

Design and Access Statement Incorporating Assessment of Planning Policy

Full Application for the demolition of existing buildings and the erection of a replacement B2 commercial building at 231 Shaw Lane, Markfield, Leicestershire.

9th December 2025 – Andrew Large

Contents

1.0 Introduction	2
2.0 Planning History	2
3.0 Application Background	2
4.0 Site Appraisal	4
4.1 Physical & Environmental Context and Planning History	4
4.2 Social and Economic Context	4
5.0 Design Component.....	5
5.1 Use	5
4.2 Layout.....	5
5.3 Amount	5
5.4 Scale	5
5.5 Appearance	5
5.6 Landscaping.....	5
5.7 Biodiversity.....	5
6.0 Access Component.....	5
7.0 Assessment against Planning Policy.....	6
7.1 National Planning Policy Framework 2024	6
7.2 Hinckley and Bosworth – Site Allocation and Development Management Policies DPD (SADMP)	7
7.3 Markfield Parish Neighbourhood Plan.....	10
7.4 Pre-Application Advice – 18/10117/PREHMO	12
8.0 Conclusion.....	15

DESIGN AND ACCESS STATEMENT INCORPERATING ASSESSMENT AGAINST PLANNING POLICY

1.0 Introduction

This statement has been prepared by Andrew Large Surveyors Ltd on behalf of Mr A. Pickup in support of a Full Application for the demolition of existing buildings and the erection of a replacement commercial building at 231 Shaw Lane, Markfield, Leicestershire.

The proposal seeks to replace a deteriorating structure with a high-quality, agricultural-style portal-framed building to support light industrial use. The development will improve the site's visual appearance and have benefits for the rural economy in providing commercial floorspace for rural based enterprise.

This report sets out the site context, planning history, relevant national and local planning policy, and the design and access considerations underpinning the proposal.

2.0 Planning History

Planning Applications:

- **87/00898/4** | PROPOSED SINGLE STOREY WORKSHOP OFFICE GARAGE – Approved 1987
- **89/01329/4** | FIRST FLOOR EXTENSION OVER EXISTING WORKSHOP – Approved 1989
- **01/01120/COU** | Change of use of property to a mixed use of residential and the operation of a landscape gardening business – Approved 2001
- **15/00780/COU** | Change of use to dog breeding establishment (retrospective) – Refused 2015

Enforcement Notice Appeals:

- **APP/K2420/C/16/3143780** | Without planning permission the use of the Land for a dog breeding establishment and the keeping of dogs (other than animals which are incidental to the personal enjoyment of the dwelling at 231 Shaw Lane)

3.0 Application Background

The site has a long-established commercial background, including previous consents for the erection of a “Proposed Single Storey Workshop Garage” (Ref: 87/00898/4) granted consent in 1987, and for “First Floor Extension over existing Workshop” (Ref: 87/00898/4) in 1987.

Planning permission was granted in 2001 (Ref: 01/01120/COU) for a mixed use of the property combining residential use with a landscape gardening business. Following this, the land was used for various commercial purposes, effectively operating as a small haulage yard and workshop over many years. These activities included vehicle storage/parking and general industrial uses.

In 2015, a retrospective application to regularise use of the land, in part, as a dog breeding and kennels facility was made by the tenant at the time of the residential property 231 Shaw Lane of the application site. During this time the site was still used for other commercial purposes by the landowner.

The application for dog kennels was refused by the Council (Application Ref: 15/00780/COU). Subsequently, in January 2016, an Enforcement Notice was issued requiring cessation of the

unauthorised dog breeding use. The tenant appealed this notice, but the appeal was dismissed in April 2016 (Appeal Ref: APP/K2420/C/16/3143780), upholding the enforcement action.

In the appeal decision, the Inspector confirmed that the land formed part of a mixed-use planning unit associated with 231 Shaw Lane (residential and commercial) and acknowledged the property's long-standing commercial use alongside the dwelling. Following the enforcement appeal, the unlawful dog breeding and kennel activities ceased.

