional dwellings would utilise the established infrastructure, pedestrian connections, landscaping and open-space framework, subject to any necessary amendments;

- the proposal would make a modest contribution to housing delivery and would make efficient use of land within an established residential development; and
- the detailed implications of the additional dwellings, including design, residential amenity, parking, highways, drainage, ecology and infrastructure, can be appropriately assessed and, where necessary, mitigated through planning conditions and/or amendments to existing planning obligations.

The proposal should consequently be assessed principally against the incremental effects of three additional dwellings rather than revisiting the fundamental planning considerations which were determined through the outline appeal and subsequent Reserved Matters application.

4. The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework (NPPF) reinforces the plan-led approach to decision-making. The current NPPF was published in August 2026 and should be read alongside the adopted development plan and other material considerations relevant to the proposal.

The adopted Development Plan for the application site comprises the relevant adopted Hinckley & Bosworth Borough Council Local Plan documents together with the Burbage Neighbourhood Plan 2015–2026, insofar as its policies remain applicable.

The principal adopted documents relevant to the application are:

Hinckley & Bosworth Core Strategy

The Core Strategy provides the strategic planning framework for the Borough.

The policies of particular relevance include:

- **Policy 4 – Development in Burbage**
- **Policy 15 – Affordable Housing**
- **Policy 16 – Housing Density, Mix and Design**
- **Policy 19 – Green Space and Play Provision**

Policy 4 establishes the strategic approach to development within Burbage.



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Policy 16 is particularly relevant to the proposed increase in dwelling numbers, addressing housing density, mix and design. The policy includes a general expectation for higher densities within and adjoining the Borough's main urban settlements, whilst recognising that site-specific circumstances may justify a lower density.

This site-specific issue was considered during the assessment of application 23/01204/REM. The approved development comprises approximately 32 dwellings per hectare, and the Council accepted that the lower density was appropriate having regard to the site's edge-of-settlement location and its relationship with the surrounding countryside.

Site Allocations and Development Management Policies DPD

The Site Allocations and Development Management Policies DPD provides the detailed development management framework.

Relevant policies include:

- **Policy DM1 – Presumption in Favour of Sustainable Development**
- **Policy DM3 – Infrastructure and Delivery**
- **Policy DM4 – Safeguarding the Countryside and Settlement Separation**
- **Policy DM6 – Enhancement of Biodiversity and Geological Interest**
- **Policy DM7 – Preventing Pollution and Flooding**
- **Policy DM10 – Development and Design**
- **Policy DM17 – Highways and Transportation**
- **Policy DM18 – Vehicle Parking Standards**

Of particular relevance to the current proposal are Policies DM10, DM17 and DM18, which address the detailed design, highway and parking implications of the additional dwellings.

Burbage Neighbourhood Plan

The Burbage Neighbourhood Plan forms part of the statutory Development Plan for the application site.

Relevant policies include:

- **Policy 1 – Settlement Boundary**
- **Policy 2 – Design and Layout**



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- **Policy 4 – Parking**
- **Policy 5 – Footpaths and Cycleways**
- **Policy 9 – Wildlife and Green Corridors**
- **Policy 12 – Important Trees**

The Burbage Neighbourhood Plan was considered as part of the assessment of the wider 127-dwelling Reserved Matters application.

National Planning Policy Framework

The current NPPF is also a material consideration in the determination of the application.

The Framework supports the delivery of housing, the effective use of land, well-designed places, sustainable transport, appropriate living conditions, biodiversity and the protection and enhancement of the natural environment.

The relevant national policies should be considered alongside the adopted Development Plan and, importantly, the established planning history of the site.

The Council is also progressing the Hinckley & Bosworth Local Plan 2024–2045. As an emerging plan, its policies do not currently form part of the statutory Development Plan and the weight to be afforded to any relevant emerging policy will depend upon its stage of preparation, the extent of unresolved objections and its consistency with national policy.

5. Planning Appraisal

5.1 Principle of Development

The principle of residential development on the application site has already been established through outline planning permission 21/01131/OUT and appeal decision APP/K2420/W/22/3301735.

The outline permission established the principle of development for up to 150 dwellings. This was followed by Reserved Matters approval 23/01204/REM for 127 dwellings.

The current proposal would provide 130 dwellings in total and therefore remains within the maximum residential quantum established by the outline permission.

The proposal should consequently not be regarded as a new residential development proposal in principle. The relevant consideration is whether the additional three dwellings



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can be appropriately incorporated into the approved development without resulting in unacceptable additional impacts.

The principle of development is therefore considered acceptable, subject to the detailed planning considerations set out below.

5.2 Housing Delivery and Efficient Use of Land

The proposal would provide three additional homes within an established residential development.

