

Mr Patrick Godden

Proposed Self-Build Dwellinghouse with associated parking and landscaping.

Upper Grange Farm, 1A Ratby Lane, Markfield, Leicestershire,
LE67 9RJ

Full Planning Application

PLANNING, DESIGN & ACCESS STATEMENT





CONTENTS

	Page No
1. Introduction	3
2. Site Characteristics & Context	5
3. Relationship to Lawful Business	7
4. The Proposed Development	8
○ Pre-Application Advice	9
5. Planning Policy Context	11
6. Planning & Sustainability Assessment	13
○ Principle of Development & Self Build Opportunity	13
○ Housing Land Supply & Self-Build	15
○ Bespoke Design & Materiality	17
○ Sustainable Location & Construction	19
○ Amenity	21
○ Highways Matters	22
○ Ecology and Biodiversity	22
7. Conclusions & Planning Balance	25



1. INTRODUCTION

- 1.1 This Planning Statement (“the Statement”) has been commissioned by our client Mr Patrick Godden (the Applicant”) to accompany a Full Planning Application for a bespoke Self-Build Dwellinghouse with associated parking and landscaping at Upper Grange Farm, Ratby Lane, Markfield, Leicestershire, LE67 9RJ (the “Site”).
- 1.2 This full planning application follows positive pre-application discussions with Joseph Fleetwood which included a site appraisal to walk through the proposals, discuss the scheme and appreciate the wider site context. Following the site meeting, a written response was received which is included in **Appendix A** of this Planning Statement.
- 1.3 It is respectfully submitted that the Council do not currently have a sufficient 5-year housing land supply and therefore the *tilted balance* is engaged. This position is confirmed by Appeal Decision Ref: APP/K2420/W/23/3331081 where the Inspector agreed with common ground that the Council could not demonstrate a 5-year supply of housing and housing requirements are highly likely to increase based on updates in any emerging spatial strategy.
- 1.4 The application is accompanied by a **Self-Build Needs Assessment** which demonstrates that the Council is also under-delivering on self-build units taking into account the registered interest. Substantial weight should be attributed to delivering self-build units where there is unmet need and unmet supply for this housing product.
- 1.5 **Legal Opinion** has been provided by our in-house Legal Planning team at Shakespeare Martineau LLP. This considers the substantial weight which should be attributed to the need to deliver self-build units when both the tilted balance is engaged due to lack of a 5 year housing land supply, and also where an LPA is proven to be under-delivering on self-build & custom units.
- 1.6 This application is accompanied by a full set of planning drawings and supporting information, including:

- **Site Location Plan**



- Existing Site Plan
- Proposed Site Plan
- Existing Elevations
- Existing Floor Plans
- Proposed Elevations
- Proposed Floor Plans
- 3D Visuals
- Self-Build Needs Assessment
- Legal Opinion by Shakespeare Martineau LLP
- Unilateral Undertaking
- Preliminary Ecology Appraisal prepared by Elite Ecology

1.7 This Statement is structured as follows:

- In **Section 2** we set out a description of the site and its context to surroundings;
- In **Section 3** we present the development proposal;
- In **Section 4** we identify the relevant planning policy context against which the proposed development should be considered;
- In **Sections 5** we assess the proposed development against these policy considerations; and
- In **Section 6** we set out our conclusions.



2. SITE CHARACTERISTICS & CONTEXT

- 2.1 The application site is currently occupied by an existing building (Hydrotherapy unit) and menage to the north west. The existing hydrotherapy unit is associated with the long established Tomlinsons Boarding Kennels & Canine Centre. The complex is successfully operated by the applicant and includes a dog kennel and training business, a show hall, hydrotherapy building, dog training building, ancillary office, car parks and associated fields. Under the last planning chapter, permission was granted (ref: 20/00488/FUL) for a proposed cattery associated with the existing rural enterprise.
- 2.2 The proposed self-build dwellinghouse will enable our clients to reside in their forever home, while also being closely situated to their existing kennel and cattery business. Our client is registered on the Council's Right to Build Register (ref: POL502948409).
- 2.3 The site is located within the countryside to the south of Markfield. Surrounding properties are predominantly large, detached houses sited within substantial plots and are of varying style and age. The closest residential properties are a range of barn conversions to the east, where the applicant currently occupies one of the units. The site is accessed from an existing track from Ratby Lane serving the existing business which features hardstanding providing formal car parking, circular cattery building (in construction phase) and a range of other large buildings beyond the application site to the east.
- 2.4 The site does not fall near to any Conservation Areas and nor are there any nearby Listed Buildings. It is therefore considered that development of the site would not result in any heritage consequences and the statutory duties under Section 66 and under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 would not be engaged.
- 2.5 The application site is not subject to an Article 4 directive.



- 2.6 The application site is located within Flood Zone 1 which has the lowest probability of flooding.
- 2.7 There are no trees within or adjacent to the site which are subject to a formal Tree Preservation Order (TPO).



3. RELATIONSHIP TO LAWFUL BUSINESS

- 3.1 The proposal is for a bespoke self-build unit for the owners and operators of Tomlinsons Boarding Kennels & Canine Centre. With the cattery currently under construction and due to open, the existing hydrotherapy unit will be relocated within the existing complex for operational purposes. This relocation will ensure that no new buildings are required to support the hydrotherapy pool.



4 THE PROPOSED DEVELOPMENT

- 4.1 Our clients (“Mr Patrick Godden & Mrs Sally Godden”) wish to project manage and design their dream home which sits within the rural area, within their existing dog kennel, training and cattery business, in quiet and rural surroundings.



Image 1: Proposed Front Elevation

- 4.2 This full Planning Application proposes the following key elements:

- **Demolition of existing building and construction of Self-Build dwelling;**
- **Replacement of existing shed/storage buildings for proposed storage/car port built to same footprint, height and design of existing building;**
- **Retention of menage;**
- **Create modest residential garden to the rear;**
- **Retention of existing shared access;**
- **Car parking provision with EV charging facility; and**



- **New planting and landscaping**

- 4.3 As the existing business has expanded, including the recent granting of planning permission for the cattery, the current location of the canine hydrotherapy building near the new cattery has made it surplus to requirements. To improve operational efficiency and animal welfare, it is proposed to relocate the hydrotherapy facility to the dog show hall within the existing cluster of buildings associated with the kennels. This move will prevent cats and dogs from encountering each other and will reduce noise impacts on the cattery and neighbouring properties.