In any event no lawful alternative use had been established through either the granting of planning consent or a certificate of lawfulness, the site's lawful use is for commercial use as no lawful material change of use had occurred.

The landowner has also previously applied for pre-application advice from HBBC planning authority under the reference 18/10117/PREHMO, where the officer provided an assessment of the site and considered it previously developed land.

The below historic mapping additionally shows built form on the site of the proposed building since at least 1928.



Figure 1: Leicestershire Sheet XXIV.SW - Revised: 1927 to 1928, Published: 1930

Submitted alongside this application are Statutory Declarations from the owner detailing the current and historic use of the site for commercial purposes. In addition supporting evidence is supplied as set out in section 4.3 below.

It is therefore unequivocal that the development site comprises previously developed land.

The current application is seeking to demolish the substandard existing commercial buildings (except B4 on the submitted plan) and replace them with a purpose-built building for commercial use.

4.0 Site Appraisal

4.1 Physical & Environmental Context and Planning History

The application site is located on the southern side of Shaw Lane, to the west of Markfield village. It comprises approximately 0.13 ha of previously developed land, currently occupied by an existing commercial building and associated hardstanding.

The site is surrounded by open countryside to the south and west, with residential properties fronting Shaw Lane to the north. The site benefits from an established access onto Shaw Lane and is well screened from the public domain by boundary vegetation and existing structures.

3 existing buildings are proposed to be removed as part of the development. Building B4, a red brick and tile building was identified as having moderate suitability for bat roosts within the Preliminary Ecological Assessment, though no evidence of bats was found. As such the applicant has opted to retain this building.

The proposal site is not within any designated landscape area, conservation area, or flood risk zone. It is within Flood Zone 1.'

4.2 Social and Economic Context

Markfield is a large village with a range of local amenities including shops, services, and public transport links. The site is approximately 25 metres from a bus stop served by regular services to Leicester, Coalville, and Ashby. The new building will support local employment and contribute to the rural economy through the creation and retention of small-scale business activity.

4.3 Historic Use

Dates			Appendix
01.04.21 – present day	Storage of caravans and trailers by Linton Farms	Lease agreements and bank statements	A
28/9/04 – 28/9/24	Storage and operation of one 7.5t vehicle by A Pickup and Son	Operators License Number OF1037264 for entire period and lease for the period 01/08/13 – 31/11/20, VAT returns, bank statements	B
01/4/12 – 01/04/16	Dog breeding	Enforcement notice and appeal, lease agreement with Mrs Julia Newton, , rent demands and bank statements	C
01/07/17 – 30/08/19	Storage of private light goods vehicles	Lease agreement with Miss Lolita Greer, rent demands and bank statements	D
01/09/19 – present day	Storage and repair of private light goods vehicles	Lease agreement with Mrs Sue Bridges, rent demands, bank	E

		statements and vat returns	
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5.0 Design Component

5.1 Use

The proposed building will be used for Class B2 (General Industrial) purposes, providing a lawful continuation of the site's commercial character. The use will be small-scale, appropriate to its setting, and compatible with neighbouring land uses.

5.2 Layout

The building is sited within the footprint of the existing structures to be demolished, ensuring minimal landscape impact. The layout retains existing access arrangements and associated hardstanding.

5.3 Amount

Existing built footprint: 148.63 m²

Proposed building footprint: 87.12m²

This represents a 41.5% reduction in built footprint, reducing built form and visual massing.

5.4 Scale

Proposed Building:

- Eaves height: 4.3m
- Ridge height: 5.6m

5.5 Appearance

The building will be of agricultural design, constructed with dark green profiled steel cladding, a sheeted dual-pitch roof, and a roller shutter access door. This aesthetic reflects other rural outbuildings in the locality and will improve the appearance of the site.

