

Planning, Design & Access Statement

Outline planning application for the erection of two self-build dwellings with all matters reserved except for access on land to the east of Kirkby Lane, Newbold Verdon

On behalf of Mr D Abernethie

Date: August 2026





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Client:	D Abernethie			
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1. INTRODUCTION

1.1 This statement is submitted in support of an outline planning application for the erection of two self-build dwellings with all matters reserved except for access on land to the east of Kirkby Lane, Newbold Verdon. The statement should be read in conjunction with other supporting information supplied as part of the outline planning application:

- Application forms
- Location plan
- Indicative Proposed Site Plan
- Indicative Streetscene
- 3D Visualisations
- Access Arrangements and Tracking Plan
- Transport Technical Note
- Preliminary Ecological Appraisal
- Arboricultural Assessment
- Draft Unilateral Undertaking

1.2 The following sections of the statement provide a description of the site and its surroundings, details of the proposal, alongside an overview and assessment of the planning policy context relevant to the proposed development.

1.3 Hinckley and Bosworth Borough Council cannot demonstrate the nationally set minimum five-year housing land supply requirement consequently engaging a 'presumption in favour of sustainable development'. There is also a shortfall of the statutory self-build plot provision in the borough.

1.4 This statement concludes that the proposal for two self-build dwellings on the site represents sustainable development and accordingly, the planning balance weighs in favour of granting planning permission. Therefore, it is respectfully requested that the application is viewed favourably and approved without delay.

2 SITE AND SURROUNDING AREA

- 2.1 The site is located on land to the east of Kirkby Lane, Newbold Verdon, under a mile to the east of the centre of Newbold Verdon and around a mile west of Desford. The site is Approximately 0.37 hectares and comprises garden land for the dwelling located to the south, known as The Oaks. The site is bounded by mature hedgerows with some garden buildings and sheds along the western boundary. Figure 1 below shows the proposed development site outlined in red.



Figure 1: Application site

- 2.2 Access to the site is from Kirkby Lane via an existing access point. An additional access point into the site is proposed as part of this application. To the north, Kirkby Lane joins the B582 Hunts Lane at a T junction.



- 2.3 The subject site is located outside of the settlement boundary which wraps around the existing dwellings on the opposite side of Kirkby Lane. To the east and south of the site is agricultural land, on the western and northern boundaries is adopted highway with residential dwellings located along Kirkby Lane and Hunts Lane forming linear ribbon development. It is considered that the site is within the urban fabric of Newbold Verdon. The emerging Neighbourhood Plan for Newbold Verdon identifies the site as being adjacent to the settlement boundary.
- 2.4 To the south of the site on the verge is a bus stop serviced by the 153 bus, which runs on an hourly basis and connects Leicester to Market Bosworth.
- 2.5 The site is an approximately 15-minute walk to the centre of Newbold Verdon where there is access to several amenities including shops, services, education and community facilities.





Figure 2: Site photos

Relevant Planning History

- 2.6 A search of Hinckley and Bosworth Borough Council identifies several planning applications in relation to small extensions to the existing dwelling known as 'The Oaks'.
- 2.7 A Certificate of Lawfulness application (ref: 25/00219/CLE) was approved in 2025 for the use of agricultural land as residential garden in association with The Oaks, Kirkby Lane. It was found there was sufficient evidence to demonstrate that the land has been used as garden amenity land for a period exceeding 10 years.

Designations

- 2.8 The site is not within any ecological or landscape designation. It is not within a Conservation Area and there are no Listed Buildings or other heritage assets within the immediate vicinity. The land is not at risk of flooding and there are no Tree Preservation Orders within the application boundary.

PROPOSED DEVELOPMENT

3.1 The application seeks outline planning permission for the erection of two self-build dwellings, together with associated parking and garage provision. All matters are reserved for subsequent approval, with the exception of access, which is to be determined as part of this application. Figure 3 indicatively illustrates how the site is capable of accommodating the two self-build homes.