Pre-Application Advice Request

- 4.4 In September 2024 Pre-Application Advice was sought from Hinckley & Bosworth Council for a self-build unit at the site. The pre-application scheme was accompanied by detailed plans as part of the submission which demonstrate the proposed location of the dwelling, the elevations and the internal floor layout.
- 4.5 The pre-application advice request confirmed that in principle, the proposed self-build development would be acceptable in principle, as summarised below.

“The proposal is likely to be supported by the Local Planning Authority.

Whilst it is acknowledged that the site is considered to not be in accordance with Policy DM4, the overall benefits of the proposed self-build dwelling is likely to outweigh the Policy conflict as addressed within this pre-application response.”

- 4.6 The proposed design has evolved slightly with improvements to the proposed window dimensions which enhances the overall proportions of openings. Since the pre-application response, detailed 3D visuals have been presented to demonstrate scale and appropriate materiality. Detailed landscaping proposals have also been prepared to retain the rural character of the area further to the north.



- 4.7 Each of the above technical factors will be addressed in section 5 of this Planning and Design Statement. A Self Build Needs Assessment, Legal Agreement, Legal Opinion and Preliminary Ecology Appraisal also accompanies this application.



5 PLANNING POLICY CONTEXT

5.1 Due to the nature of the proposal we consider that the policies listed below from the Development Plan are relevant to the case in addition to the NPPF 2024 as an obvious material consideration. The revised NPPF 2024 places emphasis on sustainable development, high quality resilient design, and delivering homes that meet identified needs.

Hinckley & Bosworth Core Strategy 2009

- Policy 7 – Key Rural Centres
- Policy 8 – Key Rural Centres Relating to Leicester
- Policy 16 – Housing Density, Mix and Design
- Policy 17 – Rural Needs
- Policy 21 – National Forest
- Policy 22 – Charnwood Forest
- Policy 24 – Sustainable Design and Technology

Site Allocations and Development Management Policies DPD 2016

- Policy DM1 – Presumption in Favour of Sustainable Development
- Policy DM4 – Safeguarding the Countryside and Settlement Separation
- Policy DM7 – Preventing Pollution and Flooding
- Policy DM10 – Development and Design
- Policy DM17 – Highways and Transportation
- Policy DM18 – Vehicle Parking Standards

Markfield Neighbourhood Plan

5.2 The Markfield Neighbourhood Plan was “made” on 10 September 2021 and now forms part of the development plan for Hinckley and Bosworth, with its policies given full weight when assessing planning applications in the neighbourhood area. The following policies from the adopted Neighbourhood Plan are relevant:



- Policy M1 – Countryside
- Policy M2 – Landscape Character
- Policy M8 – Electric Vehicle Chargepoints
- Policy M10 – Design
- Policy M15 – Housing Provision
- Policy M17 – Infill Housing Development
- Policy M18 – Housing Mix

National Planning Policies and Guidance

- Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)
- Self-build and Custom Housebuilding Regulations 2016
- Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016
- National Planning Policy Framework (NPPF) (2024)
- Planning Practice Guidance (PPG)

Other Relevant Plans

- Leicestershire Highways Design Guide
- Landscape Character Assessment
- National Design Guide
- Good Design Guide SPD



6 PLANNING & SUSTAINABILITY ASSESSMENT

Principle of Development & Self-Build Opportunity

- 6.1 Our Clients (“Mr & Mrs Godden”) have been residents in Markfield for over 18 years and are currently registered on the Council’s Self-Build and Custom House Building Register (Ref: POL502948409). The proposal site is in ownership of our Clients who have identified it as a perfect opportunity for creating a bespoke home where they would reside alongside their business.
- 6.2 A significant proportion of self-build projects often involves the demolition of an existing property and replacement with a home much bigger than the existing house. In this case the proposal site is developable land occupied by an existing building that will be demolished, located between existing properties and larger buildings associated with their business. The site therefore represents a unique opportunity for a bespoke self-build product where our clients can project manage each stage of the process and achieve a truly individual design in comparison to the conventional house types offered by housebuilders.
- 6.3 The NPPF (2024) defines custom and self-build housing as: “Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-Build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.”
- 6.4 Self-build and Custom Housebuilding Act (2015) states that:
- 6.5 “(A1)In this Act “self-build and custom housebuilding” means the building or completion by— (a)individuals, (b)associations of individuals, or (c)persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.
- 6.6 (A2)But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.”



- 6.7 The current Development Plan consists of the adopted Core Strategy (2009), the adopted Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016) and Markfield Neighbourhood Plan. There is no policy referencing Self-Build and Custom-Build Housing in the Adopted Local Plan. The application site lies outside of the identified settlement boundary of Markfield but falls just inside the Markfield Neighbourhood Plan (MNP) boundary.
- 6.8 Notwithstanding this, it is acknowledged that the application site is located close to other residential properties along Ratby & Thornton Lane, as well as a range of large buildings associated with the clients business and is not considered to be in an isolated location. Our clients have a vast knowledge of facilities nearby having resided within the barn conversion immediately to the east of the application site. They are aware of the access to a bus stop on Thornton Lane which could provide a reasonably regular service to Markfield & Leicester and surrounding villages/services. There is also a footpath along Thornton Lane & Ratby Lane whereby future occupiers could access services at the Hilmarco Farm Shop with educational facilities within 500m walking distance at the Markfield Institute of Higher Education. Markfield itself is located 1km to the north-west along Thornton Lane and could provide employment opportunities.
- 6.9 Paragraph 11 of the NPPF states that the housing policies are considered to be out-of-date where local planning authorities cannot demonstrate a five-year supply of deliverable housing sites. The Borough Council is unable to demonstrate a five-year housing land supply. The housing land supply position therefore triggers paragraph 11d of the National Planning Policy Framework (2023). 'Tilted balance' comes into play, whereby planning permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole.
- 6.10 The pre-application advice request was positively received by the Council, stating overall *"given there is some choice of public transport and that the site is within the maximum walking distance to services it is not a wholly unsustainable location for a single unit reducing the negative weight attributed to Policy DM4. The LPA would recommend a plan showing the walking distance to services*



could be included within any future planning application to demonstrate this point.

