

Planning Statement

Proposal: Siting of one new holiday rental at existing overnight tourism site at Hall Farm, Dadlington

Date: December 2025

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1 INTRODUCTION

- 1.1 This planning statement is submitted in support of the planning application made to Hinckley and Bosworth Borough Council for the proposed siting of an additional holiday rental at the established overnight tourism site at Hall Farm, Dadlington. The application is made on behalf of Mr and Mrs Walker.
- 1.2 The following paragraphs in this statement will address the relevant development plan policy and national planning policy guidance pertinent to the determination of the application and set out the reasons why planning permission should be supported.

2 SITE AND SURROUNDING AREA

- 2.1 The application site relates to a parcel of land within the Hall Farm site which already benefits from a tourism use with the erection of two holiday lets (planning ref: 22/00337/FUL). This application seeks planning permission for the erection of a third holiday rental unit adjacent to the two previously established holiday lodges.



- 2.2 Hall Farm is located at the junction of Main Street and Sutton Lane at the historic core of the village of Dadlington. The farm covers approximately 18 acres (which includes the house & garden, the yards & buildings, and the fields). The main farmhouse is situated within the village boundary of Dadlington (as defined in the SADMP) and looks over the village green to the south. The application

site is located to the north east of the farmhouse; and whilst it is closely related to the outbuildings at Hall Farm, it falls outside of the settlement boundary and is located within countryside.

- 2.3 The main farmhouse is a Grade II listed building. It is a late C18 or early C19 farmhouse, constructed in brick with three bays and with a central doorway flanked by casement windows with wood mullions. The farmhouse fronts onto Main Street and presents a side facing elevation to Sutton Lane.
- 2.4 To the rear of the farmhouse and extending along Sutton Lane is a courtyard of agricultural and equestrian brick outbuildings, allotment, orchard area and garden land. The outbuildings do not form part of the statutory list entry. One of the outbuildings has previously been converted to a very successful holiday let, known as *The Old Tractor Shed*. The remaining outbuildings are utilised as stables and stores.
- 2.5 Adjoining the application site are the two holiday lets which received planning approval under planning reference 22/00337/FUL. These holiday lets are called *Fieldon's Folly* and *The Fuller's Shed*. The holiday lets at Hall Farm have proven to be extremely successful with the site being awarded Leicestershire's Self Catering Accommodation of the Year at Leicestershire Promotions Tourism and Hospitality Awards 2024 <https://hallfarmdadlington.co.uk/were-officially-leicestershires-self-catering-accommodation-of-the-year-2024/>. The existing holiday site has an AA 5 Star Gold accreditation and Visitor Ready Accreditation. The site has successfully attracted visitors from overseas. The average occupancy rate for the site is more than double the national average for self-catering accommodation. Some images of the existing lodges are provided below.



- 2.6 Access to the application site is taken from Sutton Lane, utilising the existing private driveway.
- 2.7 The site is not within a designated Conservation Area boundary. As identified on the SADMP policy map, the Registered Bosworth Battlefield boundary is located approximately 130m north-west of the application site.
- 2.8 The Definitive Map identifies a public footpath route, extending along the boundary of Hall Farm land holding, positioned north of the application site. The route is known as Ambion Way; it is accessed from Shenton lane, extends around the bottom of the Gravel Pit, along the Hall Farm field boundary before meeting with the Ashby de la Zouch Canal and continuing to Fenn Lanes.
- 2.9 The site is within a Flood Zone 1 as identified on the Environment Agency's flood maps for planning with a low probability of flood risk.

3 RELEVANT PLANNING HISTORY

- Change of use from farm land to Holiday Let (Sui Generis Use Class) and siting of 2no. Holiday Rental Units with associated car parking, landscaping and refuse/recycling facilities planning reference number 22/00337/FUL. These units have been delivered and are now known as *Fieldon's Folly* and *The Fuller's Shed*.
- Planning permission has already been granted for the conversion of an existing outbuilding to holiday let accommodation at Hall farm planning reference: 20/00597/FUL. This permission has been implemented and the holiday let now known as *The Old Tractor Shed*.

