

Mr Bill Wye
Woodside Farm, Heath Road, Bagworth, Leicestershire, LE67 1DG
Planning Statement

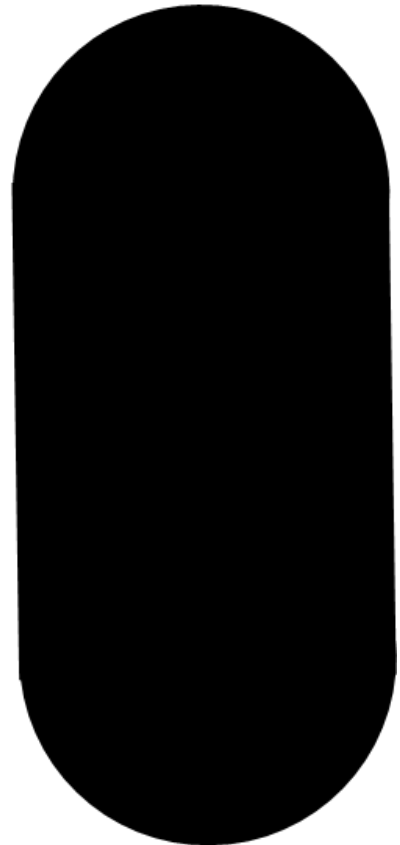
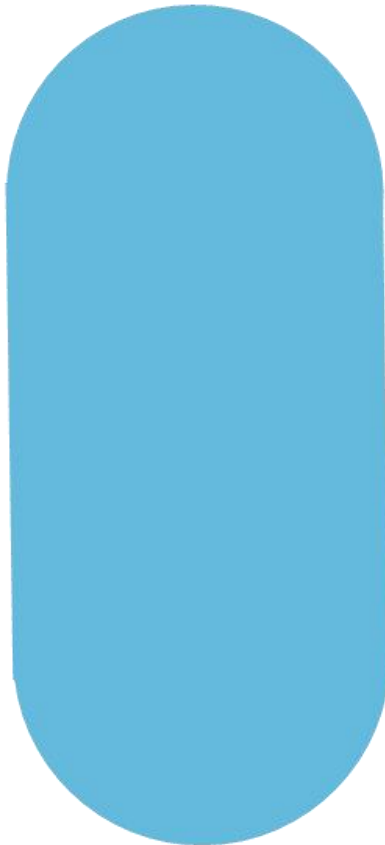


Conversion of Redundant Rural Building to Dwellinghouse (Use Class C3) and Associated Works

At Woodside Farm, Heath Road, Bagworth, Leicestershire,
LE67 1DG

PLANNING, DESIGN AND ACCESS STATEMENT

For Mr Bill Wye



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1. INTRODUCTION

1.1 This Planning, Design and Access Statement has been prepared on behalf of our client, Mr Bill Wye (“the Applicant”) to accompany a full planning application for ‘conversion of redundant rural building to dwellinghouse (Use Class C3) and associated works’ Woodside Farm, Heath Road, Bagworth, Leicestershire, LE67 1DG (“the Site”). The proposals comprise the following elements:

- Conversion works to redundant rural building to form two storey dwelling (Use Class C3);
- Creation of separate driveway and parking area to serve new dwelling; *and*
- Creation of private amenity space to serve new dwelling

1.2 The following drawings, prepared by The Art of Building, have been submitted electronically via the Planning Portal as part of this application and should be read in conjunction with this Planning Statement:

- Site Plan, Block Plan and Location Plan – drawing no. 23.82.100 Rev D
- Existing Floor Plans and Elevations - drawing no. 23.82.101 Rev C
- Proposed Floor Plans, Elevations and Section - drawing no. 23.82.102 Rev B

1.3 The submission is also supported by the following document:

- BJ Collins Protected Species Survey and BNG Report

1.4 Arrangements have been made separately for the payment of £588.00, the correct fee for an application of this type alongside the Planning Portal £85.00 administration fee.