In addition, the site is previously developed and the NPPF offers some support for the use of previously developed land in rural areas where suitable (para.89). Whilst not a determinative factor in the acceptability of the scheme this again adds some support to the proposal in sustainability terms."

- 6.11 Overall, although there is conflict with Policy DM4 as the application site is located outside of the settlement boundary, the proposed development is clearly not considered to be unsustainable development and there is no identified harm to the countryside. As such, with the social and economic benefits of the proposal, together with the sustainable nature of the site, Policy DM4 of the SADMP carries **limited weight**. It is therefore considered that the principle of development is clearly and demonstrably in accordance with the criteria and aims of relevant policies from the Council's Development Plan and the scheme would constitute sustainable development in compliance with the NPPF (2024).

Housing Land Supply & Self-Build

- 6.12 Our in-house Socio Economics team has prepared a **Self-build and Custom Housebuilding Assessment** which highlights the significant self-build supply issue in Hinckley and Bosworth despite there being a demand greater than that considered within the Council's Draft Local Plan.
- 6.13 Beyond this, it must also be acknowledged that the self-build register does not capture the full demand for self-build housing.¹ There is a significant body of evidence, including the Bacon Review (House – Independent Review into Scaling up Self-Build and Custom Housebuilding, August 2021), which outlines that the number of registrants on a local authority's Right to Build register may not reflect the full extent of demand for Custom Self-Build.
- 6.14 It quotes from the National Custom & Self-Build Association (NaCSBA) VAT Recovery Survey which suggested only 42% of respondent custom self-builders were aware of the Register, whilst between 83% and 87% of the general public

¹ [Government response to the independent review into scaling up self-build and custom housebuilding - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/independent-review-into-scaling-up-self-build-and-custom-housebuilding)



were unaware according to YouGov polling for NaCSBA. For these reasons the Bacon Review suggests that it is very likely that the annual demand for custom self-build is significantly higher than that reported through the Right to Build Registers. There is therefore likely to be a considerable demand for self-build, far beyond that identified in the Council's self-build register.

6.15 Most recently, in June 2022, the government has carried out an independent review into scaling up self-build and custom housebuilding². The ministerial forward states that as part of the Levelling Up and Regeneration Bill, there is an intention to bring forward legislation to support the delivery of more self and custom build housing, to meet the needs of those who have registered an interest and with considerations towards whether additional changes are needed to planning policies.

6.16 The submitted Self-build & Custom Housebuilding Assessment prepared by our in-house Socio Economics teams concludes that:

“The evidence presented within this Report demonstrates a clear and significant demand for self-build and custom build plots within Hinckley and Bosworth. The Proposed Development will make a contribution towards the Borough’s housing supply, meeting a local need for self-build and custom building plots, which should be afforded significant weight, particularly in the absence of any identifiable future supply of self/ custom build plots which will address needs identified from the Council’s Right to Build Register.”

6.17 The Government attaches weight to achieving the objective of significantly boosting the supply of homes, and is clear in paragraph 61 & 62 of the NPPF (2024) that local authorities need to make sufficient provision on land within permissions without delay to meet the needs of different groups. It is unclear how the Council seeks to address the shortfall in self-build plots, but as identified, our site would assist in meeting this demand.

² [Independent review into scaling up self-build and custom housebuilding: government response - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/independent-review-into-scaling-up-self-build-and-custom-housebuilding)



6.18 Overall, the proposal site is suitable as it replaces an existing building for a self-build property and our clients have a genuine need for a home within the immediate vicinity of their business and also wish to reside within the area where they already have strong ties. In addition, this self-build scheme represents the opportunity for our client to build their dream home constructed to modern standards of energy efficiency and of a high quality design. The application is also accompanied by a Unilateral Undertaking offering additional control that the proposed self-build dwelling will be solely occupied by the applicants as a self-build unit.

Bespoke Design & Materiality

6.19 Policy DM4 of the adopted SADMP requires that development does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; does not undermine the physical or perceived separation and open character between settlements and does not create or exacerbate ribbon development. Policy DM10 of the adopted SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features and that the use and application of building materials respects the materials of existing adjoining/neighbouring buildings and the local area generally. The design of the proposal is appropriate for this location and does not detract from the character and appearance of the surrounding area.





Figure 2. Front Visual



Figure 3. Rear Visual

- 6.20 The proposed development of the site for 1no. dwellinghouse would represent small-scale redevelopment by demolishing an existing building no longer required, to make way for a bespoke home for our clients, enabling a dwelling well integrated within their existing business and good connections to nearby settlements.
- 6.21 This application is accompanied by a full suite of drawings, including high quality visuals of the front and rear of the proposed self-build dwellinghouse. The application drawings outlines the positioning and massing of the dwelling which reflects the semi-rural location relating well to the architectural style of neighbouring dwellings. Our clients preference is semi-traditional with brick and tile construction. The focus is on the use of high quality brickwork and craftsmanship with simple architectural features around openings and avoiding unnecessary detailing. The proposed dwelling would achieve a high standard of appearance in built-form and the materiality chosen is reflective of surroundings.
- 6.22 The dwelling would be constructed to M4(2) Standard with widened doorways and corridors enabling accessibility across the building. The ground floor has also been designed so it could be adapted should the need arise in the future.
- 6.23 The pre-application response was supportive of the proposed design which has



remains broadly the same as the pre-application advice submission, with the only amendment to the ground floor window in the forward gable to look proportionally better. To summarise, the pre-application response stated that *“the scale of the proposal is considered **appropriate** in this area and the overall design, including its orientation are considered to be **acceptable**. The development is also not considered to be highly visible from the highway and would therefore have limited detrimental impacts to the character of the area”*.

- 6.24 Overall, we consider that the design of the proposed development would satisfy Policy DM10 of the SADMP and would constitute sustainable development in accordance with the NPPF 2024.