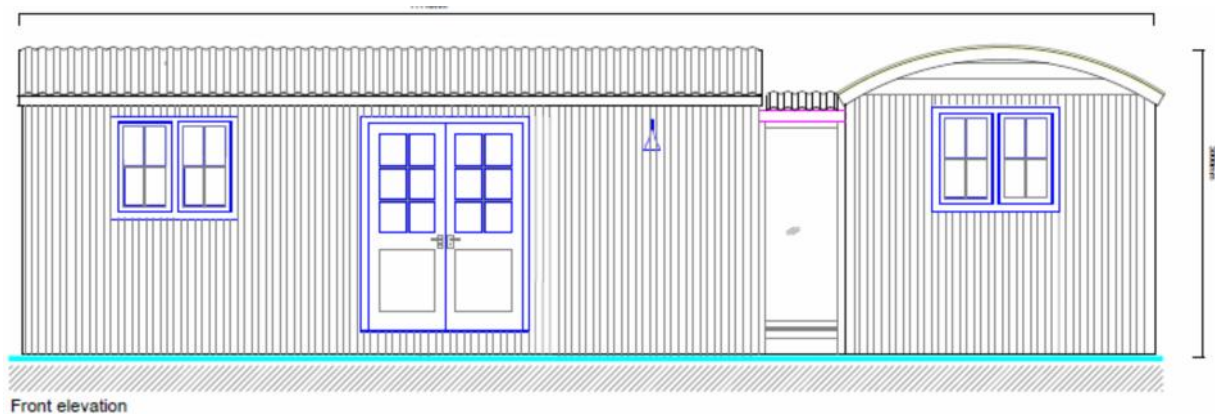
4 DESCRIPTION OF THE PROPOSAL

- 4.1 The application is submitted in detail and proposes the siting of one new holiday let with associated hardstanding, access, drainage infrastructure and hard and soft landscaping. An extract copy of the proposed site plan is provided below for reference.
- 4.2 As shown on the copy of the proposed site plan the new holiday rental is



situated adjacent (north) to the established holiday rentals existing on the site. Like the existing holiday lets, the new unit of accommodation is set behind a landscaped boundary. It is accessed from the established private driveway with two car parking spaces and turning space.

- 4.3 The holiday let is designed from two shepherd's huts, linked together to provide one unit of accommodation in an 'L' shaped configuration. The holiday rental includes one bedroom, bathroom, kitchenette and dining area. The curved roof design was purposefully chosen to relate to the Dutch barn located on the site. The external finish of the holiday let is to be in black corrugated cladding sheets to complement the existing holiday lets on site. The holiday rental has an external patio area and hot tub under a canopy cover.



5 PLANNING POLICY CONTEXT

- 5.1 The development plan relevant to the determination of the application is the adopted Hinckley and Bosworth Core Strategy 2009 and the Site Allocations and Development Management Policies DPD 2016. The NPPF is a material planning consideration in the context of decision making.

CORE STRATEGY 2009

- 5.2 The Core Strategy provides the over-arching strategy and long term vision for Hinckley & Bosworth, whilst other Development Plan Documents implement the strategy and vision contained within the Core Strategy.
- Policy 13: Rural Hamlets
 - Policy 23: Tourism Development

The Western GI Zone Map (page 28 of the Core Strategy) identifies Dadlington as falling well within the identified 'Tourism Area' of the District.

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICES DPD 2016

- Policy DM1: Presumption in Favour of Sustainable Development

- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM17: Highways and Transportation
- Policy DM18 – Vehicle Parking Standards
- Policy DM24: Cultural and Tourism Facilities

5.4 **OTHER MATERIAL PLANNING CONSIDERATIONS:**

- Dadlington Neighbourhood Plan

The Dadlington Neighbourhood Plan (DNP) has been through examination and the Parish Council has agreed to accept the Examiner's suggested modifications. The DNP is yet to be put to referendum and is not yet part of the adopted development plan. It is, however, at an advanced stage of preparation.

- Policy D3 – Landscape and Locally Important Views
- Policy D4 – Green Infrastructure
- Policy D5 – Ecology and Biodiversity
- Policy D6 – Features of Local heritage Interest
- Policy D7 – Design

The DNP recognises the importance of tourism and identifies the range of tourist attractions in proximity to the village including The Bosworth Battlefield Heritage Centre, The Battlefield Line, Twycross Zoo, Ashby Canal, Whitemoors Antique Centre and Mallory Park.

With specific reference to the Bosworth Battlefield the DNP recognises that key moments in the historic Battle of Bosworth are showcased by a sculpture trail with one installation (The Storm Breaks) is located at Fenn Lanes and at St James' Church in Dadlington (where the remains of many of those who fell in battle are buried) is the Healing Sculpture.