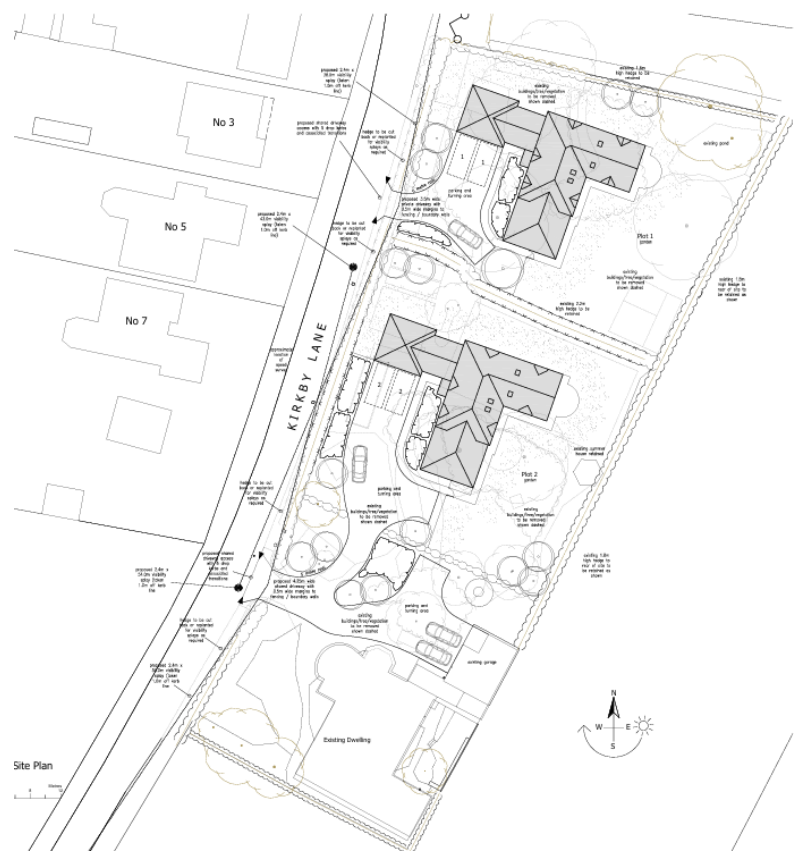


Figure 3: Indicative Layout Plan

3.2 The site is of sufficient size to comfortably accommodate two detached self-build dwellings, each with its own garage, off-street parking and private garden amenity space, whilst maintaining an appropriate layout and separation distances. Existing boundary hedgerows and mature trees surrounding the site will be retained wherever practicable, ensuring the development integrates sensitively with its surroundings and preserves the site's established landscape character.



- 3.3 The indicative streetscene below shows how the new dwellings would be well spaced to reflect the mass and density of the surrounding development.

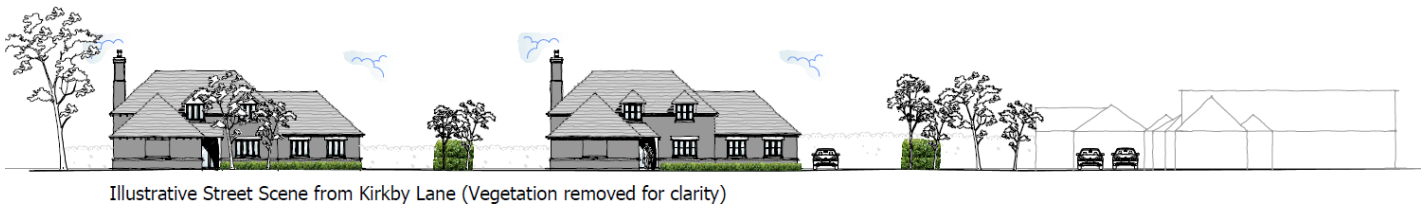


Figure 4: Indicative Streetscene

Access

- 3.4 A Transport Technical Note accompanies this planning application and has informed the entrance points to the site. Access will be provided by utilising the existing access into the site for The Oaks to serve Plot 2, with the internal driveways splitting to afford separation between the existing and proposed dwellings. The existing access will be widened to allow for the turning of vehicles into and out of the site. An additional access will be created for Plot 1, located north of the existing access.
- 3.5 A speed survey has been conducted and suitable visibility splays are achievable. Some removal/cutting back of the existing hedgerow will be required to ensure visibility is acceptable. Where removal is to be undertaken planting of a new hedgerow will be completed to provide screening, however this will be set back from the boundary to not obstruct the visibility splays. The necessary visibility splays are available within the red line boundary and the highway boundary.