5.6 Landscaping

Existing vegetation along the site's boundaries will be retained. The proposal will maintain and enhance the rural landscape setting, through the removal of the dilapidated buildings.

5.7 Biodiversity

Turnstone Ecology Limited have carried out a Preliminary Ecological Assessment of the site and found no protected species present. The submitted Biodiversity NET gain metric demonstrates the proposed development will result in a biodiversity NET gain in excess of the statutory minimum.

6.0 Access Component

The site benefits from an established vehicular access directly onto Shaw Lane. The proposal will not materially increase traffic volumes relative to the historic use. Adequate on-site turning and parking will be retained to ensure vehicles can enter and leave in a forward gear.

Visibility splays are acceptable for the road conditions, and the proposal meets the requirements of Policy DM17 of the SADMP and Leicestershire County Council Highway Design Guidance.

7.0 Assessment against Planning Policy

7.1 National Planning Policy Framework 2024

- The proposed development has been assessed and evaluated against the following listed policies as well as other relevant design criteria associated with the Hinckley and Bosworth Site Allocations and Development Management Policies DPD (SADMP).
- Sustainable development is the crux of the National Planning Policy Framework, with the intent that all development should be sustainable and appropriate whilst minimising its adverse impact.

Making effective use of land

Para 124. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

The re-use of previously developed land for appropriate uses, including employment is supported by national policy, particularly where it would enhance the character and appearance of the area as this would.

Building a strong, competitive economy

Para 85. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

Paragraph 85 supports the sustainable growth and expansion of all types of businesses in rural areas, both through the conversion of existing buildings and well-designed new buildings. The NPPF recognises that sites to meet local business needs may exist beyond existing settlements, and planning decisions should enable the development of such rural enterprises.

Conserving and enhancing the natural environment

Para 187. *Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

This proposal is fully consistent with these aims: it reuses a brownfield site, replaces an outdated building, and delivers a sustainable and appropriately scaled commercial use that enhances the setting.

7.2 Hinckley and Bosworth – Site Allocation and Development Management Policies DPD (SADMP)

Policy DM1 – Presumption in favour of sustainable development

Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Borough Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- b) Specific policies in that Framework indicate that development should be restricted.*

The proposal accords with the development plan and the NPPF; it represents sustainable rural development making efficient use of previously developed land.

DM4 - Safeguarding the Countryside and Settlement Separation

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

...

...

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

c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or ...

i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and

ii) It does not undermine the physical and perceived separation and open character between settlements; and

iii) It does not create or exacerbate ribbon development;

iv) If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and

v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21

Development in the countryside is supported where it reuses or replaces existing buildings, enhances the setting, or contributes to rural employment. The proposed B2 building replaces a poor-quality existing structure, improving both visual and functional aspects of the site. The development is being built on a brownfield site where there are existing buildings and would lead to an enhancement of the immediate setting.

Policy DM6 – Enhancement of Biodiversity and Geological interest

Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management.

Existing vegetation is retained and reinforced. The proposal offers the opportunity for new native planting to strengthen the site's boundaries.

Policy DM7 – Preventing Pollution and flooding

Adverse impacts from pollution and flooding will be prevented by ensuring that development proposals demonstrate that: drainage function of water bodies in the borough; provided;

a) It will not adversely impact the water quality, ecological value or

b) Appropriate containment solutions for oils, fuels and chemicals are

- c) All reasonable steps are taken through design, siting and technological solutions to ensure the abatement of obtrusive light to avoid sky glow, glare and light intrusion;*
- d) It would not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity;*
- e) Appropriate remediation of contaminated land in line with minimum national standards is undertaken;*
- f) It will not contribute to poor air quality; unstable land; and*
- g) It will not result in land instability or further intensify existing*
- h) The development doesn't create or exacerbate flooding by being located away from areas of flood risk unless adequately mitigated against in line with national policy.*

The site is located in Flood Zone 1 according to the online flood map, and therefore, has a low probability of flooding from rivers and the sea.

