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Introduction

This Full Planning Application relates to the proposed development of 3no. dwellings with access off Nutts Lane, Hinckley.

The site is subject to Outline Planning Approval for residential development of up to 2 dwellings. The application was approved on 20th November 2025.

The application reference is 25/00396/OUT and the decision notice reads as follows:

“Outline planning permission for residential development of up to 2 dwellings (All matters reserved except for access).”

The existing site comprises of an area of previously developed land to the rear of Sherwood, Nutts Lane, Hinckley. There is a vehicle access to the southern side of Sherwood off Nutts Lane. The site currently comprises of a number of outbuildings, garage and static caravans [to be removed]. The site is located to the south of Hinckley along a road of existing residential dwellings. The proposed site totals 0.13 Hectares including the access driveway off Nutts Lane.

This Design & Access Statement illustrates how the design of the development responds to the context of the surroundings.



Site + Context

This application site comprises of an area of previously developed land to the rear of Sherwood, Nutts Lane, Hinckley. The site is located to the south of Hinckley with residential developments to the north and south.

The site currently comprises of a large outbuilding to the rear [west] of the site, detached garage to the east of the site and a number of static caravans to the north of the site [to be removed]. The site is located in close proximity to the 'T' junction of Nutts Lane.

There are existing dwellings located to the north and south of the site running in a linear form along Nutts Lane. Directly to the north of the site is a site currently under construction comprising of 2no. residential dwellings to the rear of Doral & Ambien House. These comprise of development set behind the existing linear run of properties along Nutts Lane. To the rear of the site [west] there is a large detached outbuilding and a number of static caravans [accessed off Watling Street].

The design intent of the proposed layout has been to continue the linear run of dwellings from the site to the north to the rear of Nutts Lane making efficient use of previously developed land in a sustainable location.

The site characteristics currently comprise of conifers along the southern boundary and fencing along the northern, eastern and western boundaries.







Dwelling Types + Materials

The surrounding dwellings comprise of a mixture of types and sizes. There are existing properties to the east, north and south of the site running in a linear form along Nutts Lane. These properties are an eclectic mix of detached and semi-detached properties. Directly to the north of the site there are also properties set back from the road currently under construction built in a linear form [as outlined above].

The properties fronting onto Nutts Lane are all of a traditional design. All of the properties have car-parking to the frontages with access via drop-kerbs onto Nutts Lane. Most of the properties have either fences/brick walls to the back off the footpath to differentiate between public/private areas. Some of the properties have hedgerows also to the frontages. The 'T' junction to Nutts Lane [south of the site] provides access to a number of other properties. These also have either fences or hedgerows to the frontages and vehicle parking to the frontages, however there are also areas of mature trees present.

The dwellings are almost all two-storey with roof construction ranging from gable-end to hipped roof construction. Directly to the south of the access is Greenbelt, a brick constructed, hipped roof bungalow.

The predominant facade material to the surrounding properties is red/orange brickwork with small pockets of render or tile-hanging visible to frontages. A number of the dwellings have single storey lean-to entrance porches/bay windows forming variation to the facade designs. This does range from property to property given that almost all of the dwellings are of an individual design.

Almost all of the properties have brown/red profiled concrete interlocking roof tiles. However Doral to the north of the site looks to have been refurbished/re-built incorporating grey interlocking slate effect roof tiles.

The windows to the existing dwellings also vary. Due to the eclectic mix of dwelling types, the window profiles also vary. However most look to be PVCU ranging in colour from white, brown and cream. Also, depending on the property type feature cills/heads to windows are also present. These range in materials from brick to stone.

As with the above variation indicated in roof types/finishes this is also the same for the eaves/verges. Some of the surrounding properties have white and black PVCU fascias, soffits and verges with others having brick eaves & verges.

The dwelling currently under construction to the north of the site to the rear of Doral & Ambien House is also of a traditional construction. This property is to be clad in render and cladding. The property comprises of a gable roof construction with brick eaves/verges and red roof tiles. This property is to be constructed with another to the north following the linear building form to the east fronting Nutts Lane. The proposal seeks to continue this building line with a further 2no. dwellings to the west of the site.



Policy

During the design process, careful consideration has been given to ensure that the proposal complies with local and national planning policies and provides design guidance for any future Reserved Matters Applications.

Other relevant documentation will be:

- NPPF – National Planning Policy Framework [2024]
- Planning Practice Guidance [PPG]

The NPPF states that applications for planning permissions must be determined in accordance with the development plan, unless material considerations indicate otherwise [Paragraph 2], with the development plan being the starting point for decision making [Paragraph 47]. For HBBC the development plan consists of the Core Strategy [2009] and the SADMP. Moreover within the Core Strategy, Policy 1 Development in Hinckley requires the allocation of land for the development of a minimum of 1120 new homes.

Within the SADMP, Policy DM1 sets out the presumption in favour of sustainable development. The policy goes on to outline that proposals that accord with the development plan should be approved without delay unless material considerations indicate otherwise.