Ecology Assessment

- 3.6 A Preliminary Ecological Appraisal has been undertaken by Brindle and Green. The report confirms that the site contains a vegetated garden with ornamental planting, hedgerows, scattered trees and four ponds. All four ponds were assessed as part of the appraisal with eDNA surveys done on 3 of the 4 ponds to test for Great Crested Newts. The results of the eDNA surveys show that the 3 ponds were negative for Great Crested Newts and due to proximity and absence of evidence,



the fourth pond had a negligible likelihood of newts, therefore, no further surveys are required.

3.7 The PEA did identify that the summerhouse building (B3) has low potential for bats and owls. However, as this building is proposed to be retained, the PEA concludes that no further surveys are necessary.

3.8 As the development is for self-build dwellings, no mandatory Biodiversity Net Gain assessment is required. However, recommendations for mitigation measures to be undertaken are provided to protect and enhance biodiversity.

Trees

3.9 An Arboricultural Implications Assessment was conducted by Ian Stemp Landscape Associates which confirms there are no TPO trees on site. The site contains no trees within category A, with the trees found to be within category B and C. Some trees and hedgerows will be removed to facilitate the proposals; however, the report does advise on mitigation measures to protect the trees that will be retained on site through the use of the correct fencing.

3.10 Self-Build

The applicant's family will be involved in the design, will be living here and the development will be two genuine self-build properties. A draft unilateral undertaking has been submitted with this application to confirm the nature of the development and secure first occupation to the self-build occupants.



4 PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (the Act) requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In addition, Government Policy, principally the National Planning Policy Framework 2024 (NPPF), is material to the determination of planning applications.
- 4.2 The statutory Development Plan against which this application should be determined comprises the Hinckley and Bosworth Borough Council Core Strategy (2009), the Site Allocations and Development Management Policies (2016) and the Emerging Newbold Verdon Neighbourhood Plan (Reg 14 Pre-Submission Version April 2026). The Hinckley and Bosworth Local Plan 2020–41 has required further Regulation 18 consultation following the emergence of evidence suggesting that the spatial strategy that was consulted on was no longer deliverable, alongside significant updates to the NPPF which have not been fully considered. Therefore, the emerging Local Plan is given no weight at present.
- 4.3 Hinckley and Bosworth are unable to demonstrate a 5-year housing land supply as required by the NPPF. The position was confirmed most recently in an appeal decision date 13 May 2026 (Ref:3372919, LPA ref:22/01048/FUL), where the Inspector stated 'It is common ground that the Council is unable to demonstrate a five year supply of deliverable housing sites, with the latest position being 3.89 years supply as of July 2025.' The matter is also set out in Planning Committee papers presented on 28th July for application ref: 25/01156/OUT which states in Page 12, Paragraph 8.10, '...the Council can no longer demonstrate a five-year housing land supply, and the latest figures as of April 2025 are expected to demonstrate that the Council has a housing land supply of up to 3.95 years.'
- 4.4 On this basis the "tilted balance" at Paragraph 11(d) of the NPPF is engaged — such that permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits.



Hinckley and Bosworth Local Plan 2006–2026 Core Strategy: Adopted 2009

- 4.5 Policy 7: Key Rural Centres – Newbold Verdon is identified as a Key Rural Centre as there is the provision of key community facilities and services including education, leisure, employment provision and sustainable transport.
- 4.6 Policy 11: Key Rural Centres Stand Alone – Identifies Newbold Verdon as a Key Rural Centre Stand Alone as it provides services to the rural hinterland.

Hinckley and Bosworth Local Plan 2006 – 2026 Site Allocations and Development Management Policies DPD, 2016

- 4.7 The application site is identified as countryside on the adopted Policies Map, with the site located adjacent to the settlement boundary of Newbold Verdon.