Policy DM10 – Development and Design Developments will be permitted providing that the following requirements are met:

- a) It 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; be adversely affected by activities in the vicinity of the site;*
- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;*
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- d) The use and application of building materials respects the materials of existing, adjoining / neighbouring buildings and the local area generally;*
- e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;*
- f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;*
- g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;*
- h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;*

j) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

The proposed building respects its context through scale, materials, and layout. It will enhance the site's appearance and reduce visual clutter compared with the existing structure.

Policy DM17 - Highways and Transportation Development proposals will be supported where they:

- a) Seek to make the best use of existing public transport services and, where appropriate, provide opportunities for improving and sustaining the viability of those services;*
- b) Seek to ensure that there is convenient and safe access for walking and cycling to services and facilities;*
- c) Demonstrate that there is not a significant adverse impact upon highway safety; and in the case of development that generates significant movement;*
- d) That the development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised;*
- e) Where it can be demonstrated that the residual cumulative impacts of development on the transport network are not severe. Where appropriate, improvements will be required to be undertaken to the highways and transportation network to limit any significant impacts arising from the development (taking into account cost effectiveness). All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highways authority*

The existing access will be retained. The scale of use will not materially increase traffic generation and visibility along Shaw Lane is acceptable for the modest level of activity proposed. Please see section 6.0 for further clarity.

DM18 Vehicle Parking Standards

All proposals for new development will be required to provide an appropriate level of parking provision justified by an assessment of the site location, type of housing, other modes of transport available (e.g. public transport and cycle provision) and appropriate design. Any development will be expected to provide disabled parking provision. Developments within Hinckley Town Centre should demonstrate that they would not exacerbate existing problems in the vicinity with increased on-street parking.

The Proposed Site Layout shows 2 parking spaces, based on the existing usage of the site.

7.3 Markfield Parish Neighbourhood Plan

Policy M1: Countryside

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 replaces existing built form and will not extend the developed footprint of the site.

Policy M2: Landscape Character

Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area (identified on Figure 3) which it would affect.

Development should:

1. *Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design of development proposals;*
2. *Retain and where possible enhance woodland, hedgerows, mature trees, and stone walls as features of landscape importance unless it is demonstrated this is not viable or practicable;*
3. *Be well integrated within the landscape with planting to soften urban edges;*
4. *Be located and designed so as not to significantly harm the important long views from the publicly accessible locations at Billa Barra Hill, Hill Hole, and Altar Stones identified on the Map of Views; and*
5. *Provide appropriate landscape mitigation and/or suitable off-site enhancements.*

The new building adopts an agricultural-style design with muted materials to integrate into the rural context and minimise visual intrusion.

Policy M10: Design

To be supported development must be sympathetic to local character and history, unless the development is of exceptional quality or innovative design. Development must also:

1. *Be in keeping with the scale, form and character of its surroundings;*
2. *Protect important features such as jitties 1, granite setts, traditional walls, hedgerows and trees;*
3. *Have safe and suitable access;*
4. *Integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site;*
5. *The amenities of residents in the area should not be significantly adversely affected, including by loss of daylight/sunlight, privacy, air quality, noise and light pollution;*
6. *Create a place with a locally inspired or otherwise distinctive character and:*
 - a) *Resist the encroachment of modern, generic, domestic forms along key historic routes such as Main Street and the Green;*

- b) Ensure development responds to the agricultural and quarrying precedents in the village through materials and form;*
- c) Protect the influence of agricultural buildings and quarrymen's cottages to the south and west of the village.*
- d) Meets the general design principles of the National Forest.*

7. Take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates;

8. Ensure buildings are designed and positioned to enhance streets and spaces;

9. Be designed in a way that encourage low vehicle speeds;

10. Ensure parking is integrated so that it does not dominate the street;

11. Ensure public and private spaces are clearly defined and designed to be attractive, well managed and safe; and

12. Provide adequate external storage space for bins and recycling as well as vehicles and cycles.

The proposal is sympathetic to local character, adopting a form and scale typical of modern agricultural and rural commercial buildings.