1.5 This Planning Statement is structured as follows:

- In Section 2 we describe the site and its surroundings, and set out the relevant background to this application, including the planning history for the application site, alongside a summary of the discussions held with the LPA;
- In Section 3 we describe the proposed development;
- In Section 4 we identify, address and assess the relevant planning policy considerations against which the proposed development should be considered; *and*

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- In Section 5 we set out our conclusions.

2. BACKGROUND, SITE AND SURROUNDING AREA

i. Site Description

- 2.1. The circa application site is situated approx. 1.7km to the south east of the settlement of Bagworth, and 2.3km to the east of Barlestone. The site itself consists of a redundant agricultural building originally constructed as an ancillary building to the wider circa.1.99 ha Woodside Farm Site.
- 2.2. The building is 6.3m high with a pitched corrugated steel roof. The footprint of the building is circa.12.2m x 18.6m and is constructed using concrete blocks. There is a pair of large sliding metal doors to the southern elevation, with a number of smaller windows and openings on the eastern elevation. Internally there is a small staircase to serve a first floor area on the eastern side of the building.
- 2.3. The site falls within Flood Zone 1 where there is a low probability of flooding. There is nothing of significant ecological value on the application site itself, with the site predominately comprising buildings and hardstanding.
- 2.4. None of the buildings subject to this application or the wider Woodside Farm site are locally or nationally listed, nor are they located within a Conservation Area. There are no trees subject to a Tree Preservation Order (TPO) within the site. The site is also situated on the edge of the National Forest.
- 2.5. Land levels across the site are generally flat, with there being a slight incline in the site in an easterly direction from Heath Road.

ii. The Surrounding Area

- 2.6. The site is situated outside of the defined limits to a settlement and is within the open countryside. Public views of the site are however restricted due to the extensive hedgerows and trees bordering the site, particularly from the east.
- 2.7. Bagworth Heath Woods surrounds the northern and eastern boundaries of the site. The woods are designated as Greenspace within the current Development Plan. Desford Brick Works and the Merry Lees Industrial Estate are located approximately 500m further to the east of the site. Heath Road traverses the southern and western site boundary, which provides a highway link to the settlement of Bagworth to the north. To the west of the site and on the opposite side of Heath Road lies further woodland

and agricultural land.

- 2.8. In terms of the nearest settlements, the 'Key Rural Centre's (as designated within the adopted Development Plan for the Borough) of Bagworth and Barlestone are located *circa.* 1.7km to the north-west and 2.3km to the east respectively.
- 2.9. There are no designated heritage assets in proximity to the site, the nearest being the Grade II listed Bagworth War Memorial (List UID: 1464881) and the Grade I listed St Peter's Church in Thornton (List UID: 1074115) both approx. 1.7km away. The site is well contained visually and physically from these assets.

iii Planning History

- 2.10 The planning history of the Woodside Farm site is summarised in Table 1 below.

1. Application No.	Description	Date of Decision	Decision
88/00700/4	Erection of bungalow and dog kennels and barns (outline)	20.09.88	Approved
88/01137/4	Erection of bungalow and dog kennels – reserved matters	25.10.88	Approved
10/00371/FUL	Demolition of existing dwelling and erection of 1no. Dwelling with annex	19.07.10	Approved
15/00094/HOU	Proposed garage and swimming pool with gym on first floor with glazed link to existing dwelling	07.04.15	Approved
24/10145/PREHMO	Conversion of redundant rural building to a dwelling (Advice).	11.11.24	Advice given

Table 1 – Planning history of the site.