The additional dwellings would not require a new housing allocation or the extension of the development into an area not previously considered through the outline permission. Instead, they represent a modest intensification of an existing consented scheme.

The additional homes would therefore contribute towards housing delivery whilst making effective use of land and infrastructure that is already being developed for residential purposes.

The proposal is consistent with the objectives of national policy concerning housing delivery and the effective use of land.

5.3 Housing Mix and Density

The approved Reserved Matters scheme provides a mix of dwelling types and sizes appropriate to the wider development.

The addition of three dwellings provides an opportunity to maintain and, where appropriate, improve the overall housing mix of the development.

The increase in density should be considered in the context of the previous planning decisions. The approved 127-dwelling scheme was accepted by the Council at approximately 32 dwellings per hectare, despite the general density requirement contained within Core Strategy Policy 16.

The Council's assessment recognised the particular characteristics of the site, including its edge-of-settlement location and relationship with the countryside.

The proposed increase of three dwellings represents a modest change to the density of the approved development. It would not fundamentally alter the character of the scheme or require a material extension of the development envelope.

Subject to the detailed layout, the proposal is therefore considered capable of complying with the objectives of Core Strategy Policy 16.



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5.4 Design and Character and Appearance

Policy DM10 of the SADMP and Policy 2 of the Burbage Neighbourhood Plan require development to achieve a satisfactory standard of design and to respond appropriately to its surroundings.

The design principles for the wider development were established through Reserved Matters application 23/01204/REM.

The proposed dwellings would form part of the established development and should adopt the approved development's architectural approach, materials, building scale, boundary treatments and landscaping principles.

The additional dwellings would therefore be read as part of the wider development rather than as a visually separate form of development.

The proposed increase in dwelling numbers would not materially alter the established character of the development, provided that the additional units maintain appropriate relationships with streets, open space, landscaping and adjoining dwellings.

The proposal is therefore considered to accord with Policy DM10 and Policy 2 of the Burbage Neighbourhood Plan.

5.5 Residential Amenity

The relationship between the approved dwellings and surrounding properties was considered through the Reserved Matters application.

The additional dwellings have been designed to maintain appropriate separation distances and relationships with surrounding properties.

The proposal should provide appropriate levels of private amenity space and avoid unacceptable overlooking, loss of privacy, overbearing effects or loss of light.

The additional units would also remain subject to the relevant mitigation secured through the existing permission, including measures relating to noise and environmental conditions where applicable.

The proposal would therefore not result in unacceptable effects upon the living conditions of existing or future residents.

5.6 Highways, Access and Parking

The principal access arrangements for the wider development were considered at the outline stage and subsequently detailed through the Reserved Matters application.



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The current proposal would utilise the established access from Sketchley Lane and would not require a new access arrangement.

The addition of three dwellings would result in a modest increase in vehicle movements when compared with the approved 127-dwelling scheme. Given the scale of this increase and the fact that the outline permission established the acceptability of the principal access arrangements, the additional traffic generated by the proposal would not be expected to result in an unacceptable impact upon highway safety.

Parking provision for the additional dwellings would be provided in accordance with the relevant local standards and the established design principles of the development.

The proposal would therefore accord with Policies DM17 and DM18 of the SADMP and Policy 4 of the Burbage Neighbourhood Plan, subject to the detailed parking arrangements shown on the submitted plans.

5.7 Sustainable Transport and Public Rights of Way

The wider development benefits from established pedestrian and cycle connections and incorporates the treatment of existing Public Rights of Way.

The additional dwellings would utilise the existing movement network and would not require the creation of a separate access arrangement.

The proposal would therefore maintain the sustainable transport principles established through the consented development.

5.8 Landscape and Visual Impact

The landscape implications of residential development on the site were considered in detail through the outline appeal.

The Inspector considered the site's relationship with the existing settlement, surrounding countryside and urban fringe and concluded that, subject to appropriate layout, building heights and landscaping, the landscape effects of the development could be appropriately addressed.

The subsequent Reserved Matters scheme incorporated landscaping and areas of public open space to provide an appropriate transition between the development and the surrounding area.

The additional three dwellings would be located within the established development framework.



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Their visual effects would consequently be localised and should be assessed against the approved development as the baseline.

Provided that the existing landscape structure and approved landscape buffers are retained or appropriately amended, the additional dwellings would not materially alter the overall landscape character or visual effects of the consented development.

5.9 Ecology and Biodiversity

Ecological matters were considered at the outline and Reserved Matters stages.

The wider development is subject to ecological mitigation and landscape management measures, including the implementation of the approved Biodiversity and Landscape Management Plan.

The three additional dwellings would be accommodated within the established development area and would not require the introduction of a new development area beyond the consented scheme.