The site is wholly located within the Hinckley development boundary as outlined on the Hinckley & Burbage Policies Map. The site is surrounded by existing residential dwellings and adjacent to existing employment sites, public transport networks and areas of open space.

As part of the SADMP, Policy DM10 outlines set requirements for new build development providing that they meet the requirements within. The site is in a sustainable location and the future design via Reserved Matters application will need to make sure it is fully compliant with Policy DM10. Due to the site being within Flood Zone 1, a Flood Risk Assessment has been produced and submitted in support of the planning application.

The proposals will need to also take account of Policy DM17 Highways & Transportation. The proposed application is for outline planning with access only. The proposals incorporate an existing access driveway off Nutts Lane to the south of Sherwood. The site is currently used for a number of vehicles and has had previous consent for a single dwelling. The Reserved Matters application [subject to Outline Planning Approval] will need to make sure that the dwellings incorporate vehicle parking standards as outlined in Policy DM18 to Leicestershire County Councils 6C's Design Guide requirements.

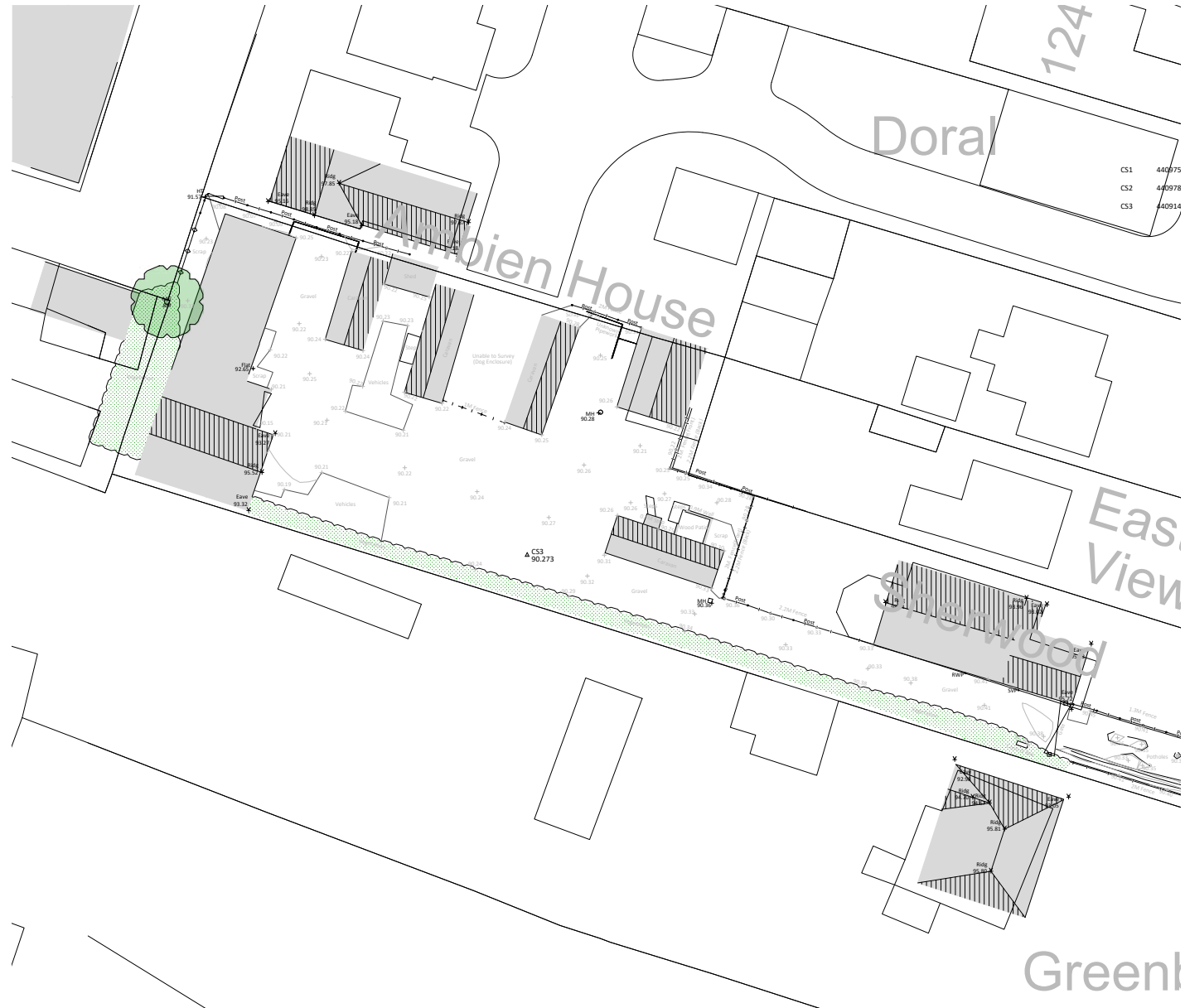
The site is subject to Outline Planning Approval [25/00396/OUT] for residential development of up to 2 dwellings. The application was approved on 20th November 2025.