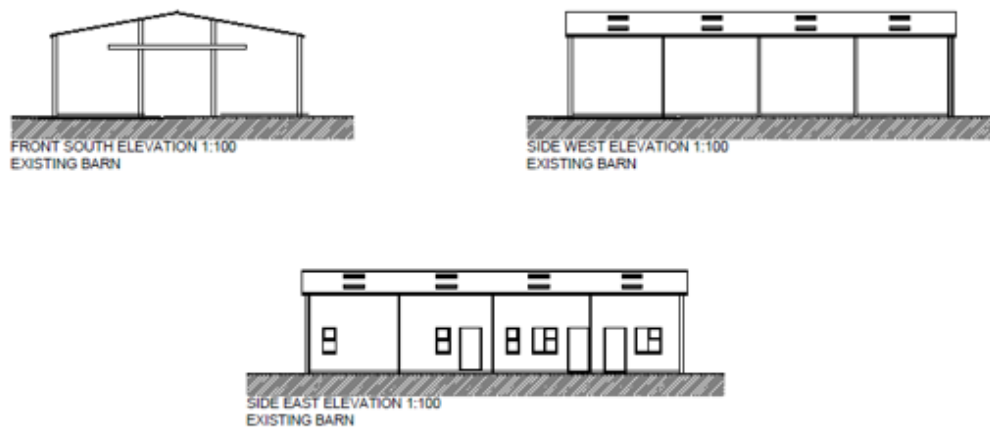
iv Pre-application Advice ref 24/10145/PREHMO

- 2.11 On behalf of our client, Marrons submitted an application for informal advice to the local planning authority for the conversion of the building to form a two storey dwelling.
- 2.12 The scheme made provision for a first floor extension to the rear of the building to form a balcony along with an increase in the height and design of the roof. A new car port for 2 cars was also proposed on the western side of the building.
- 2.13 A written response from the local planning authority was received on 11th November 2024. Whilst a view was taken that the scheme as shown would be unlikely to receive a favorable outcome, helpful advice was provided as to how the scheme could be modified to make it more acceptable.
- 2.14 As discussed below, the status of the Development Plan in decision making has changed however since the pre-application advice was issued. This should be borne in mind when considering the current proposal.

3. THE PROPOSED DEVELOPMENT

- 3.1 It is proposed to convert the redundant rural building into a residential unit (Use Class C3) along with associated works.

Existing Elevations:



Proposed Plans:



3.2 The dwelling will have the following elements:

Ground Floor Accommodation	First Floor Accommodation
Reception/hallway Open plan kitchen, dining living room Snug Utility/boot room Plant/boiler room Two en-suite bedrooms	Three en-suite bedrooms Void area for storage

- 3.3 The existing footprint of the building will be retained, with no increases in size proposed. The height and form of the roof will remain as existing, other than the removal of sections necessary to form the balcony areas.
- 3.4 New openings are proposed to all elevations to provide access and light to the rooms within the dwelling. It is also proposed to cover the existing block built structure with timber cladding.
- 3.5 As shown on the submitted site plan drawing no. 23.82.100 Rev D, vehicular access for the new dwelling would be via the existing access onto Heath Road. A new and separate self-draining driveway is proposed to serve the new dwelling. Off-street parking will also be provided within the curtilage of the new dwelling in accordance with the Leicestershire Highways Design Guide
- 3.6 The new dwelling would benefit from its own private amenity space which would be appropriately landscaped.

4. POLICY CONTEXT AND APPRAISAL

The Development Plan

- 4.1 The Planning and Compulsory Purchase Act 2004 (Section 38(6)) requires that applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 The Development Plan for the application site consists of the relevant policies of the Hinckley & Bosworth Core Strategy (adopted December 2009) and the Site Allocations and Development Management Policies DPD (“SADMP DPD”) (adopted July 2016).
- 4.3 The National Planning Policy Framework (December 2023) and SPDs such as The Good Design Guide will also be material considerations in the determination of this application.
- 4.4 The Core Strategy adoption predates all versions of the Framework, whilst the adoption of the SADMP DPD predates the latest five revisions. In accordance with the Framework, due weight will be given to the policies contained within the Development Plan according to their degree of consistency with the Framework (the closer the policies in the Plan to the policies in the Framework, the greater the weight that may be given).