- New Local Plan

Hinckley & Bosworth Borough Council are in the process of preparing a New Local Plan which will guide the type, amount and location of development in the Borough up to 2045. This will replace the existing planning framework comprising the Core Strategy (2009), Site Allocations and Development Management Policies DPD (2016), and the Hinckley Town Centre (2011) and Earl Shilton and Barwell

(2014) Area Action Plans. The New Local Plan is at an early stage of preparation (Regulation 18 stage) and carries limited weight at this stage.

5.5 **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

The NPPF identifies the purpose of the planning system is to contribute to the achievement of sustainable development. In achieving sustainable development the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives). The three overarching objectives are economic, environmental and social.

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (**paragraph 11**). For decision taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Supporting a prosperous rural economy

Paragraph 88 of the Framework states planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Paragraph 89 of the Framework advises planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.

Promoting sustainable transport

Paragraph 110 of the Framework advises the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios (**Paragraph 116**).

6 POLICY ASSESSMENT

6.1.1 Strategic policies and the principle of development

Policy 13 of the CS relates to the rural hamlets; it says the Council will support the development of the tourism industry in line with Policy 23. Dadlington is identified as one of the rural hamlets and is situated within the key tourism area of the district as shown on the Western GI Zone Map (page 28 of the Core Strategy).

Policy 23 of the CS expressly relates to tourism development for new and extended visitor attractions and encourages overnight holiday accommodation including bed and breakfast accommodation, holiday lodges, and tenting fields in suitable locations which: can help to support existing local community services and facilities; is of a design and at a scale which is appropriate to minimise impact and assimilate well with the character of the surrounding area with acceptable landscaping; adds to Hinckley & Bosworth's local distinctiveness and complements the tourism themes of the borough; and, adds to the economic wellbeing of the area.

Policy DM4 of the SADMP seeks to protect the intrinsic value, beauty, open character and landscape character, of the countryside from unsustainable development. Development in the countryside will be considered sustainable where it falls within criterion a) to e) and i) to v) of the policy. Whilst DM4 does not expressly reference tourism developments – paragraph 13.8 of the SADMP makes it clear that this type of rural enterprise is encapsulated within the scope of rural diversification. Paragraph 13.8 of the SADMP states: *“Rural enterprise can entail a variety of activities which can all contribute to job creation and economic growth, including but not exclusively, uses related to agriculture, tourism, business and community uses.”* **Policy DM4 (c)** provides support for

proposals which: *“significantly contributes to economic growth, job creation and/or diversification of rural businesses.”*

Policy 24 of the SADMP sets out that the council will seek to support the development of new tourism facilities across the borough.

The Framework (**paragraph 88**) supports a prosperous rural economy through the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings; and, sustainable rural tourism developments which respect the character of the countryside

6.1.2 Tourism is one of the key growth areas for economic development. The borough of Hinckley and Bosworth has a range of very attractive and distinctive landscapes with several significant visitor attractions and areas of historic importance, including Mallory Park, Twycross Zoo and Bosworth Battlefield. The strategic policies in the adopted Core Strategy acknowledge the importance of tourism development for the borough.

6.1.3 Summer 2025 saw the launch of the Bosworth 1485 Sculpture Trail a 12-mile journey through history and countryside, linking Market Bosworth, Sutton Cheney, Fenn Lanes, and Dadlington with four striking public artworks. The Bosworth 1485 Sculpture Trail is a significant tourism project implemented by Hinckley and Bosworth BC in partnership with Leicester & Leicestershire Enterprise Partnership and Leicestershire Promotions Ltd. Dadlington features as part of the sculpture trail with one installation (The Storm Breaks) located at nearby Fenn Lanes and one within Dadlington itself at St James' Church (the Healing Sculpture).

The application site is positioned in a key location on the sculpture trail route. An extract copy of the route is provided above. The full route can be viewed here:

<https://www.richardiiicountry.com/richard-iii/walking-the-trail>

6.1.4 Market Bosworth and the surrounding rural area, with its attractive countryside and villages, and collection of visitor attractions, stands out as a day visit destination with potential to attract weekend



break stays. The provision of much needed, high quality overnight accommodation in the rural areas is a priority for growth; with the emphasis not only on promoting individual tourism attractions but to encourage visitors to stay in the local area, to enjoy more of what is on offer and to encourage more spend in the county wide area to support community facilities, services and local businesses. More rural overnight accommodation is needed to capitalise on the strengthening national demand for short breaks and growing interest in weekend escapes to the country.