Sustainable Location & Construction

- 6.25 Markfield is a desirable village in which to reside and our clients have been residents for over 18 no. of years and have developed a successful business at the site. The proposal site has been specifically chosen because an ideal balance can be achieved where the plot feels secluded in peaceful semi-rural surroundings but there are immediate neighbouring properties and a safe walking route via the public footway to all facilities and services. The proposal would not therefore constitute an isolated home in countryside. Not only will the proposal allow our clients to design and construct their forever home, it also allows them to move closer to their dog kennel and cattery business that can require 24/7 monitoring.
- 6.26 Markfield is a designated local service centre, with core facilities including pubs, shops and a supermarket. This is accessible along a pedestrian footpath within walking distance from the site. Although the site is located within the countryside and outside of a recognised settlement boundary, the site is located within the Markfield Neighbourhood Plan designation and benefits from several sustainable methods of transport. There access to a bus stop on Thornton Lane which could provide a reasonably regular service to Markfield & Leicester and surrounding villages/services. There is also a footpath along Thornton Lane & Ratby Lane whereby future occupiers could access services. The proposed scheme represents minor development, which would not have an unacceptable impact on highway safety, or the residual cumulative impacts of one additional dwelling



on the road network would not be severe.

- 6.27 Long term energy benefits are best realized by reducing the inherent energy demand of the building in the first instance. The general construction design standards to be adopted will exceed the requirements of the latest (2022) Part L Building Regulations which stipulate improved thermal performance of all elements of the building envelope. The building envelope will be designed to ensure that the fabric and form of the development encompasses low energy sustainability principles. Materials will be locally sourced to reduce the embodied energy of the building during construction. This in turn reduces the overall energy usage of the building, as materials won't have large transportation emissions associated with them, as well as promoting local trade and business.
- 6.28 Bricks will be used to construct the majority of the building's exterior framework. Bricks are effective in creating a layer of insulation and regulating air flow through the building, reducing the need to use excess energy to control the temperature of a development.
- 6.29 UPVC double glazed windows and doors are to be installed throughout to further improve energy efficiency of the proposed building. This will reduce solar and transmission gains. Furthermore, enhanced window glazing will mitigate any potential noise impacts from the Applicant's adjacent dog kennel and cattery business.
- 6.30 Internally, the developments carbon footprint will continue to be limited through the use of high quality LED lighting throughout the property. The use of high quality of LED's across the development allows for maximum energy efficiency.
- 6.31 Throughout the construction phase energy efficient and sustainable construction methods will be used. This will include the use of recycled and locally sourced materials which are low maintenance and long lasting, where viable, to further reduce the carbon emissions resulting from the development.
- 6.32 The above measures confirm that the proposed development will be designed with sustainable construction in mind. Accordingly, the building can incorporate sustainable design, measures to increase energy efficiency and would create a



high quality space for later living. Therefore, the development complies with the relevant policies of the Local Development Plan and NPPF 2024.

Residential Amenity

- 6.33 The site layout has been designed to respect surrounding properties and to ensure neighbouring relationships. The development is for one dwelling of a moderate size set within a spacious plot. Therefore, the layout and massing of the proposal would not result in any significant loss of daylight/sunlight to any surrounding occupier.
- 6.34 Given the topography of the site and angles of neighbouring properties to the east, it is not considered there would be any direct overlooking towards neighbouring habitable rooms.
- 6.35 The orientation of the proposed dwelling has been considered and suitable separation distances would be maintained to nearby habitable room windows. Existing foliage along the eastern boundary also screens any overlooking to neighbouring private amenity space.
- 6.36 The pre-application advice response discussed the impact on residential amenity and concluded that *“the proposal has been designed as such to limit any impacts to the existing residential dwellings located along Ratby Lane. The first-floor window, serving the landing, is the only window which may cause a degree of overlooking into the private garden amenity space of the neighbouring properties. However, from the plans provided and the design and access statement it is considered that the window is located a sufficient distance from the neighbouring residential property, **in accordance with the HBBC Good Design Guide**. The development is not considered to create any detrimental impacts to neighbouring amenity in terms of overbearing, overshadowing or loss of light impacts. In addition, the impact to the future occupiers of the dwelling when considering the relationship with the commercial premises. HBBC Environmental Health provided **no objections** to the proposal”*.
- 6.37 Overall, the proposal would not result in any adverse impacts upon the amenity that surrounding occupiers should reasonably expect to continue to enjoy, in



accordance with Policy DM10 of the SAMDP and relevant sections of the NPPF 2024.

Highway Matters

- 6.38 Development of the site for a single dwelling represents a small-scale back land development. There would be no direct highway safety implications as the site would be served via the existing access arrangement. The addition of 1no. property would not result in any significant trip generation whilst the wider business operations would continue as existing.
- 6.39 A new driveway will be created, which will be surfaced in a porous bound material. Space within the driveway will be provided to accommodate 3no. car parking spaces as well as an adequate manoeuvring area to allow vehicles to enter the site, turn and emerge back onto the highway in a forward gear. It should be noted that the proposed development would not impact upon parking associated with the lawful businesses and new cattery due to open.
- 6.40 The scheme also supports the government aspirations of the uptake in electric vehicles. The proposal includes the provision of an EV charging point, in accordance with Building Regulations Part S: *Infrastructure for charging electric vehicles (December 2021)*.
- 6.41 Servicing of the development will take place from the public highway commensurate with the existing arrangement for vehicles servicing the existing uses at the site.
- 6.42 Overall, in the context of the NPPF the proposed development would not result in any “severe” impact and would not prejudice the efficient use of the adjoining highway. The proposed development would therefore be accepted on highways grounds.

Ecology and Biodiversity

- 6.43 Policy DM6 of the SADMP states that Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological



value including proposals for their long-term future management. Paragraph 187 of the NPPF states that development proposals should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity.

