



Planning Statement

Peggs Close

Earl Shilton

Leicestershire

Prepared by Pelham

September 2025

This planning statement has been produced in support of planning application. It should be read in conjunction with the supplied drawings, reports and Design & Access statement.

1. Introduction and Site Description

This planning statement supports a proposal for the development of 18 residential units at Peggs Close, Earl Shilton, within the Hinckley and Bosworth Borough. The location is a brownfield site, previously a development of residential flats, and suitable for regeneration. The proposed scheme includes 18 affordable homes, designed to meet local housing needs and promote inclusive living. The site benefits from proximity to local services and public transport, making it a sustainable location for new housing.

Application Description

“A proposal for the construction of 10 houses and 8 flats with associated parking and landscaping.”

Pre application discussion

Informal advice was given regarding boundary treatments and level of parking.

2. Application Submission

The planning application submission comprises the following:

- Application form
- Planning Statement
- Design & Access statement
- Drainage strategy
- Bat Survey
- Ground investigation
- Tree report, constraints and protection
- BNG
- Details of parking provision.

Architects Drawings

Drawing Number	Drawing Description
2724/ P 100	Location Plan
2724/ P 101	Existing Site Plan
2724/ P 102	Proposed Site Plan
2724/ P 104	Proposed Landscaping Plan
2724/ P 200	Plot 1,2 & 3 Elevations & Floor Plans

2724/ P 201	Plot 4 – 9 Floor Plans
2724/ P 202	Plot 4 – 9 Elevations
2724/ P 203	Plot 10 – 14 Floor Plans
2724/ P 204	Plot 10 – 14 Elevations
2724/ P 205	Plot 15 & 16 Floor Plans & Elevations
2724/ P 206	Plot 17 & 18 Floor Plans & Elevations
2724/ P 300	3D Views

3. Appearance, Layout & Scale

The proposal has been developed with the consideration of the existing residential character of the area. Though there isn't an archetypal style in the location, the proposal will sit harmoniously with the existing mix of homes that have been built since the mid 20th century.

The proposed materials are listed on the application forms and the elevation drawings.

The proposed site plan, drawing P 102, shows how the layout has been designed to create active frontages to the three roads that surround the site. Parking is in situ or grouped in small courts close to the homes they serve. Dropped kerbs are proposed where there is in situ parking to allow the pavement around the site to remain mostly a continuous footpath and maintain the hierarchy of road user.

Parking is provided at 200% for the house types and 100% for the flats. All dwellings will have electric vehicle charge points.

Boundaries to each of the plots will be clearly defined, using a mix of materials and landscaping to offer visual interest and support and enhance biodiversity.

The scale of the new dwellings is in keeping with the existing areas. The houses are either semi-detached or short rows of terraces whilst the flats are a central block and a two-storey form. The house types have a ridge height of approximately 8540mm above GF level.

4. Planning Policy Context

The proposal aligns with the National Planning Policy Framework (NPPF), which promotes sustainable development, efficient use of land, and the delivery of affordable housing. Locally, the development complies with the Hinckley & Bosworth Local Plan 2006–2026 and the emerging Local Plan 2020–2041.

4. (a) Alignment with NPPF Policies – Peggs Close, Earl Shilton

- **Delivering a Sufficient Supply of Homes (Chapter 5)**

The proposal contributes to meeting local housing needs, including 18 affordable homes and 4 wheelchair-accessible flats, supporting inclusive and mixed communities. It aligns with Paragraphs 60–62, which promote housing for specific groups such as disabled people and those requiring affordable housing.

- **Achieving Sustainable Development (Chapter 2)**

The scheme supports the economic, social, and environmental objectives of sustainable development. It makes efficient use of land, promotes social inclusion, and incorporates low-carbon design features as well as electric vehicle charging.

- **Making Effective Use of Land (Chapter 11)**

The development is on a brownfield site, in line with Paragraph 120 which encourages the reuse of previously developed land. The layout ensures efficient use of space while respecting local character and amenity.

- **Meeting the Needs of Specific Groups**

The inclusion of wheelchair user flats directly supports Paragraph 62, which requires planning for the needs of people with disabilities. The mix of housing types promotes inclusive living and addresses local demographic needs.

- **Conserving and Enhancing the Natural Environment (Chapter 15)**

The proposal retains existing trees and enhances biodiversity, aligning with Paragraphs 174–179. Landscaping and green infrastructure contribute to ecological networks and visual amenity.

- **Climate Change and Flooding (Chapter 14)**

The scheme incorporates high levels of fabric insulation, highly efficient heating systems, and photovoltaic panels, supporting Paragraphs 152–158 on climate change mitigation. Sustainable drainage principles are considered to reduce flood risk.

- **Achieving Well-Designed Places (Chapter 12)**

The design promotes high-quality architecture, inclusive access, and safe, attractive public spaces, in line with Paragraphs 126–136. The layout supports community interaction and reflects local character.

4. (b) Peggs Close Housing Proposal – Alignment with Hinckley & Bosworth Local Plan 2006–2026

Core Strategy (Adopted 2009)

- Focuses growth around the Hinckley Sub-Regional Centre, including Earl Shilton.
- Supports sustainable urban extensions and regeneration-led development.
- Promotes mixed communities with housing, jobs, schools, and infrastructure.
- Encourages development on previously developed land within settlement boundaries.

- The Peggs Close proposal aligns with these principles by delivering affordable and accessible housing on a brownfield site.

Earl Shilton & Barwell Area Action Plan (Adopted 2014)

- Provides a detailed spatial strategy for growth in Earl Shilton.
- Supports housing development that contributes to regeneration and infrastructure improvements.
- Encourages inclusive design, affordable housing, and community integration.
- The Peggs Close scheme supports regeneration goals and delivers inclusive housing options.

Site Allocations & Development Management Policies DPD (Adopted 2016)

- Identifies specific sites for housing and other uses.
- Contains 25 development management policies used to assess planning applications.
- Includes policies on design quality, affordable housing, sustainable construction, open space provision, and transport/access.
- The Peggs Close proposal incorporates high-quality design, energy-efficient features, and accessible housing, aligning with these policies.

Supplementary Planning Documents (SPDs)

- Good Design Guide SPD: Guidance on layout, materials, accessibility, and integration with surroundings.
- Other SPDs (e.g. Transport Contributions, Shopping & Shop Fronts) may apply depending on site context.
- The Peggs Close scheme reflects good design principles and considers transport and accessibility.

5. Conclusion

This planning statement demonstrates that the proposed development at Peggs Close, Earl Shilton satisfies national and local planning policies. It delivers much-needed affordable and accessible housing, promotes sustainability, protects the environment, and supports infrastructure needs. Hinckley & Bosworth has an identified annual housing need of over 692 dwellings as of 2024. This proposal contributes to meeting that target by delivering 18 units affordable homes. The scheme represents a positive contribution to the borough's housing supply and aligns with strategic planning objectives.