6.1.5 The application relates to a part of the site which has previously changes use from agriculture to holiday let under the previous planning permission in 2022. The application proposes the expansion of an award winning, well established, overnight holiday accommodation business with an additional unit of accommodation. The site is located within the rural hamlet of Dadlington, within the strategic tourism area of the borough and at a key location point on the Bosworth 1485 Sculpture Trail. The principle of expanding the offer at the established site with one additional holiday let is considered to meet with the tourism and economic policy objectives of development plan Policies 13 and 23 of the CS, Policies DM4 and DM24 of the SADMP and paragraph 88 of the Framework.

6.2.1 [Design and impact on the character of the area](#)

Policy 23 of the CS requires tourism development to be a design and at a scale which is appropriate to minimise impact and assimilate well with the character of the surrounding area with acceptable landscaping.

Policy DM4 of the SADMP requires development to: i) not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and ii) not undermine the physical and perceived separation and open character between settlements; and iii) not create or exacerbate ribbon development.

Policy DM10 of the 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.

Policy D3 of the emerging DNP sets out that development should be located and designed in a way that is sensitive to the open landscape, with extensive vistas dominated by natural features that characterise the Neighbourhood Area.

Policy D7 of the emerging DNP sets out the design objectives which amongst other things include: development being in keeping with the scale, form and character of its surroundings; and protects important features.

6.2.2 Careful consideration has been given to the design, scale and siting of the new holiday let to minimise impact and to ensure it assimilates well with the existing overnight accommodation and character of the surrounding area. The holiday let essentially comprises two shepherd huts which are adjoined and positioned in an 'L' shaped configuration to form one unit of accommodation. The structure is small in scale, single storey and is of a design and character which would not appear out of context with the countryside location and established rural character of Hall Farm.

6.2.3 On approach to the site from Sutton Lane the location, landscaped driveway, low single storey height of the holiday let, together with the choice of materials, will ensure the structure would relate well to the existing holiday lodges on site, would be largely screened with very limited and glimpsed views from the public highway. The development would not be a prominent addition to the site.



6.2.4 From Shenton Lane views of the site are taken across the Gravel Pit. The site has an elevated position to Shenton Lane but this is a long distant view, and given the existing landscaping and topography, position and character of existing outbuildings and lodges, the development would not be apparent in views from this location. As shown in the image the existing holiday lodges are not visible from this location point. The new shepherd hut is set further away and is behind the existing lodges.



6.2.5 There is a public footpath route (Ambion Way) which forms part of the Bosworth 1485 Sculpture Trail that extends along the boundary of Hall Farm. The route is taken from Shenton lane, opposite The Dog and Hedgehog public house; it runs along the bottom of the Gravel Pit before



turning right, leading along the boundary of the grazing land at Hall Farm before it meets with the Ashby de la Zouch Canal and continuing on to Fenn Lanes. The route is approximately 130m north of the application site and is plotted with the blue line on the aerial image below.

6.2.6 The views of Hall Farm from Ambion Way are from a distance and show a farmstead with a range of outbuildings and associated grazing land. The views are partially screened by the concave topography of the land. The proposed shepherd's hut would be read as part of the established farmstead and collection of outbuildings and would not appear out of context within the countryside and landscape setting.

6.2.7 The development is contained within the boundaries of the farm and established holiday lodge setting. There is no concern for encroachment into an area of separation between settlements or for the exacerbation of ribbon development in accordance with Policy DM4.

6.2.8 It is concluded that the proposals are of a design and scale appropriate to minimise impact and assimilate well with the character of the surrounding area in accordance with Policy 23 of the CS, Policies DM4 and DM10 of the SADMP



and emerging Policies DM3 and DM7 of the DNP.

6.3.1 Heritage Assets

When determining applications, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Councils to have special regard to the desirability of preserving a listed building or its setting (section 66) and to pay special regard to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

6.3.2 **Policies DM11 and DM12** seek to protect and enhance the historic environment and heritage assets. If the impact of any proposal causes harm to a heritage asset it must be weighed against the public benefits of the proposal.

6.3.3 The main farmhouse is a Grade II listed building. However, the outbuildings and associated land (including the application site) do not form part of the statutory listing. The site is not within a designated Conservation Area boundary. The Registered Bosworth Battlefield boundary is approximately 130m north of the site. The application site is not therefore a designated heritage asset nor does it affect the physical fabric of any designated heritage asset. The matters for consideration relate to setting only.

6.3.4 The proposed holiday let is separated from the main farmhouse by the associated range of outbuildings and the existing holiday lodges. The site is therefore somewhat detached from the listed building. Due to its proposed siting, the shepherd's hut will not harm any of the principal views to the listed house from Main Street or The Green and will not materially affect the limited views of the rear elevation of the farmhouse from the north-east or from Ambion Way over the intervening agricultural fields. Given the simple design and appearance of the holiday let as a shepherd's hut, the proposal is in keeping with the character of the surrounding countryside and rural setting of the site; and would not harm the setting or significance of Hall Farm.