7.4 Pre-Application Advice – 18/10117/PREHMO

As the site has previously been subject to pre-application response, albeit for a different development for 6 dwellings under the reference 18/10117/PREHMO, it is considered appropriate to assess the key considerations highlighted by the officer for the site that are still applicable to the currently proposed development.

The pre-application advice identified several key planning issues for this proposal. In response, the scheme has been carefully reviewed against the feedback received, with particular regard to: (a) development in the countryside (Policy DM4), (b) layout, design and residential amenity (Policy DM10), and (c) landscape and visual impact (Policy DM4 and Markfield Neighbourhood Plan Policy M2). The following provides a structured response to each of these matters, demonstrating how the application addresses the concerns in line with relevant national and local policies:

Countryside Development (Policy DM4) – The application site lies outside the settlement boundary in a countryside location. Hinckley & Bosworth Policy DM4: Safeguarding the Countryside permits development on previously developed land in the countryside where it involves the re-use or replacement of existing buildings and leads to an enhancement of the immediate setting, or where it significantly contributes to the rural economy. The proposal

fully complies with these criteria: it will replace an existing dilapidated commercial building with a smaller (in footprint), high-quality structure, thereby *enhancing the site's immediate setting and visual appearance*. The development is contained within the established brownfield plot and does not extend the built footprint into open countryside, consistent with Policy DM4 and

Markfield Neighbourhood Plan Policy M1 (which seeks to protect the intrinsic character of land outside the settlement). Importantly, the scheme will allow a local rural business to continue operating in a controlled manner, supporting economic growth and job creation in line with DM4's aims. This approach is also supported by national policy – the National Planning Policy Framework (2024) encourages making as much use as possible of previously-developed ("brownfield") land and gives significant weight to the development of rural businesses through well-designed new buildings beyond existing settlements. By re-using an established commercial site and improving it, the proposal meets the principle of sustainable development in the countryside set out in both DM4 and the NPPF. It will safeguard the countryside's open character (since no expansion into undeveloped areas is proposed) while securing the long-term viability of an appropriate rural enterprise on this previously developed plot.

Layout, Design and Amenity (Policy DM10) – The pre-application feedback highlighted the need for high-quality design and protection of neighbouring amenity. The scheme's design has evolved to ensure it respects their surroundings and causes no harm to nearby residents, in line with Policy DM10: Development and Design. DM10 requires that new development should not have any significant adverse effect on the privacy, outlook, light, or general amenity of adjacent occupiers, and that it should complement the character of the area in terms of scale, layout, and materials. The proposed building achieves this by adopting an agricultural-style form and a modest scale that is typical of rural outbuildings. Its footprint (approximately 87 m²) is actually a reduction of about 41.5% compared to the combined area of the existing structures on site, which means the new building will occupy less space and reduce visual bulk. The height and massing are kept low (eaves ~4.3 m) to remain unobtrusive. Furthermore, the building is sited on essentially the same location as the current structures to be demolished, maintaining the established layout and ensuring adequate separation from the nearest dwellings (which lie across Shaw Lane to the south). By retaining the existing site access and hardstanding configuration, the layout avoids any new activity closer to neighbors than the longstanding situation.

The design uses muted, dark-green profiled steel cladding and a simple dual-pitch roof, mirroring the appearance of an agricultural barn. This choice of materials and style allows the development to blend into the rural context and avoids any overtly industrial or inappropriate urban appearance. In terms of amenity, the intended light industrial (Class B2) use is small-scale and will be conditioned to appropriate hours, ensuring there is no significant noise, odor,

or disturbance – an improvement over the uncontrolled historic uses. The nearest residences are over 30 metres away, and with boundary vegetation retained, there will be no overlooking or loss of privacy. Overall, the proposal will enhance the site's appearance (replacing a ramshackle shed with a well-designed building) and will not adversely affect the living conditions of neighbors.