Constraints + Opportunities

The constraints of the site are an important factor to be addressed when considering development. As such a review of the site constraints and opportunities have been undertaken to help inform the design process.

Constraints

- Proximity & locality of surrounding dwellings including the currently under construction properties to the north of the site.
- Existing access driveway off Nutts Lane.
- Existing buildings and static caravans on-site which are to be removed.
- Site is located within Flood Zone 1 and therefore potential risk of flooding.

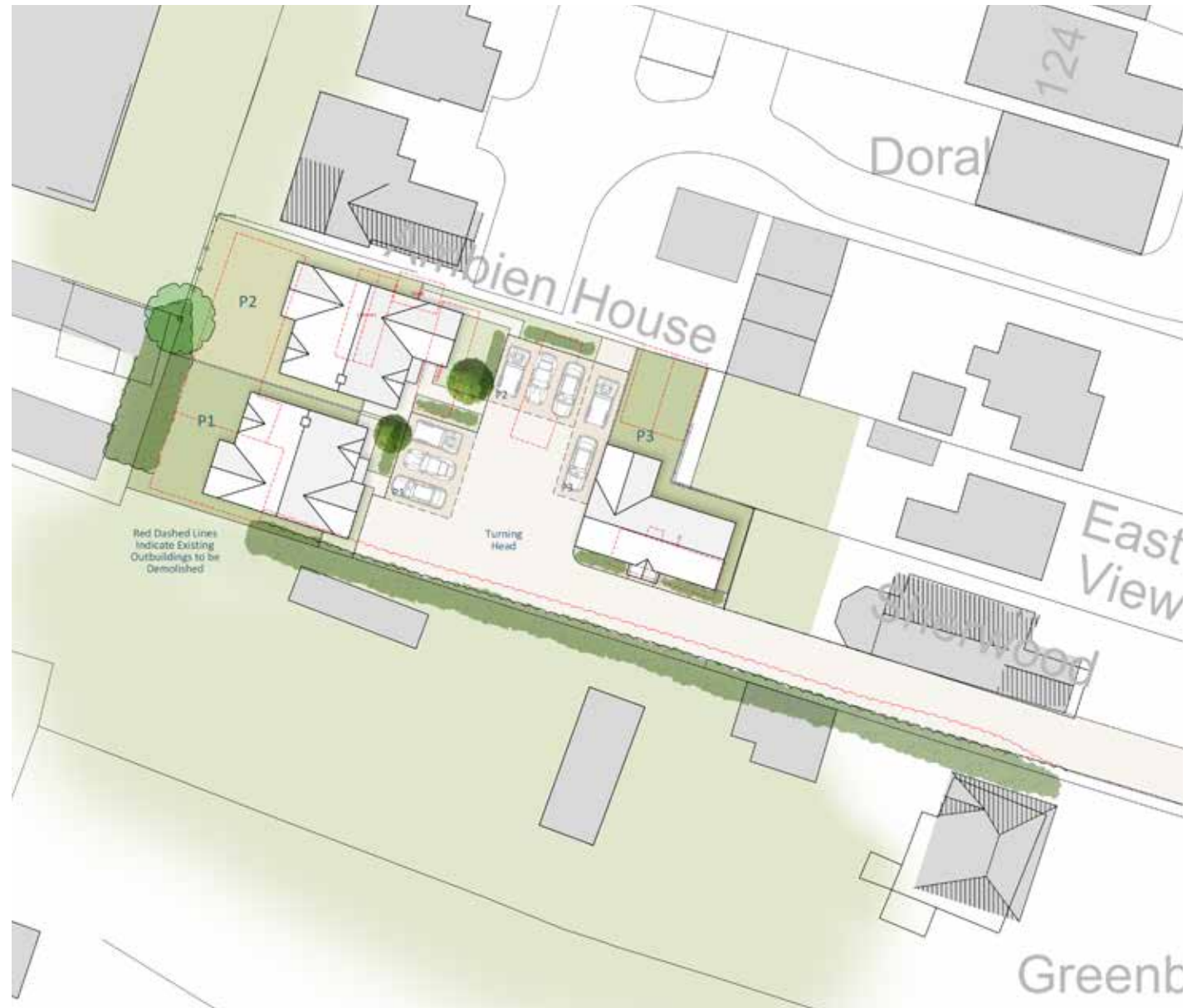


Constraints + Opportunities

Constraints + Opportunities

Opportunities

- Opportunity to utilise and enhance brownfield land with existing dwellings to the east, north and south.
- Site located within a sustainable location with the site in close proximity to existing employment sites, public transport networks and areas of open space.
- Utilisation of an infill site that can make an important contribution to meeting the housing requirement of the surrounding area.
- Introduction of low-density, high-quality development comprising of 2no. four-bedroom detached houses and 1no. two bedroom detached bungalow.
- Enhanced character of the site with the inclusion of high-quality designed dwellings that reflect the surrounding development.
- Opportunity to realise new residential dwellings in a sustainable location of an appropriate form and scale.
- A high quality design, creating a positive sense of place and respect the key features and distinct character of its surroundings.
- Provision of a safe and convenient access for cyclists, pedestrians, the disabled and other users to local facilities and improve connections to other residential areas.
- Incorporation of the generation of energy from renewable or low carbon sources.