6.3.5 The battlefield site to the north of Dadlington is situated within a relatively open and undulating agricultural landscape. The Bosworth Battlefield Conservation Plan (2013) identifies a number of publicly accessible key views around Dadlington of the battlefield, including a view from Sutton Lane to the north-east of the application site. The siting of the shepherd's hut will not materially affect views towards the battlefield site or encroach into any key views identified within the Conservation Plan.

6.3.6 The proposed shepherd's hut would not have any direct physical impact upon the battlefield, given the local topography, distance from the battlefield, and the overall scale and rural design. The

proposal would be an appropriate form of development within the wider setting of the registered Battle of Bosworth Field and will have no adverse impact upon its significance.

6.3.7 The proposal complies with Policies DM11 and DM12 of the SADMP, Section 16 of the NPPF and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.4.1 [Residential amenity](#)

Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings and that the amenity of the future occupiers of proposed development would not be adversely affected by activities in the vicinity of the site.

Policy D7 of the emerging DNP seeks to ensure the amenities of residents in the area are not significantly adversely affected, including by loss of daylight/sunlight, privacy, air quality, noise and light pollution

6.4.2 The nearest residential dwelling is Hall Farm itself and this is separated from the holiday lets by the range of existing outbuildings. The existing holiday lets within the farm have operated successfully without causing concern for amenity impacts.

6.4.3 The proposed development would not result in any adverse impacts of neighbouring residential amenity in regard to excessive noise, light pollution, overlooking or loss of privacy and would therefore comply with Policy DM10 of the SADMP and Policy DM7 of the emerging DNP.

6.5.1 [Highway Safety and Access](#)

Para 116 of the Framework indicates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 89 of the Framework advises planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.

Paragraph 110 of the Framework advises the planning system should actively manage patterns of growth. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

Policy DM17 of the adopted SADMP supports development that would seek to maximise the use of sustainable transport modes to access services and facilities, be located where the need to travel can be minimised and would not result in any significant adverse impacts on highway safety.

Policy DM18 requires new development to provide an appropriate level of parking provision.

6.5.2 Whilst the site is located within the countryside, it adjoins a rural hamlet, the proposals seek to expand a successful rural overnight accommodation business, there are local amenities close to the site which would benefit from the expansion of this business, and there are a number of Public Rights of Ways in the vicinity. As highlighted under the Framework, planning policies and decisions should recognise that sites to meet local business needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.

6.5.3 Access to the site is achieved from an existing private driveway from Sutton Lane. The application is small in scale proposing just one additional holiday let. There are no concerns for the level of traffic movements, access composition or geometry. The development delivers suitable off road car parking and turning.

6.5.4 The proposed scheme is considered to be acceptable and in accordance with Policies DM17 and DM18 of the adopted SADMP and paragraphs 89, 110 and 116 of the Framework.

6.6.1 Ecology and Biodiversity

Policy DM6 of the adopted SADMP seeks to conserve and enhance features of nature conservation value and retain, buffer or manage favourably such features.

6.6.2 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. The application is supported by a BNG Assessment and Metric.

6.6.3 The existing baseline score for the Site is 0.22 habitat units, meaning a post-development score of 0.24 habitat units or greater would deliver the required BNG. The BNG Technical Note prepared by Croft Ecology and provided with the application pack, sets out recommendations to enable the proposed development to achieve an increase in biodiversity post development with a 14.4% habitat units BNG.

6.6.4 It is concluded that the development can proceed in compliance with the objectives of Policy DM6.

6.7.1 Drainage

Policy DM7 of the adopted SADMP seeks to prevent development from resulting in adverse impacts on flooding by ensuring that development does not create or exacerbate flooding by being located away from areas of flood risk unless adequate mitigation is provided in accordance with National Policy.

6.7.2 The site is located within a Flood Zone 1 on the Environment Agency's Flood Risk Maps for planning with a low probability of flooding. Subject to standard planning conditions there are no reasons to prevent the development with reference to drainage and flood risk.

7 **OVERALL CONCLUSIONS**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The NPPF, Core Strategy and SADMP support the development of tourist accommodation proposals in rural areas in the interests of supporting a prosperous rural economy. For the reasons set out in this statement, the application meets with the overarching objectives of the development plan and NPPF and planning permission can therefore be supported.