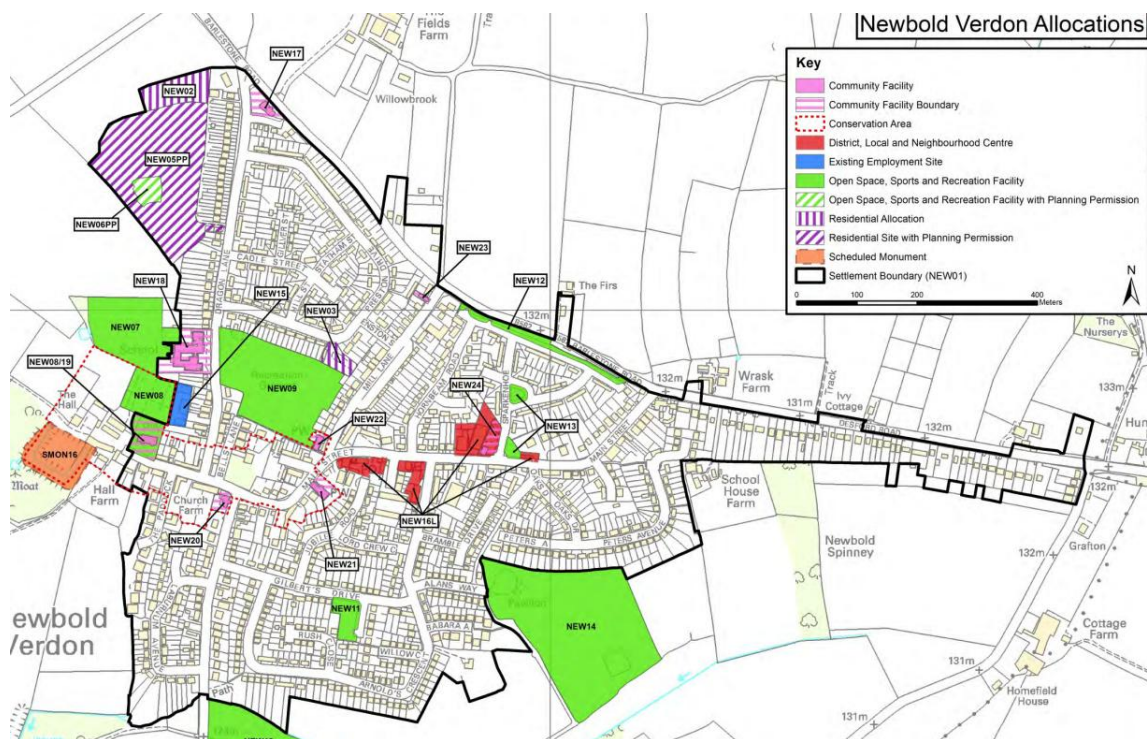


Figure 5: Newbold Verdon Settlement Boundary Map

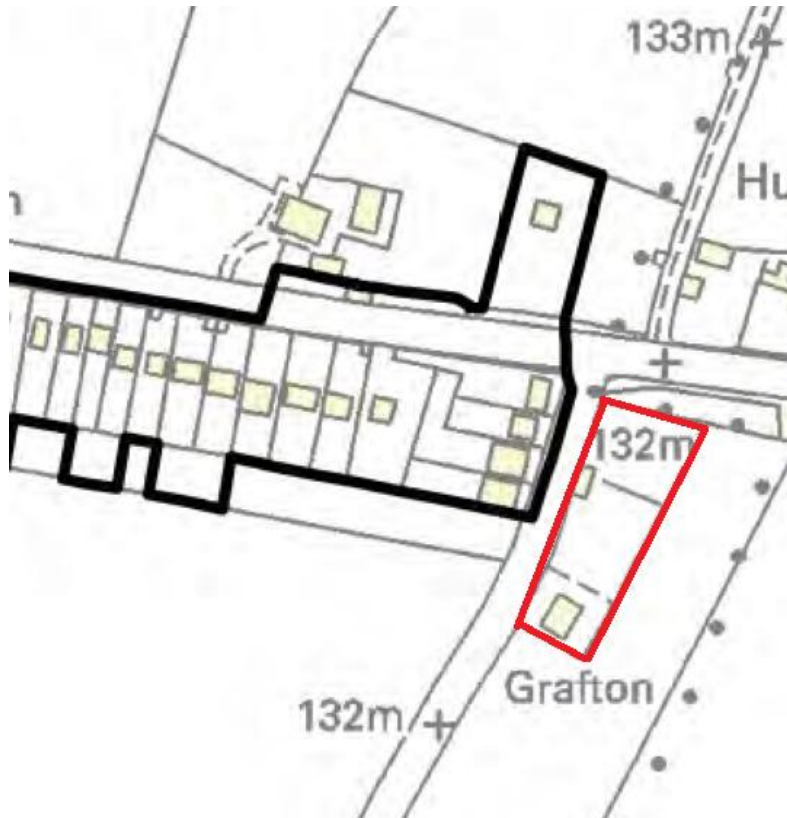


Figure 6: Proposed site outlined in red adjacent to Newbold Verdon Settlement Boundary

- 4.8 Policy DM1: Presumption in Favour of Sustainable Development states that planning applications that accord with the policies in the Local Plan will be approved without delay and where there are no policies relevant to the application or the relevant policies are out of date at the time of making a decision then the Borough will grant permission.
- 4.9 Policy DM4: Safeguarding the Countryside and Settlement Separation aims to protect the intrinsic value, beauty, open character and landscape character through safeguarding the countryside from unsustainable development.
- 4.10 Policy DM6: Enhancement of Biodiversity and Geological Interest states that development should conserve and enhance features of nature conservation and geological value with on site features being retained, buffered and managed favourably to maintain their ecological value.



4.11 Policy DM10: Development and Design provides criterion which proposals are assessed against with development being permitted provided that the requirements of the policy are met including not having a significant adverse impact on neighbouring amenity, complements or enhances character of the surrounding area, use of materials and high standard of landscaping.

4.12 Policy DM18: Vehicle Parking Standards clarifies that all proposals for new development will be required to have an appropriate level of parking justified by the location, type of housing and other modes of transport available.

Good Design Guide Supplementary Planning Document (2019)

4.13 The Good Design Guide offers guidance on what Hinckley and Bosworth Borough Council expect in terms of design of schemes to create sustainable developments. The Guide makes it clear that new residential development should appreciate the context by understanding the site's features, having a clear vision and detailing private amenity space, relationship with existing buildings, space standards, boundary treatments and design quality.