The proposal should retain the established ecological features, hedgerows, landscape buffers and green infrastructure.

Where necessary, any additional biodiversity requirements arising from the revised layout can be secured through an appropriate planning condition.

The proposal would therefore not result in unacceptable additional ecological effects.

5.10 Drainage and Flood Risk

The wider development benefits from an established surface water drainage strategy appropriate update to the drainage calculations and, where necessary, amendments to the approved drainage arrangements incorporating attenuation infrastructure.

The additional three dwellings would be incorporated into the existing drainage strategy.

Any increase in impermeable area can be accounted for through an appropriate update to the drainage calculations and, where necessary, amendments to the approved drainage arrangements.

The proposal is therefore capable of being accommodated without increasing flood risk or creating unacceptable surface water impacts.

5.11 Infrastructure and Planning Obligations



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Infrastructure requirements associated with the wider development were considered and secured through the outline permission and associated planning obligations.

The original development included contributions towards matters including highways, public transport, healthcare, education, open space, libraries and other infrastructure.

The Reserved Matters committee report confirmed that the infrastructure requirements arising from the wider development had been addressed through the outline permission and associated obligations.

The current proposal would increase the dwelling total by only three units.

Where the existing Section 106 agreement requires modification to reflect the increased dwelling number, the applicant is willing to enter into an appropriate deed of variation or other necessary legal mechanism.

Any additional contributions should be directly related to the additional development and fairly and reasonably related in scale and kind.

5.12 Affordable Housing

The affordable housing position should be considered in conjunction with the existing Section 106 agreement associated with the outline permission.

The approved 127-dwelling development incorporated affordable housing provision in accordance with the Council's requirements at the time of determination.

The increase to 130 dwellings should therefore be considered against the mechanism contained within the existing legal agreement and the Council's current affordable housing requirements.

As a consequence of the additional 3 units, a further one affordable dwelling is required to provide 20% affordable. This has been incorporated into the recently submitted S73 application.

The proposal would therefore not prejudice the delivery of affordable housing across the wider development.

5.13 Emerging Local Plan

The Council is preparing the Hinckley & Bosworth Local Plan 2024–2045.

The emerging plan is not yet part of the statutory Development Plan and should be afforded weight having regard to its stage of preparation, unresolved objections and consistency with national policy.



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The current application should principally be assessed against the adopted Development Plan and the current NPPF, whilst having regard to relevant emerging policies as a material consideration where appropriate.

5.14 Overall Planning Balance

The proposal must be considered in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, having regard to the adopted Development Plan, the NPPF and other material considerations.

The key consideration is that the **principle of residential development on the site is established.**

The outline permission allows up to 150 dwellings, while the Reserved Matters permission provides for 127 dwellings. The current proposal would increase the approved number to 130 dwellings, remaining comfortably within the maximum quantum established by the outline permission.

The additional three dwellings would:

- provide additional housing within an established residential development;
- make efficient use of land within the consented development;
- utilise the existing access and movement framework;
- remain within the development parameters established through the outline permission;
- utilise the established infrastructure and landscape framework, subject to any necessary amendments;
- provide a modest contribution to housing delivery; and
- avoid the need for a new residential allocation or expansion of the established development envelope.

The potential effects of the additional dwellings have been considered in relation to density, design, residential amenity, highways, parking, landscape, ecology, drainage and infrastructure.

Subject to the detailed matters identified above and the appropriate use of planning conditions and, where necessary, amendments to the existing planning obligations, the proposed three additional dwellings would not result in unacceptable planning impacts.



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The proposal therefore represents a proportionate and appropriate amendment to the consented development and is consistent with the established planning framework for the site.

6. Conclusion

The application proposes three additional residential dwellings within the established development at Land off Sketchley Lane, Burbage.

The site benefits from an extant outline permission for up to 150 dwellings under application 21/01131/OUT and appeal reference APP/K2420/W/22/3301735, together with Reserved Matters approval 23/01204/REM for 127 dwellings.

The principle of residential development has therefore already been established.

The proposed increase from 127 to 130 dwellings represents a modest intensification of the approved development and remains within the maximum residential quantum established by the outline permission.

The additional dwellings can be accommodated within the established development framework without resulting in unacceptable effects upon highway safety, residential amenity, landscape character, ecology, drainage or infrastructure, subject to the detailed matters identified in this assessment.

The proposal would also make a modest contribution to housing delivery and would represent an efficient use of land within an established and consented residential development.

Having regard to the Development Plan, the current National Planning Policy Framework, the planning history of the site and all other material considerations, the proposal represents an appropriate form of development and planning permission should therefore be granted, subject to appropriate planning conditions and any necessary amendments to the existing planning obligations



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