Core Strategy (adopted 2009)

- 4.5 The following policies from the SADMP DPD are considered to be relevant to the determination of this planning application:
- Policy 21: National Forest

Site Allocations and Development Management Policies DPD (adopted 2016)

- 4.6 The following policies from the SADMP DPD are considered to be relevant to the determination of this planning application:
- 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 DM10 – Development and Design
- Policy DM15 - Redundant Rural Buildings
- Policy DM17 – Highways and Transportation
- Policy DM18 – Vehicle Parking Standards

[*The Leicestershire Minerals and Waste Local Plan \(adopted 2019\)*](#)

- 4.7 The Minerals and Waste Local Plan includes a spatial vision, spatial strategy, strategic objectives, and core policies which set out the key principles to guide the future winning and working of minerals and the form of waste management development in the County of Leicestershire over the period to the end of 2031. The Development Management Policies set out the criteria against which planning applications for minerals and waste development will be considered.

[*National Planning Policy*](#)

- 4.8 The National Planning Policy Framework (July 2021) is very clear in requiring local authorities to support the Government's objective of significantly boosting the supply of homes.

- 4.9 The following sections of the Framework are considered to be relevant to the determination of this planning application:

- Section 2 – Achieving sustainable development
- Section 4 – Delivering an sufficient supply of homes
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment

[*The Good Design SPD*](#)

- 4.10 The Good Design Supplementary Planning Document sets out a *vision to* 'substantially raise design quality' in the Borough and provides clear guidance to encourage high quality design across all development types. Of particular relevance to this proposal is Chapter 6 (Converting Agricultural Buildings) which sets out guidance on the expected design principles for such development.

[The Leicestershire Highways Design Guide \(LHDG\) \(2002\)](#)

- 4.11 The Leicestershire Highways Design Guide deals with highways and transportation matters and covers the impact of new development on existing highways, rights of way and transportation infrastructure. Specific to developments of this type, the document sets out clear guidance with regards to vehicular access and off-street parking provision. Advice on sustainability options are also included.

i. The Principle of the Development and Housing Land Supply

- 4.12 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. Paragraph 2 of the National Planning Policy Framework (NPPF) repeats this and states that the NPPF is a material consideration in determining applications.
- 4.13 Paragraph 11 of the National Planning Policy Framework (NPPF) 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 development plan in this instance consists of the adopted Core Strategy (2009) (CS), the Site Allocations and Development Management Policies DPD (2016) (SADMP) and the Leicestershire Minerals and Waste Local Plan (2019).
- 4.14 Paragraph 8 of the Framework elaborates upon the definition of sustainable development, and states that the planning system has three overarching objectives:
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet*

the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 4.15 Policy DM4 of the Site Allocations and Development Management Policies DPD seeks to safeguard the open countryside and states that:

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development.

- 4.16 Whilst seeking to protect the rural landscape, Development Plan policy DM4 further sets out a number of criteria where development within the countryside would be considered as sustainable. Of relevance to the application site is sub-section (b) of Development Plan policy DM4 which confirms that one type of sustainable development in the countryside would be 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.

- 4.17 This proposal for re-use of an existing rural building would therefore clearly comply with Development Plan policy DM4 at sub-section (b) in principle.

- 4.18 Policy DM15 of the Site Allocations and Development Management Policies DPD then deals specifically with redundant rural buildings, and states:

Proposed development outside the settlement boundary for the reuse and/or adaptation of redundant or disused rural buildings will be supported where:

- a) The applicant demonstrates the building is no longer viable in its current use; and*
- b) The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration; and*

- c) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage; and*
- d) The proposed development accords with Policy DM10: Development and Design and relevant design guidance, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.*

All development proposals for the re-use of redundant rural buildings should result in the enhancement of the immediate setting.