Hinckley and Bosworth Borough Council Housing Needs Study (2024)

4.14 The Housing Needs Study provides an update to the overall housing need using the Standard Method; however, it is noted that this report was published using the approach set out in the NPPF and PPG which since its publication have both been revised. Therefore, it is considered that the HNS is not in line with the current published versions of the NPPF and PPG. At the time of publication, it was concluded that the Standard Method was a reasonable assessment for housing and the overall housing need was shown at 468 dwellings per annum, which was based on household growth of 364 dwellings per annum and an uplift for affordability of 28%. The demographic projection of the population was developed in terms of if 468 dwellings per annum were delivered over the 2020–41 period and showed continued population growth with an ageing population.



The Self-build and Custom Housebuilding Monitoring Position (25–26)

- 4.15 Under the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016), the Council is under a statutory duty to grant sufficient suitable development permissions to meet the demand for self-build and custom housebuilding evidenced on its register within three years of the end of each base period.
- 4.16 The Council's latest Self-build and Custom Housebuilding position monitoring position (last updated 30 June 2026) demonstrates that this duty is not being met. At the end of the most recent completed base period (30 October 2025), the cumulative need stood at 34 plots against only 17 permissions granted, a cumulative shortfall of 17 plots, with a further 10 plots required to be permitted during the current base period (31 October 2025 to 30 October 2026), taking the cumulative need to 44. There is therefore a clear and growing unmet need for self-build plots which the Council is currently failing to address.

Pre-Submission Newbold Verdon Neighbourhood Plan 2022–2041 (Version April 2026)

- 4.17 Although the Neighbourhood Plan has not yet been 'made', it is considered to be more up to date than the adopted policies. The defined settlement boundary is shown below.