This response directly addresses Policy DM10 criteria and the design guidance in the Markfield Neighbourhood Plan (Policy M10), which calls for development to be sympathetic to local character and not harm residential amenities. The high-quality, context-sensitive design demonstrates compliance with these principles and with Chapter 12 of the NPPF (Achieving Well-Designed Places), thereby meeting the pre-application advice on design and amenity considerations.

Landscape and Visual Impact (Policy DM4 & Policy M2) – The site is set within a rural landscape, so the visual impact of the development has been carefully evaluated. Policy DM4 of the SADMP not only guides the principle of countryside development but also requires that any such development “does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside”. Likewise, the Markfield Neighbourhood Plan Policy M2:

Landscape Character seeks to ensure new development is sensitive to its landscape setting, retaining and enhancing important landscape features and minimizing harm to valued views. The proposal has been designed in direct response to these objectives. By replacing an existing building on previously developed land, the scheme avoids encroachment into open countryside or intrusion into any important vistas – the built form will not extend beyond the established envelope of development. The scale and height of the new structure are restrained, and the use of an agricultural vernacular design (timber/steel cladding with a green finish) will resemble an ordinary farm outbuilding, thus appearing in keeping with the rural scenery. In addition, all existing mature boundary hedgerows and trees will be retained, which provides natural screening. The application also proposes additional native planting along the northern and western boundaries to further soften the building's profile and enhance the site's green buffer. As a result, the development will be well-integrated into the landscape and is unlikely to be perceptible in any long-distance views or from nearby public vantage points beyond the site entrance. The visual improvements on-site (removal of a dilapidated structure and tidying of the yard) will in fact have a beneficial impact on the immediate locality. This careful approach means the proposal will protect the intrinsic character and beauty of the countryside setting, in full accordance with Policy DM4.

It also meets Neighbourhood Plan Policy M2 by conserving the local landscape character and reinforcing it with new landscaping measures. Additionally, the scheme aligns with the NPPF's

environmental objectives, which emphasize recognizing the intrinsic character and beauty of the countryside and improving landscapes where possible (NPPF 2024, para. 187b). In conclusion, the anticipated landscape and visual impact is negligible to positive, addressing the pre-application concerns: the development will sit comfortably in its rural surroundings without harm to views or character, and will enhance the site's appearance through sensitive design and landscaping.

Overall, the Response to Pre-Application Advice is demonstrated through the above measures. The proposal has been refined to ensure it complies with countryside policy (DM4), achieves a high standard of design with no amenity impacts (DM10), and respects the landscape character (DM4, NP M2). These considerations, alongside the detailed policy analysis in Sections 3.1–3.3 of this report, show that the development is acceptable and policy-compliant on all counts raised at pre-application stage. The applicant has positively engaged with the feedback to produce a scheme that satisfies local and national planning criteria, thereby providing confidence that the proposal can be supported through the formal application process.

8.0 Conclusion

This proposal represents a well-considered opportunity to redevelop a previously developed site with a high-quality, modestly scaled commercial building. It will:

- Replace a substandard and unsightly structure with a purpose-built facility of appropriate scale and design.
- Improve the site's appearance and compliance with planning policy.
- Support local employment and economic activity.
- Avoid harm to the countryside, neighbouring amenity, or the highway network; and
- Provide a lawful, sustainable use, addressing the site's historic enforcement legacy.

The proposal accords with the National Planning Policy Framework (2024), Hinckley and Bosworth SADMP, and Markfield Neighbourhood Plan, and should therefore be approved without delay in accordance with the presumption in favour of sustainable development.

Signed *Andrew Large*

Andrew J Large MRICS FAAV

Dated: 9th December 2025