Use + Amount

The scale and arrangement of the development has been guided by the constraints and opportunities for the site. The proposed application is for 3no. new build residential dwellings comprising of the following accommodation:

Plot 1 _ 4 Bedroom Detached House
GIA = 1765sq/ft

Plot 2 _ 4 Bedroom Detached House
GIA = 1765sq/ft

Plot 3 _ 2 Bedroom Detached Bungalow
GIA = 689sq/ft



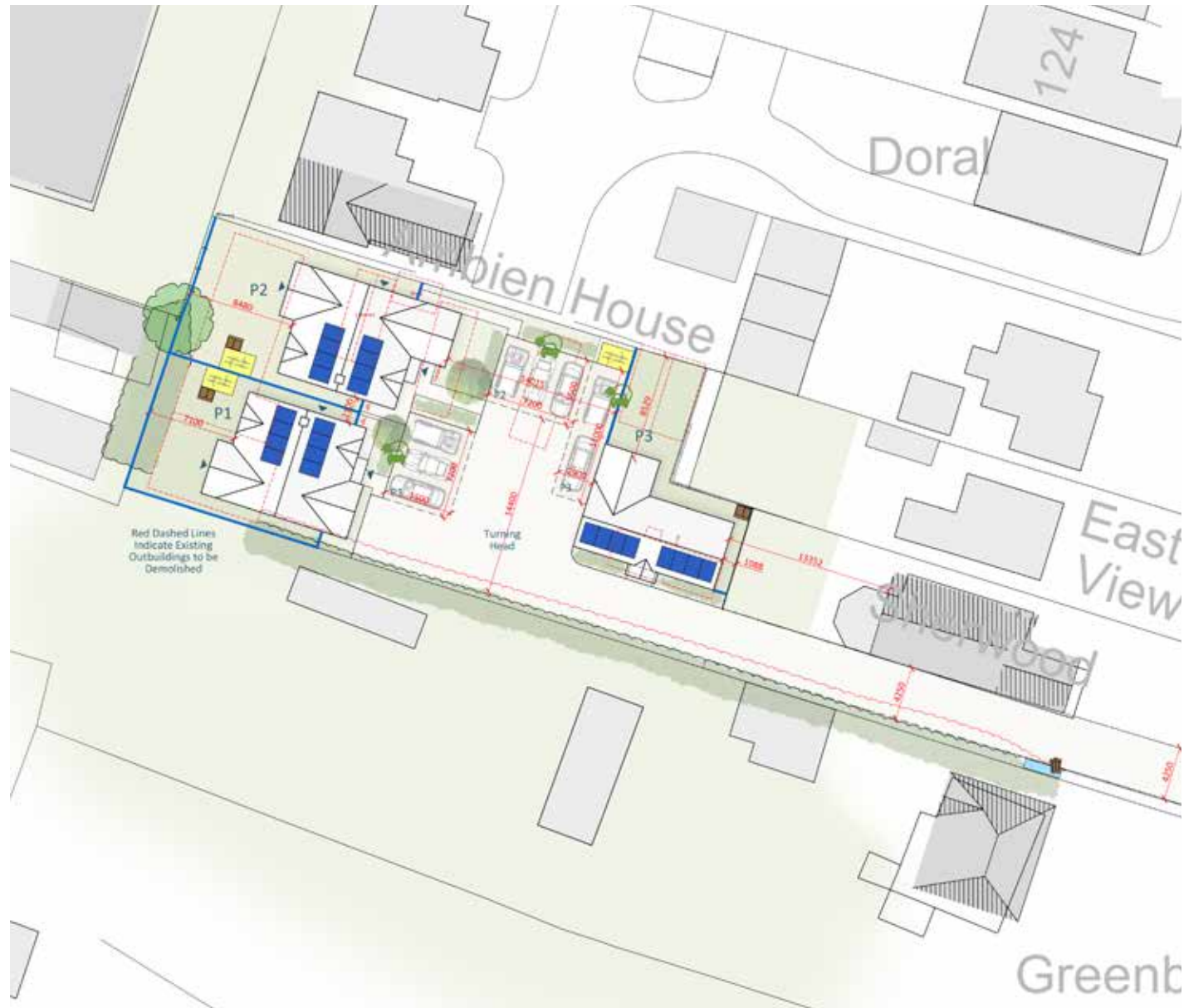
Access + Movement

Access to the site will be via the existing driveway onto Nutts Lane. The driveway currently comprises of an access to the south of Sherwood. The site is currently used by a number of outbuildings and static caravans. The proposals seek to utilise the existing access for the development. The previously approved Outline Application had all matters reserved, except for access. Therefore, the current access arrangements have been deemed acceptable by Leicestershire County Council for 2no. residential dwellings.