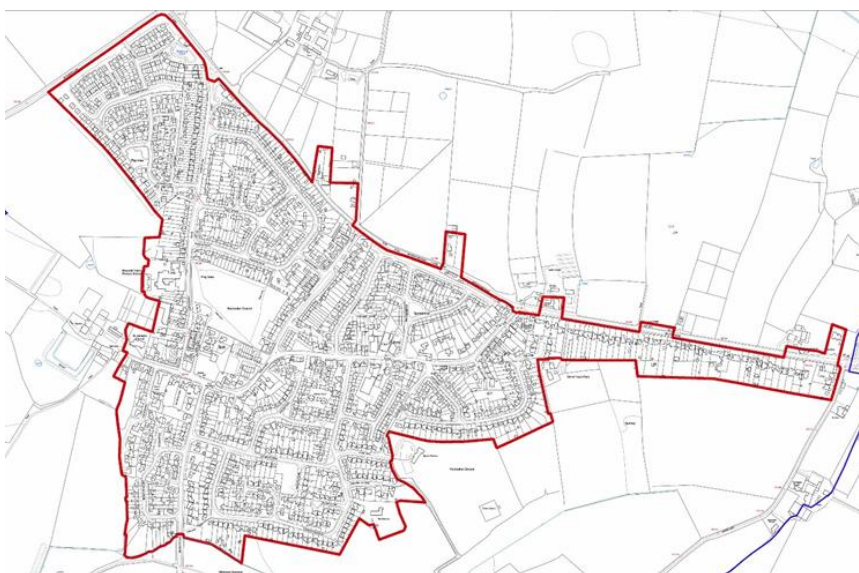


Figure 7: Newbold Verdon Settlement Boundary



- 4.18 Newbold Verdon is classified as a Key Rural Centre which aims to allow for managed growth to support settlements and their rural hinterlands. Policy H3 states that development outside the settlement boundary is to be treated as open countryside and managed in line with local and national policy.

National Planning Policy Framework (2024)

- 4.19 The National Planning Policy Framework (NPPF) provides overarching guidelines for the planning system and the purpose of planning is to help achieve sustainable development. Paragraph 11 of the Framework states “plans and decisions should apply a presumption in favour of sustainable development”. Paragraph 11 of the Framework states “plans and decisions should apply a presumption in favour of sustainable development” and for decision making this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.



4.20 The application site is not a protected area or an asset of importance.

4.21 Paragraph 39 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

4.22 Paragraph 61 states that to support the Government's objective to significantly boost the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed and that land with permission is developed without unnecessary delay. This includes plots for people wishing to build their own homes.

4.23 Paragraph 62 states to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance.

4.24 Paragraphs 82–84 covers rural housing with policies and decisions being responsive to the local circumstances and promoting sustainable development in rural areas.



5 PLANNING ASSESSMENT

- 5.1 This application seeks outline planning permission for the erection of two self-build dwellings, with all matters reserved for subsequent approval except for access. The subsequent Reserved Matters application(s) will involve the future occupiers of the dwellings in respect of design, thereby ensuring the development accords with the definition and principles of self-build housing.

Principle of Development

- 5.2 The application site lies within the countryside but immediately adjacent to the settlement boundary and is therefore deemed a sustainable location. The site has good access to public transport and connectivity on foot to the centre of Newbold Verdon. Newbold Verdon is a sustainable settlement and is classed as a Key Rural Centre where residential development should be located in accordance with Core Strategy Policies 7 and 11, as it offers a range of amenities to the local community including education, shops, leisure and employment.
- 5.3 As the site is located within open countryside, Policy DM4 of the Site Allocations and Development Management Policies DPD (SADMP) applies. Policy DM4 seeks to safeguard the countryside from unsustainable development and provides that new residential development outside settlement boundaries will not be considered sustainable unless it meets specified criteria (a) to (e). The proposal is for new residential development and does not fall within any of the categories within this policy, and there is accordingly a degree of conflict with Policy DM4.
- 5.4 However, the extent of any harm to the countryside in this case is considered to be extremely limited and localised. The application site comprises part of the existing residential curtilage of The Oaks, not open agricultural land, and its residential character is already established through a Certificate of Lawful Existing Use (ref 25/00219/CLE). The site is bounded by Kirkby Lane to the north and west and by the existing dwelling and curtilage of The Oaks to the south, such that it is physically contained and reads as part of the existing pattern of residential



development along Kirkby Lane rather than as an incursion into the wider countryside. The site's mature boundary vegetation provides substantial screening from the adjoining agricultural land, and the proposals would not undermine the physical or perceived separation between settlements. In these circumstances, whilst the conflict with Policy DM4 is acknowledged, the actual harm to the intrinsic character, beauty and openness of the countryside is considered to be limited.