- 6.44 A site survey for the Preliminary Ecology Appraisal (“PEA”) was completed on 18 September and the associated report is submitted as part of this application. The PEA confirmed *“no designated sites that were revealed by the ecological data search provided by LRERC fell on the proposed re-development site itself. Therefore, the proposed re-development will have no impact upon any local designated sites as the works are due to remain within the site boundary”*.
- 6.45 The submitted PEA also confirmed that *“no habitats of conservation concern were located on the site itself. Therefore, the proposed scheme of works will not impact upon any rare or valuable habitats”*. With regards to bats, the existing building at the site proposed to be demolished has a low potential to support roosting bats. Due to the low likelihood of crevice dwelling bats roosting, it is recommended that the scheme incorporates three integrated eco bat boxes (or similar) on appropriate elevations. These are shown in figures 5 and 6 of the submitted PEA. It is considered that should the LPA require an additional bat survey, this could be added through an appropriately worded condition which is to be discharged prior to the demolition of the existing building at the site.
- 6.46 A self-build unit would be exempt from biodiversity net gain (BNG) requirements. However, priority would be given to new landscaping and greenery to provide a setting for the building and the provision of bird and bat boxes would encourage opportunities for these species in the long term.
- 6.47 The inclusion of proposed landscaping, and provision of habitat boxes for specific species will appropriately mitigate any impacts on local biodiversity and ecology. Legally protected species will not be harmed by the proposed development, and the delivery of significant biodiversity net gain will result in an overall enhancement at the site. Therefore, the development complies with the Local Development Plan and the relevant sections of the NPPF (2024).

Other Matters



Flood Risk

- 6.48 The application site falls within Flood Zone 1 which has the lowest probability of flooding.
- 6.49 New built form with associated drainage infrastructure will be delivered on the site, and landscaped areas will be introduced which would intercept and reduce surface water flows. Further details in relation to drainage would be agreed under the Building Regulations bearing in mind the proposal constitutes a minor scheme.
- 6.50 The proposed scheme can clearly proceed without incurring unacceptable flood risk problems, is directed away from areas at highest risk and will be safe for its lifetime without increasing flood risk elsewhere in compliance with relevant policies from the Development Plan and the NPPF 2024.



4 CONCLUSIONS & PLANNING BALANCE

- 4.1 Overall, although there is conflict with Policy DM4 as the application site is located outside of the settlement boundary, the proposed development is clearly not considered to be unsustainable development and there is no identified harm to the countryside. As such, with the social and economic benefits of the proposal, together with the sustainable nature of the site, Policy DM4 of the SADMP carries **limited weight**. It is therefore considered that the principle of development is clearly and demonstrably in accordance with the criteria and aims of relevant policies from the Council's Development Plan and the scheme would constitute sustainable development in compliance with the NPPF (2024).
- 4.2 Overall, the site is suitable for the construction of a new self-build property given it would present the opportunity to redevelop an area previously developed within the clients established rural enterprise. The relocation of the hydrotherapy facility to the existing dog show hall ensures better operational efficiency and improved animal welfare, allowing the business to continue functioning effectively without the need for the current building in its current location. This also frees up the site for residential development without impacting the business' core operations.
- 4.3 The proposed self-build unit would deliver a bespoke housing product, would be located close to an existing cluster of buildings, would result in no encroachment into open countryside and would be in a sustainable location close to services and public transport links. It has been demonstrated that the Council is not currently delivering a sufficient number of self-build units whilst demand has risen. In this context, **substantial** weight must be attributed to delivering enough suitable serviced plots of land to meet the demand for self-build and custom housebuilding.
- 4.4 The plot can come forward with an individual building design which achieves the overriding aim of self-build to diversify the housing market, increase consumer choice and to be innovative in both its design and construction. The development would also be designed to respect all environmental factors and protect neighbouring amenity.



- 4.5 In our view the proposal would constitute a true self-build bespoke housetype in a sustainable location where occupiers feel secluded with a semi-rural area within the site of their business but have access to facilities and services in the village. The planning balance should be tipped in favour of the development bearing in mind the Council has continuously failed to deliver the required number of self-build plots whilst there is a wider context of a lack of five-year housing land supply and the *tilted balance* is engaged.
- 4.6 There are no other technical constraints resulting from the proposed development. Accordingly, the planning balance should be firmly tipped in favour of the development as the proposal complies with relevant policies from the Council's Development Plan and would constitute sustainable development in line with the NPPF 2024.

Please Ask For: Joseph Fleetwood
Direct Dial/Ext: 01455 255605
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 24/10140/PREHMO
Date: 14 November 2024



Hinckley & Bosworth Borough Council

Patrick Godden
C/O James Lloyd
Marrons
1 Colmore Square
Birmingham
B4 6AA

Dear Sir/Madam

Pre-application Response

Reference: 24/10140/PREHMO
Proposal: Self-Build dwellinghouse
Location: Upper Grange Farm, 1A Ratby Lane, Markfield
Ward: Markfield, Stanton and Fieldhead

Thank you for your pre-application enquiry received 20 September 2024. The advice provided is based upon the information submitted with this enquiry.

Summary:

The proposal is likely to be supported by the Local Planning Authority.

Whilst it is acknowledged that the site is considered to not be in accordance with Policy DM4, the overall benefits of the proposed self-build dwelling is likely to outweigh the Policy conflict as addressed within this pre-application response.

Description of Proposal:

The pre-application enquiry seeks advice for a proposed self-build two storey dwelling, with associated parking including a detached garage and associated landscaping including the provision of a rear garden area.

Description of Site and Surroundings:

The existing site consists of an existing business which operates as a kennels and cattery. The development site is located to the rear of the dwellings located on Ratby Lane and is proposed to be access via the existing gated access serving the business function. The proposed location of the development is between the existing residential development on Ratby Lane and the business use, including buildings serving the kennels and cattery. The land which the proposal is situated currently consists of a building serving as a hydrotherapy unit serving the business, the use of which is to be relocated within one of the other buildings on site.

Relevant Policies/Guidance:

Paragraph 11 of the National Planning Policy Framework (NPPF) (2023) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan Document (SADMP) set

out a presumption in favour of sustainable development, and state that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise, the local development plan is the starting point for decision making, and the NPPF is a material consideration in determining planning applications.

The development plan in this instance consists of the Core Strategy (2009), the Site Allocations and Development Management Policies (2016) (SADMP) and Markfield Neighbourhood Plan (2021).