The proposed access will have a minimum width of 4.25m to the site frontage for a minimum distance of 5m behind the highway boundary, which complies with Table 13 of the Leicestershire Highways Design Guide.

The proposals will incorporate a bin collection point along the access driveway for use by the 3no. new-build residential dwellings. The bin collection point will be located 15m from the highway for collection. The proposed access will comprise of 300% car parking for Plots 1+2 [four bedroom dwellings] and 200% car parking for Plot 3 [two bedroom dwelling].

The proposals will incorporate a turning head within the new development for emergency vehicles, and delivery vehicles to enter and exit the site in a forward gear. The proposals will incorporate cycle storage in the form of secure sheds within the rear gardens of the properties. Refuse storage will also be located within the rear gardens of the properties.

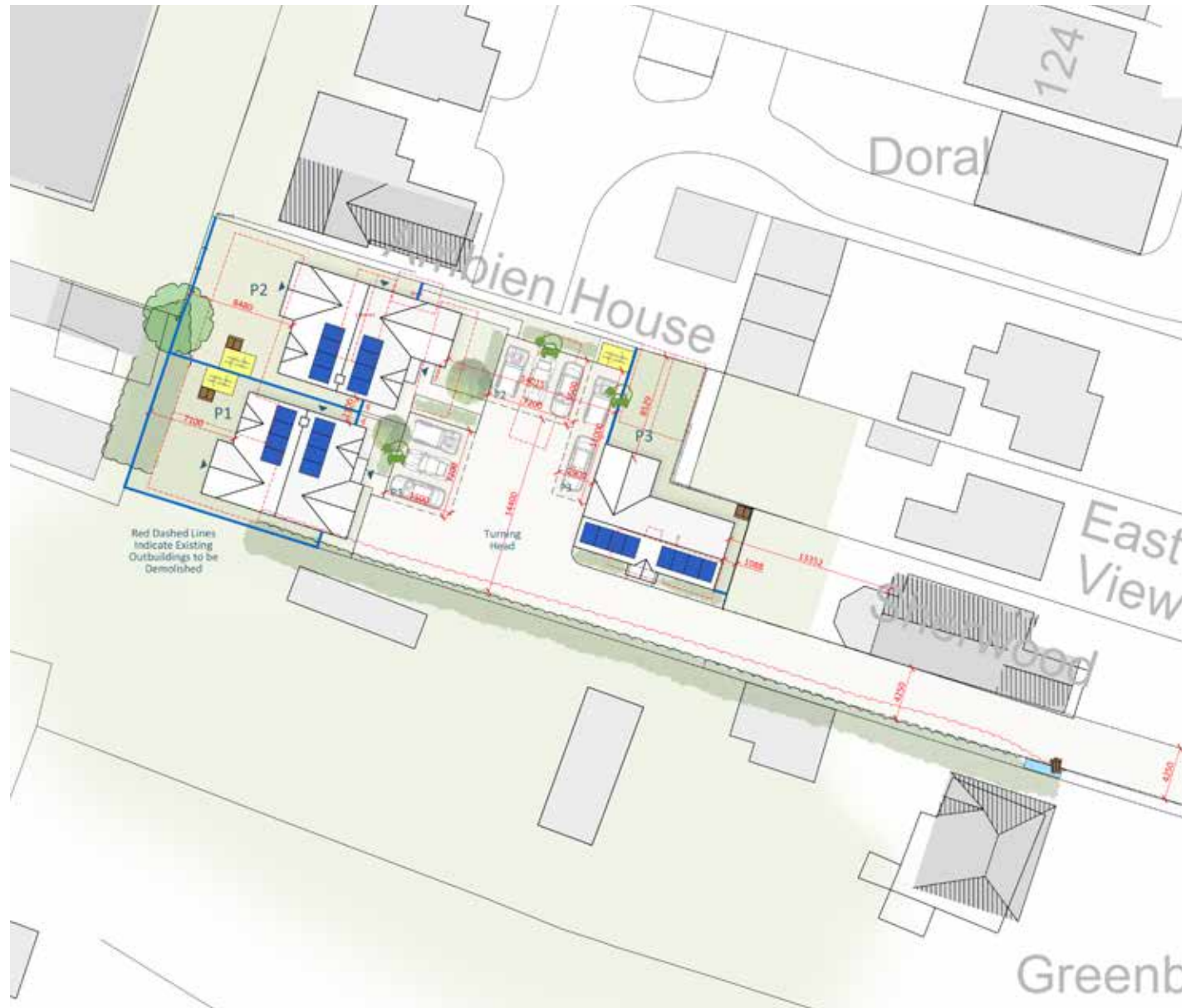


Scale

The proposed dwellings have been designed to reflect the surroundings and incorporate details evident within the vicinity of the site.