- 5.5 The most recent 5 Year Housing Land Supply provided in the July Planning Committee report is 3.95 years. This shortfall of required housing land supply and the age of the Local Plan documents and adopted policies means the tilted balance in Paragraph 11(d) of the NPPF is engaged; requiring planning permission to be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits. The proposed outline application is considered to not present any such adverse impacts. The site is on the settlement boundary, providing a clear relationship between the site and Newbold Verdon, with access to all services and facilities and, due to the enclosed nature of the existing site which is domestic curtilage, presenting limited harm on the countryside.
- 5.6 The Newbold Verdon Housing Needs Assessment requires a need for larger 4-bedroom dwellings for families. In order to reach the indicative housing mix up to the period of 2041 it is suggested that a relatively broad mix of housing is delivered on sites coming forward in the plan period. The Assessment also identifies that occupiers of new homes will have a range of circumstances and preferences. This objective is consistent with the applicant's intention for the self-build dwellings to be constructed for occupation by family members.
- 5.7 The proposal would make a positive contribution towards the Council's self-build obligations. The Council is under a statutory duty to grant sufficient suitable development permissions to meet the demand for self-build and custom housebuilding. The Council's latest monitoring position confirms that this duty is not being met, with a shortfall of 44 plots. There is, therefore, a clear and growing unmet need for self-build plots which the Council is currently failing to address. As



an outline application expressly for two self-build dwellings, the proposal would deliver plots that directly meet this unmet statutory need.

- 5.8 In circumstances where the Council cannot demonstrate a five-year housing land supply and is not discharging its self-build duty, the provision of two self-build dwellings, which will support the Borough's supply and choice of housing is considered to attract significant weight in the planning balance. It is considered that this significant weight would outweigh the limited harm caused by virtue of development within the countryside, and non-compliance with policy DM4 of the SADMP.

Access

- 5.9 The site benefits from good accessibility via the existing private access. The proposal also includes the provision of an additional access to the north, together with improvements and widening of the existing access. It is considered that these works can be accommodated without resulting in any adverse impact on highway safety or the operation of the surrounding highway network. The proposals do not pose a significant intensification of use of the road and would not cause safety concerns to the existing residents who use Kirkby Lane. There is sufficient room to accommodate parking on site and to enable cars to enter and exit the site in forward gear. Turning from the private accesses onto Kirkby Lane is considered to provide good visibility splays of 43m and 54m, in accordance with the measured 85th percentile vehicle speeds of 31.1mph (northbound) and 29.5mph (southbound) recorded on Kirkby Lane. This will be provided by cutting back the hedgerow that is within the applicant's ownership and maintained in accordance with the approved details. The volume of increased traffic produced by two additional dwellings is considered to be negligible and would not have a detrimental impact on existing or future road users. The proposal would meet the requirements of Policy DM 18.

Layout, Scale and Appearance

- 5.10 Matters concerning layout, scale, appearance and landscaping will all be considered in a subsequent Reserved Matters application. However, the indicative



proposals show that two detached dwellings, associated garaging, parking and private amenity garden space can be accommodated on site with sufficient spacing to ensure privacy between new and existing properties. The outline application provides sufficient flexibility to enable high quality design that will reflect the Good Design SPD, the NPPF and ensure standards in Policy DM 14 are met.

Landscape and Character

- 5.11 Boundary vegetation to the north, east and south will be retained as part of the proposals. To the west along the highway's frontage a portion of the hedgerow will need to be removed to facilitate acceptable visibility splays to allow safe access out of the site. It is considered that given the nature of the development as residential dwellings, additional planting behind the visibility sightlines to screen the development from Kirkby Lane will form the landscaping detail contained within the reserved matters. The proposals do not harm the existing character of Kirkby Lane and will have a limited impact on the existing landscape.