The main relevant policies to be considered alongside national policies and guidance are as follows:

Core Strategy

- Policy 8: Key Rural Centres Relating to Leicester
- Policy 16: Housing density, mix and design
- Policy 21: National Forest
- Policy 22: Charnwood Forest
- Policy 24: Sustainable design and technology

Site Allocations and development Management Policies (SADMP) Development Plan (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4:
- Policy DM10: Development and Design
- Policy DM17:
- Policy DM18: Vehicle Parking Standards

Markfield Parish Neighbourhood Plan (MPNP) (2021)

- Policy M1: Countryside
- Policy M2: Landscape Character
- Policy M8: Electric Vehicle Chargepoints
- Policy M10: Design
- Policy M15: Housing Provision
- Policy M17: Infill Housing Development
- Policy M18: Housing Mix

National Planning Policies and Guidance

- Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)
- Self-build and Custom Housebuilding Regulations 2016
- Self-build and Custom Housebuilding (Time for Compliance and Fees) Regulations 2016
- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)

Other relevant guidance

- Leicestershire Highways Design Guide
- Good Design Guide Supplementary Planning Document
- National Design Guide
- Landscape Character Assessment (2017)

All local policy documents can be found on the council's website at: https://www.hinckley-bosworth.gov.uk/info/1004/planning_policy_and_the_local_plan/101/local_plan_2006_-_2026

Development Appraisal:

Plans have been provided as part of the submission which demonstrate the proposed location of the dwellings, the elevations and the internal floor layout. Any advice given in this response is on the basis of this information.

Principle of Development

The NPPF identifies that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 2 of the NPPF also identifies that the NPPF is a material planning consideration in planning decisions. Paragraph 12 of the NPPF states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, permission should not usually be granted unless other material considerations indicate otherwise.

The development plan in this instance consists of the Core Strategy (2009), and the Site Allocations and Development Management Policies (SADMP) Development Plan Document (2016) and the Markfield Parish Neighbourhood Plan (2021).

Markfield is identified as a Key Rural Centre Relating to Leicester in Policy 8 of the Core Strategy. Key Rural Centres are those villages with larger populations and a good level of facilities and employment opportunities which provide localised provision for everyday needs. That being said the development site is located out of the settlement boundary of Markfield and is classified as development in the countryside.

As the site lies within the countryside, any future proposal would be assessed against Policy DM4 of the SADMP. Policy DM4 of the SADMP seeks to protect the intrinsic value, beauty, open character and landscape character, to safeguard the countryside from unsustainable development. Development in the countryside is considered sustainable where;

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or diversification of rural businesses; or
- c) It significantly contributes to economic growth, job creation and/or
- d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
- e) It relates to the provision of accommodation for a rural worker

Importantly, Policy DM4 also requires that development meets five further requirements to be considered as sustainable development, these are discussed in detail further in the response.

Furthermore, Policy M1 of the MPNP is relevant. This states that:

“The Countryside (land outside the Settlement Boundary defined on Map 2 and the Policies Maps) will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. The following types of development will be supported in countryside locations:

1. Recreation and tourism that cannot be provided within the Settlement Boundary;
2. Development by statutory undertakers or public utility providers;
3. The subdivision of an existing residential dwelling; and
4. Development that is otherwise in accordance with: national policies; or strategic planning policies or allocations; or with the other policies of the Neighbourhood Plan”.

The proposal does not satisfy any of the criteria set out within Policy DM4 (a-e) or Policy M1 and as such the development would present conflict with both policies.

It is acknowledged that, through its intentions to implement the Core Strategy through its approach to the countryside and settlement boundaries, Policy DM4 is considered out-of-date. Nevertheless, the emphasis of Policy DM4 is to promote sustainable development proposals within the countryside and to safeguard it from unsustainable schemes. In this regard, Policy DM4 is

consistent with, and accords with, the NPPF, and therefore it can be afforded significant weight within the planning balance. However, an assessment would need to be made as to whether the development does truly represent unsustainable development in the countryside.

Whilst the site is located out of the settlement boundary and is therefore classed as being within the countryside, the development site is located adjacent to existing residential development and a significant amount of existing built development relating to the commercial use on site. Furthermore the development on 'Land off London Road, Markfield' once completed will introduce built development to the north (albeit with a significant buffer between). Therefore as explored fully below the impact on the countryside would be significantly limited due to the proposals location.

Turning to the locational sustainability, the site is at the maximum sustainable walking distance from local amenities such as shops and schools contained within the settlement boundary of Markfield. The pedestrian route along Ratby Lane is fully surfaced but is not fully street lit which does reduce the likelihood of pedestrian movements to a degree. There is also a PRoW running through the site which provides an alternative walking route, although the current lack of surfacing and lighting would deter use of this. The completion of the 'Land off London Road, Markfield' development will likely improve this route in terms of the extent of a surfaced and street lit route which will offer a choice of routes to services longer term.

The site is within walking distance of Markfield Court bus stop with bus services running between Leicester and Castle Donnington offering some choice of public transport options, albeit the service is limited in its timetable.

Overall, given there is some choice of public transport and that the site is within the maximum walking distance to services it is not a wholly unsustainable location for a single unit reducing the negative weight attributed to Policy DM4. The LPA would recommend a plan showing the walking distance to services could be included within any future planning application to demonstrate this point.

In addition, the site is previously developed and the NPPF offers some support for the use of previously developed land in rural areas where suitable (para.89). Whilst not a determinative factor in the acceptability of the scheme this again adds some support to the proposal in sustainability terms.

Housing Land Supply

The submitted 'Pre-application advice request' document and legal letter both state that the Council cannot demonstrate a 5 yr housing land supply. This is incorrect. The Council has published an updated 5yr housing land supply calculation on 29th July 2024 which updates the 5yr housing land supply position and demonstrates a 5.6yr supply of housing. Should you be making the case that this is incorrect you would need to provide clear and demonstrably evidence of this.

For decision taking, a 5yr housing land supply is a material consideration in all relevant applications for dwellings in the Borough. Despite being able to demonstrate a housing land supply, due to the age of relevant housing policies in the Core Strategy, in accordance with paragraph 11d) of the NPPF, the tilted balance still applies and the Council should still grant permission for housing unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole.

Custom and Self-Build Housing (CSB)

Paragraph 63 of the NPPF states that the need, size, type, and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who required affordable housing; families with children; older people (including those who require retirement housing, housing-with-care, and care homes); students; people with disabilities; service families; travellers; people who rent their homes; and people wishing to commission or build their own homes.