The proposals seek to incorporate 2no. two storey dwellings along the rear [western] boundary which will continue a run of two-storey properties located to the north of the site. The third property will comprise of a single storey dwelling to replace an existing garage and mobile home to the rear of Sherwood. The proposed dwellings all over-achieve on the required separation distances with garden sizes akin to the properties located to the north of the site.

The dwellings FFL's have been determined by the flood risk assessment due to the locality of the site.



Appearance

Appearance

The proposed dwellings need to respond to the surrounding context. Facing materials will reflect areas of the local character comprising of red brick and fibre cement timber effect cladding. The dwellings will incorporate brown interlocking roof tiles to the gable ended roof constructions. The properties will also incorporate feature ridge chimneys. The proposed two storey dwellings will incorporate reduced height eaves which is akin to the dwellings located to the north.

The building heights will respond to the surrounding houses with the FFL's dictated by the Flood Risk Assessment.

To the frontage the two storey dwellings will incorporate feature gable projections & lean to covered entrance porches. The bungalow will be of a flat frontage with a feature gable projecting entrance porch centrally located to the property.

The properties will be further enhanced with feature brick detailing around windows. The properties will incorporate flush-casement agate grey windows, doors and patio doors. The properties will incorporate black PVCU fascias, soffits, verges, RWP's and RWDP's.

The cohesion of the development will be through the incorporation of the same materials with the properties incorporating traditional detailing and the same architectural features.

A study of the local vernacular surrounding the site has been undertaken and discussed within the 'Site + Context' section of the Design + Access Statement which outlines the use of the same architectural styles/detailing on surrounding properties.