Ecology, Biodiversity and Trees

- 5.12 The accompanying ecological and arboricultural assessments confirm that the proposed development would not result in any significant adverse effects on local wildlife. Appropriate mitigation measures can be implemented to minimise and manage any potential impacts effectively. It is acknowledged that a number of trees will need to be removed to facilitate the development; however, none of these are classified as Category A trees. Whilst the layout submitted in support of this application is indicative at this stage, it is anticipated that some tree removal will be necessary to enable the proposals. Full details of tree removal, replacement planting, and broader landscaping measures will be provided and assessed as part of a subsequent reserved matters application.
- 5.13 The self-build and custom housebuilding exemption, set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024, applies to development which comprises no more than nine dwellings, on a site with an area no larger than 0.5 hectares, and which consists exclusively of dwellings that are self-build or custom



housebuilding within the meaning of the Self-Build and Custom Housebuilding Act 2015. The proposed development satisfies each of these criteria, comprising two self-build dwellings on a site of approximately 0.4 hectares, and the mandatory BNG requirement is therefore not engaged. Notwithstanding this exemption, the scheme would retain a significant proportion of the site's existing boundary vegetation and incorporate landscape and ecological enhancements at the reserved matters stage, in accordance with the recommendations of the accompanying Preliminary Ecological Appraisal and Policy DM6.

Summary

- 5.14 Overall, the application for two new dwellings will contribute to the delivery of housing at a time when the Council is unlikely to meet the requirement. The proposal would also deliver two self-build plots, directly addressing the Council's cumulative shortfall against its statutory duty under the Self-Build and Custom Housebuilding Act 2015. This is a benefit that should attract significant weight in the planning balance. These benefits, in addition to the tilted balance being engaged through the relevant policies being outdated and the proposals presenting no adverse impact on the site or surrounding area, should be weighed positively in the balance when determining this proposal.



CONCLUSION

- 6.1 This statement has demonstrated that when considering the Development Plan, National Planning Policy Framework and relevant reports, the proposed outline application for two self-build dwellings with all matters reserved except for access is acceptable. When considered against the Council being unable to demonstrate a 5-year housing land supply, the need to allow more housing across the Borough and the tilted balance being engaged, the proposal would not present any adverse impacts which would negatively harm the site or surrounding neighbouring amenity and is considered acceptable in planning terms. The tilted balance applies where permission should be granted unless impacts would significantly and demonstrably outweigh the benefits.
- 6.2 The siting of the proposed dwellings would be confined due to it being located north of an existing dwelling known as 'The Oaks' and bound by highways to the north and west, harm to the wider character of the countryside would be limited and localised. The proposed development is not considered to result in demonstrable adverse harm and the dwellings would reflect individually designed, and custom-built dwellings which harmonise with the immediate surroundings.
- 6.3 Economically, the proposal would generate jobs and construction spends through the construction of the scheme, albeit for a temporary period, whilst the future occupiers will contribute to the local economy on a permanent basis.
- 6.4 Socially, the future occupiers would add to the supply of housing, including choice and mix, in a location with reasonable access to services and facilities. The proposal would also deliver two self-build plots, directly addressing the Council's cumulative shortfall against its statutory duty under the Self-Build and Custom Housebuilding Act 2015, a benefit that should attract significant weight in the planning balance.
- 6.5 Environmentally, the proposed dwellings will be designed to be efficient, with the retention of a significant proportion of the existing boundary treatments being of



benefit. Landscape enhancements will be incorporated into the detailed design which will provide ecological enhancements. The loss of some garden amenity area is not considered to be significant in the planning balance due to the small scale of the land and its context.

- 6.6 For the reasons set out in this Statement, the overall planning balance weighs in favour of the application and should be supported by the Council, as the local planning authority. In accordance with the Act, it is therefore respectfully requested that this application is viewed favourably and approved without delay.

**Working together to deliver positive
planning solutions.**

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