As of 31 January 2024, Section 123 of the Levelling Up and Regeneration Act 2023 (LURA) came into force regarding amendments to the duty in relation to self-build and custom housebuilding within Section 2A of the Self-Build and Custom Housebuilding Act 2015.

Section 2A of the Self-Build and Custom Housebuilding Act places a statutory duty on the Local Planning Authority to give permission to a sufficient number of self-build and custom housebuilding developments on serviced plots to meet the demand for self-build and custom housebuilding in the Authority's area.

Section 6 of Section 2A of the Self-Build and Custom Housebuilding Act confirms that the demand for self-build and custom housebuilding in an authority's area in respect of a base period is an aggregate of:

- (i) The demand for self-build and custom housebuilding arising in the authority's area in the base period; and
- (ii) Any demand for self-build and custom housebuilding that arose in the authority's area in an earlier base period and in relation to which:
 - (a) The time allowed for complying with the duty in Subsection (2) expired during the base period in question, and
 - (b) The duty in Subsection (2) has not been met.

The demand for self-building and custom housebuilding arising in an authority's area in a base period is evidence by the number of entries added during that period to the authority's Self-Build and Custom Housebuilding Register. At the end of each base period, the Local Planning Authority have three years in which to approve an equivalent number of plots of land for self-build and custom housebuilding on serviced plots of land as there are entries for that base period. However, there is no duty for the Local Planning Authority to grant permission for land that specifically meets the requirements expressed by those on the Register.

Section 5 of the Self-Build and Custom Housebuilding Act confirms that a "*Serviced plot of land*," means a plot of land that has access to a public highway, and has connections for electricity, water, and wastewater, or can be provided with those things in specified circumstances or within a specified period. For clarity, "*Specified*" in this instance means specified by regulations.

With regards to the monitoring of self-build permissions granted to date, Base Period 9 ended on the 30 October 2024, given the recent date the Council are still reviewing the evidence base. However, it can be confirmed that the Council now has a shortfall of 6 or fewer CSB permissions. Whilst it is noted from the pre-application submission it is your view this is higher, the aforementioned will be the Council's published view.

The pre-application enquiry states that the proposed dwellings are to be self-build, any submission should demonstrate that the proposal would fall within the definition provided in the Self Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016). Subject to this the provision of self-build units would be a material consideration and weigh in favour of the development. Based on the pre-application submission this test is likely to be met as it appears that the applicant and intended first occupant have had primary input into the design.

Were a future application to demonstrate the provision of a genuine self-build plot this would be attributed positive weight in the planning balance. In this case the provision of a single dwelling in the circumstance of a minor shortfall would likely attributed moderate positive weight in the planning balance. An application should include the requisite self-build evidence outlined in the validation requirements at the end of this response.

Impact upon the Character of the Area

Policy DM10 of the SADMP requires new development to complement or enhance the character of the surrounding area with regards to scale, layout, density, mass, design, materials and architectural features.

Policy DM4 of the SADMP seeks to protect the intrinsic value, beauty, open character and landscape character, to safeguard the countryside from unsustainable development.

Policy M1 of the MPNP states that the countryside will be protected for the sake of its intrinsic character, beauty, heritage and wildlife. Policy M1 sets out a list of acceptable forms of development, of which as above the erection of a dwelling does not accord.

Policy M10 of the MPNP sets out a list of design criteria and states that to be supported development must be sympathetic to local character and history.

As set out earlier within this response, the impact on the countryside from the proposed development would be significantly limited due to the existing built form surrounding the site, including a mix of residential and commercial units. By way of its siting, the development would be backland development, however, the proposed development site relates well to the residential dwellings within the area and with the commercial elements of the site being located to the rear.

The plans provided as part of this pre-application have indicated a two storey dwelling with a single storey element located towards the residential dwellings located on Ratby Lane. The scale of the proposal is considered appropriate in this area and the overall design, including its orientation are considered to be acceptable. The development is also not considered to be highly visible from the highway and would therefore have limited detrimental impacts to the character of the area.

Overall, it is considered that the proposed development would likely be acceptable and in accordance with Policy DM10 of the SADMP. The proposal is not in accordance with Policy DM4 of the SADMP nor Policy M1 of the MPNP, however it is considered that the dwelling would not harm the intrinsic character/appearance of the countryside.

The site is located within the National Forest and Charnwood Forest, therefore in addition to the above Policies 21 and 22 of the Core Strategy are applicable to this proposal. Policy 21 supports proposals that contributed to the delivery of the National Forest Strategy provided that:

- The siting and scale of the proposed development is appropriately related to its setting within the Forest
- The development respects the character and appearance of the wider countryside and
- The development does not adversely affect the existing facilities and working landscape of either the Forest or the wider countryside

Within the National Forest new developments will be required to reflect the Forest context in their accompanying landscape proposals. Developments shall provide on-site or nearby landscaping that meets the National Forest development planting guidelines. Landscaping should generally involve woodland planting, but can also include creation and management of other appropriate habitats, open space provision and the provision of new recreational facilities. The appropriate mix of landscaping features will depend upon the setting and the opportunities that the site presents. Only in exceptional circumstances, where planting and landscaping cannot be accommodated on or nearby the development site due to lack of land will a commuted sum will be negotiated/accepted.

The site is also located within Charnwood Forest, Policy 22 states that within Charnwood Forest proposals will be supported that:

- Maintain the traditional working landscape of the forest, particularly those which involve rural diversification and sustainable tourism, including green tourism initiatives
- Provide new recreation facilities around the fringes of the area
- Provide access to and from the rural areas into and within the regional park by non vehicular means, provided that they:
 - Retain local character and complement the local landscape
 - Enhance open spaces, including the treatment of built edges
 - Enhance woodland and habitat provision and connectivity
 - Manage and enhance the cultural heritage of the area

A landscaping scheme should be submitted with any future application and should include tree planting to align with the aims of the above policies.

Impact on Residential Amenity

Policy DM10 of the SADMP states that the development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion.