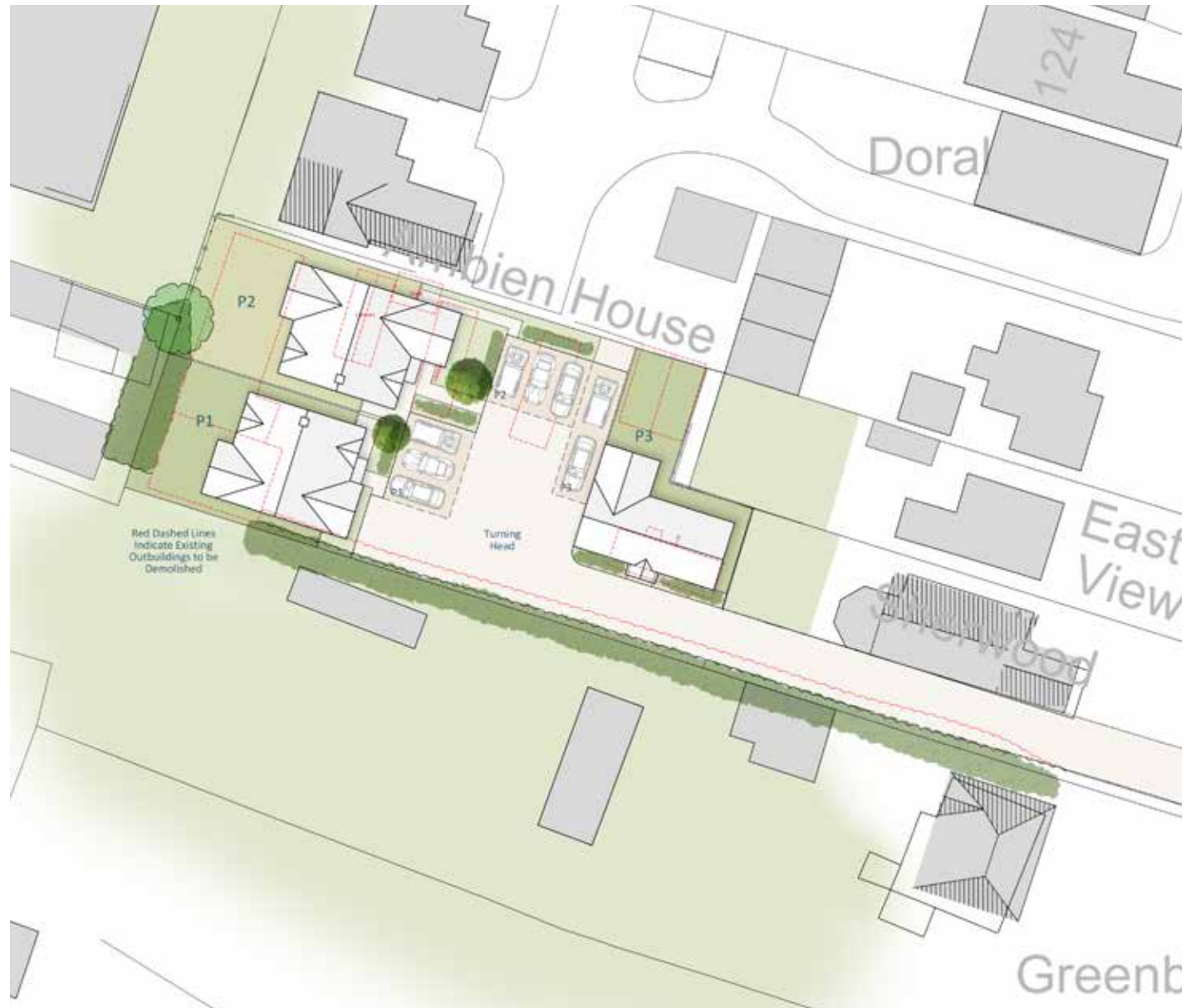
Landscape Strategy

Hard + Soft Landscaping

The landscaping has been designed to retain the existing hedges and trees to the boundaries of the site. The driveway currently is bound to the south by an existing fence and coniferous hedgerow. The coniferous hedgerow is to be cut back to provide the necessary width required for the driveway. The existing site comprises of mostly hardstanding, built form and rubble.

Due to the low-density design of the development it will allow for pockets of greenery that can be utilised for ecological benefits within the site. The courtyard frontage to the development will incorporate new areas of tree and hedgerow landscaping. The proposals will introduce new native hedgerows and semi-mature trees within the site.

The proposals will incorporate 300% car parking for Plots 1+2 and 200% car parking for Plot 3. The proposed dwellings will incorporate bicycles and refuse storage to the rear gardens with a bin collection point located along the access driveway adjacent to Nutts Lane.



Biodiversity

The current site comprises of a large area of hardstanding and buildings. The retention and utilisation of existing landscaping to the site boundaries is a key factor in shaping the development proposals. These will maintain mature screening to the boundaries between the site and surrounding properties.

Existing habitats will be retained to the site boundaries and enhanced. The new landscaping will comprise of new native tree, shrub and hedgerow planting throughout the site.

Further options for biodiversity enhancements can include:

- creation of reptile habitat features
- introduction of bat and bird friendly native planting schemes
- bird and bat boxes incorporated within or on the new buildings
- selection of wildlife-friendly shrub/planting species
- wildflower seeding areas, use of flowering lawn seed mixes

Sustainable Drainage

Appropriate drainage of the site is of high importance. There is a presumption under Building Regulations and Sustainable Drainage Systems [SUDs] that soakaways be used for surface water disposal where subsoils are sufficiently permeable, subject to permeability tests etc. A Flood Risk Assessment has been produced as part of the suite of documents to be submitted in support of the full planning application.

It is anticipated that consumption of water within the home will be minimised via a variety of means such as aerated taps and dual flush W/C's.

Sustainability

Sustainable construction methods and energy efficiency have been incorporated into the scheme proposals, promoting a high standard of build and construction for the development.

The proposals will look to incorporate sustainable heating systems to the buildings, through the form of Air Source Heat Pumps or Gas Boilers. These will be supported with solar panels to the dwellings to enhance the sustainable heating methods. Also, the buildings will take a 'fabric first' approach to construction with enhanced insulation to each building incorporating enhanced levels of insulation to comply with the new Part L Building Regulations 2023.

Inclusive design: creating buildings and an environment that is both attractive and convenient to use, with full regard to accessibility for disabled people, or people with impaired mobility.

- The provision of facilities for refuse, recycling and storage have been incorporated into the overall site design.
- The provision of appropriate and easily accessible private space, car parking spaces, accessible spaces and space for cycle storage has been incorporated into the overall site design.
- Buildings that are resource and energy efficient, with the proposals seeking to incorporate air source heat pumps, solar panels for sustainable heating methods;
- Low flow showers, dual low flush toilets as part of controlled water demand and use; and
- Low carbon lighting, energy controls and management.

Building For Life

Building For Life

Building for Life 12 comprises 12 questions that reflect the vision for what new housing should be: attractive, functional and sustainable. The scheme should be assessed against the 12 questions which are outlined below. The site has been designed in relation to the 12 questions as follows:

Integrating to the Neighbourhood

1. Connections

“Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?”

There are a number of local amenities within the surroundings of the site. The site is located to the south west of Hinckley with strong transport links to the surroundings including extensive footpath links from the site to local amenities.

2. Facilities & Services

“Does the development provide [or is it close to] community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?”

There are a number of facilities in close proximity to the site such as shops, places of work, schools, pubs/ restaurants/food take-aways and areas of public open space.

3. Public Transport

“Does the scheme have good access to public transport to help car dependency?”

There are bus stops located to the north of the site off Coventry Road. These bus stops provide public transport links to Hinckley, Nuneaton & Bedworth, Atherstone and the surroundings.

4. Meeting Local Housing Requirements

“Does the development have a mix of housing types and tenures that suit local requirements?”

The need to provide a variety of housing types across the market has been considered from the outset of development. The proposals will incorporate 2no. four bedroom houses and 1no. two bedroom bungalow.

5. Character

“Does the scheme create a place with a locally inspired or otherwise distinctive character?”

The design of development seeks to respond to the site surroundings. Architecturally the properties surrounding the site are an eclectic mix and mostly individually designed. The range in style and scale of the surrounding houses provides the character of development. The proposed dwellings take design cues from the surrounding properties.

6. Working With The Site & Its Context

“Does the scheme take advantage of existing topography, landscape features (including water courses), tree and plants, wildlife habitats, existing buildings, site orientation and microclimate?”

The site is located within Flood Zone 1, however the site is identified to be at risk of flooding from surface water on Environment Agency mapping. Therefore, a Flood Risk Assessment has been undertaken as part of the submission; this outlines the requirements for on-site level changes. Existing vegetation has been retained as part of the proposed development with further landscaping proposed fronting the properties.

Building For Life

7. Creating Well Defined Streets & Spaces

"Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?"

The proposed development will comprise of a shared access driveway entering into a shared courtyard. The hardstanding will front the site with car-parking located to the frontage/sides also. The hardstanding and built form is kept away from the site boundaries to maintain and enhance the existing vegetation surrounding the site. New areas of landscaping are also proposed fronting & separating the properties.

8. Easy To Find Your Way Around

"Is the development designed to make it easy to find your way around?"

The site comprises of a shared driveway with a courtyard arrangement with the 3no. dwellings fronting onto the shared courtyard.

9. Streets For All

"Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?"

The road arrangement comprises of a shared access driveway that opens onto a shared courtyard. The courtyard will comprise of the car parking for the dwellings and turning head for emergency service vehicles. There are no pedestrian footpaths and therefore a shared surface for the 3no. dwellings. The shared surface will also create a hierarchy relating to pedestrians over vehicles.

10. Car Parking

"Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?"

Car parking will be provided to the side/front of the dwellings and comprise of 300% for Plots 1+2 and 200% for Plot 3.

11. Public & Private Spaces

"Will public and private spaces be clearly defined and designed to have appropriate access and to be well managed and safe in use?"

Provision of clearly defined boundaries between public and private areas. The dwellings will front onto the shared entrance driveway and courtyard. This will provide good levels of natural surveillance and clearly defined public/private areas.

12. External Storage & Amenity Space

"Is there adequate external storage space for bins and recycling, as well as vehicles and cycles?"

The development incorporates the storage of refuse and recycling to rear gardens. A shared bin collection point is proposed to the entrance driveway onto Nutts Lane. Each dwelling will also incorporate private amenity gardens to the rear. The accompanying drawing PL-04_Proposed Site Compliance Plan outlines the various parameters of the site.

Designing Out Crime

The site has been developed with regards to the principles set out in the Secured by Design initiative, in particular the document Secured by Design: New Homes 2024.

This includes:

- The design of vehicular and pedestrian routes to ensure that they are visually open, direct and well used with the provision of natural surveillance from the proposed dwellings. The properties are located behind a gated entrance, however the properties to front onto the driveway and parking courtyard.
- Reduction of legitimate access to the side or rear of properties and unnecessary segregated footpaths.
- Provision of clearly defined boundaries between public and private areas, with building frontages arranged to overlook the street, improving community interaction and offering informal surveillance, with private areas [including gardens] located to the rear of properties.
- Provision of appropriate boundary treatments to define the private/public threshold, including more visually permeable boundaries along the street frontage such as low level hedgerow planting to allow for good natural surveillance; with more solid, robust boundaries such as walls, timber fencing located to the rear.
- Ensuring communal areas, such as landscaped communal areas are well overlooked by the dwellings.
- The provision of car parking is to be via a parking courtyard located to the front of the properties.
- The site incorporates a mixture of dwelling types, albeit only 3no. dwellings, to enable greater potential for homes to be occupied throughout the day and increase the amount of natural surveillance.

Conclusion

Conclusion

The scheme proposes 3no. residential dwellings on previously developed land. The site is located within a sustainable location and is surrounded by existing residential dwellings. The site is adjacent to existing employment sites, public transport networks and areas of open space.

The site is subject to Outline Planning Approval [25/00396/OUT] for residential development of up to 2 dwellings. The application was approved on 20th November 2025.

The proposed development is of a scale that is proportionate to the size of the surroundings, and will not have any adverse impacts on neighbours in terms of safety, amenity, ecology or any other environmental requirements.

The dwellings have been designed to reflect the architectural development surrounding the site which comprises of an eclectic mix of styles and sizes. Architecturally the traditionally designed properties will sit well within the locality. The proposals will provide high quality low density properties which is a key characteristic of the surroundings.

The scheme provides a low density development set between existing residential properties along Nutts Lane forming an infill development.