The proposal has been design as such to limit any impacts to the existing residential dwellings located along Ratby Lane. The first floor window, serving the landing, is the only window which may cause a degree of overlooking into the private garden amenity space of the neighbouring properties. However, from the plans provided and the design and access statement it is considered that the window is located a sufficient distance from the neighbouring residential property, in accordance with the HBBC Good Design Guide. Any additional planting or screening to further reduce any potential impacts at formal application stage would be welcomed.

The development is not considered to create any detrimental impacts to neighbouring amenity in terms of overbearing, overshadowing or loss of light impacts. In addition, the impact to the future occupiers of the dwelling when considering the relationship with the commercial premises. HBBC Environmental Health provided no objections to the proposal. However, the submission of the Noise Assessment a indicated in the pre-application submission would be welcomed to ensure that future occupiers are protected from the adjacent business.

Overall the proposal is considered to be in general accordance with Policy DM10 of the SAMDP.

Impact on Highway Safety

Policies DM17 of the SADMP require all development to provide an appropriate level of parking provision.

LCC Highways have been consulted as part of this pre-application and have advised the following:

The development site is located on Ratby Lane which is a Classified C Road subject to a 40mph speed limit. From the Marrons Pre-Application Advice Request document the applicant proposes no amendments to the site's existing shared access arrangements from Ratby Lane. With any forthcoming formal application, it would be useful for the Applicant to submit details of the existing users of the shared access so the LHA can ensure the access is safe and suitable for use.

The Applicant's attention is drawn to Figure DG17 of Part 3 of the Leicestershire Highway Design Guide (LHDG) <https://resources.leicestershire.gov.uk/lhdg> for guidance regarding access geometry.

From the 'Floor Plans As Proposed, Drawing Number (WA 677 (04) 05)', the Applicant proposes a four-bedroom dwelling. Parking provision should be in accordance with section 3.151 of the LHDG, that being, a minimum of three car parking spaces for dwellings with up to three bedrooms. Parking spaces should have the minimum dimensions detailed within section 3.165 of the LHDG. If garages are to be used as part of the parking provisions, they should have the minimum internal dimensions detailed within Paragraph 3.200 of the LHDG.

The LHA refer the Applicant's attention to paragraph 3.193 and 3.194 of the LHDG about access for refuse collection and access for emergency vehicles.

LCC Public Rights of Way also made comment on the pre-application confirming that they have no objections at this stage given the location of the development being set away from the PRoW on the site.

Biodiversity Net Gain and Ecology

Policy DM6 of the SADMP states that Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management. Paragraph 180 of the NPPF states that development proposals should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity.

As a self-build development the application would currently be exempt from securing mandatory Biodiversity Net Gain.

It is noted that a Preliminary Ecology Appraisal has been carried out and would be submitted with the future application which is welcomed.

Flood Risk/Drainage

Policy DM7 of the SADMP requires that development does not create or exacerbate flooding and drainage.

The HBBC drainage officer has reviewed the pre-application request and commented as follows:

“According to the Environment Agency (EA) website, the application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of residential development in low flood risk areas is acceptable. The EA Surface Water mapping also indicates that the application site is located in an area at very low risk of flooding from surface water.

The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site, and ensure that surface water runoff does not increase flood risk elsewhere. The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance.

The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.

The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced.

If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems”.

Conclusion:

In conclusion, the application is considered to be in conflict with Policy DM4 as it is sited outside of the settlement boundary and is therefore considered to be located within the Countryside and does not adhere to any of the criteria outline within the Policy. However, as discussed within this pre-application response, it is found that the development would not be considered to be unsustainable development and no harm to the countryside has been found. As such, the weight attributed to Policy DM4 of the SADMP in this instance is limited.

In addition to the conflict seen within Policy M1 of the MPNP. Paragraph 14 of the NPPF states, “In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- A) The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- B) The neighbourhood plan contains policies and allocations to meet its identified housing requirement”

Paragraph 14 applies in this instance as the MPNP was adopted less than five years ago and contains policies and allocations to meet its housing requirement. Normally in light of paragraph 14 the conflict with Policy M1 would be attributed significant weight, however, as above the development has been found to be sustainable and unlikely to harm the character of the countryside, and therefore again would only be attributed limited weight.

In addition, it is acknowledged that there are potential social benefits from the proposal, such as providing housing for the future occupiers who currently own the land. Economic benefits associated with the construction of the dwelling and the future occupants opportunity to act as customers/employees for local business and services. It is however acknowledged that these benefits when associated with one dwelling are limited and are not considered to maintain or enhance the local community significantly.

Overall when considered the proposal for a single self-building dwelling, located in what is considered a sustainable location outweigh the harm and policy conflicts outlined within this pre-application response. On balance the proposal is considered acceptable.

Documents/Fees required supporting a planning application

Based on the details of the pre-application request, the following information should be submitted when seeking full planning permission:

- Full planning application form
- Ownership certificates/notices
- Full planning application fee
- Planning Statement
- Site Location Plan
- Block Plan showing proposed dwelling
- Existing and proposed site plan
- Proposed floor plans
- Proposed elevations
- Proposed car parking plan
- Proposed boundary treatment plan
- Proposed soft/hard landscaping plan
- Preliminary Ecology Appraisal
- Noise Assessment
- Self and Custom Build Evidence Form
- Draft unilateral undertaking securing the development as a self-build

It is a requirement that all plans/elevations are drawn to a recognised scale and labelled accordingly. For further details in regards to the validation requirements for full planning permission and listed building consent submissions, a list of national and local requirements can be found under the 'planning' pages on the Council's website.

I trust that this information is of use to you. If you have any queries on the above points, please do not hesitate to contact me.

Yours faithfully



Christopher Brown MRTPI
Planning Manager (Development Management)

The above comments are initial informal officer views only and are made without prejudice to any decision the local planning authority may make in respect of a subsequent application, and are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties. This letter does not constitute a decision under the Town and Country Planning Act 1990 (as amended) or other relevant legislation.

Where your proposed work requires additional consent under the Building Regulations, Hinckley and Bosworth Borough Council's Building Control Service are able to provide a quotation and advice. The Building Control Service can be contacted at buildingcontrol@hinckley-bosworth.gov.uk to arrange a quote.