- 4.19 The sale of the dwelling and land at Woodside Farm has resulted in the building subject to this proposal becoming redundant. The use of the building ancillary to Woodside Farm has ceased as the building was not included in the sale of the main dwelling on the site. In compliance with sub-section (a) of Development Plan policy DM15, the building is clearly no longer viable in its previous use.
- 4.20 The building is of generally sound structure being of a water tight brick built structure with a solid roof. As demonstrated on the submitted suite of plans to accompany this application, the works to convert the building would not involve 'significant rebuild or alteration'. In response to the feedback provided by the Council at the pre-application stage the foot print and height of the building is to remain the same along with no proposed alterations to the roof shape. The proposal is consequently compliant with sub-sections (b) and (c) of Development Plan policy DM15. Matters relating to design as set out in sub-section (d) of policy DM15 are discussed further in this statement.
- 4.21 Given this context, it is considered that the development of the site as proposed is acceptable in principle in accordance with the relevant Development Plan policies. These policies clearly make provision in principle for the conversion of agricultural buildings to alternative uses, with the provision of residential dwellings as being an appropriate alternative use contained within.
- 4.22 However, the Development Plan for the Borough is considered aged. The Hinckley & Bosworth Core Strategy was adopted in December 2009 and the Site Allocations and Development Management Policies DPD ("SADMP DPD") was adopted in 2016. Both of which are now more than five years and are due to be replaced by a new Local Plan.
- 4.23 It is noted that the age of the current Development Plan policies reduces the weight

that can be attributed to them in the planning balance. However, when assessing the principle of the development, we do not consider that the proposal would be in conflict with these policies. This would weigh in favour of the proposal.

- 4.24 The Council has commenced preparation of the new local plan. The emerging Local Plan for 2020-41 has been consulted on at Regulation 18 draft stage, with the consultation period ending in September 2024. The latest Local Development Scheme outlines further public consultation in 2025. However given the early stage of preparation at this time the new local plan cannot be assigned any weight in the determination of this application.

Housing Land Supply

- 4.25 The Council at the present time cannot demonstrate the required 5 years supply of housing land.
- 4.26 The Council's published 5 yr Housing Land Supply Statement for the period April 2023 – March 2028 confirmed that, at 1st April 2023, it can demonstrate a 5.6 year supply of housing land. The revisions to the Framework in December 2024 revised the standard method for calculating the local housing need assessment. As a result, the Council must re-visit its five-year housing land supply and at the moment has acknowledged that it is unlikely to be able to demonstrate the required supply of housing land.
- 4.27 Quantifiable evidence of this can be found in recent appeal decisions which have confirmed the figure is reduced significantly as follows:
- Land East of The Common, Barwell (Ref APP/K2420/W/24/3348387) found a supply of 3.55 years in March 2025
 - Land adjacent 10 Wolsey Drive, Ratby (Ref APP/K2420/W/24/3344038) found a supply of 4.89 years in February 2025
- 4.28 In such circumstances where the Council has an aged Development Plan and cannot demonstrate the required housing land supply the Framework, at paragraph 11(d) clearly states that:

“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”.

4.29 The proposals therefore fall to be considered principally against the policies contained within the Framework, and the guidance contained within The Council's Good Design Guide SPD (2020).

4.30 Section 11 of the Framework seeks to ensure that development proposals make effective use of land and is very clear in requiring local authorities to support the Government's objective of significantly boosting the supply of homes. The Framework at paragraph 124 highlights that the re-use of previously developed land should be encouraged. The proposal is evidently in accordance with this as it will reuse a redundant building to form a new dwelling.

4.31 Paragraph's 82 to 84 of the Framework specifically cover rural housing. Paragraph 84 in this case is particularly relevant and states:

“Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

(a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;

(b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;

(c) the development would re-use redundant or disused buildings and enhance its immediate setting;

(d) the development would involve the subdivision of an existing residential building; or

(e) the design is of exceptional quality, in that it:

- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”*

- 4.32 The proposal clearly complies with the Framework at paragraph 84(c) with regards to principle. The development will re-use a redundant building in this countryside location. The provision of a new dwelling is a viable alternative use of the building at a time of critical housing need both locally in the Borough and at the national level. The development would be sustainable in terms of compliance with the Government's 'brownfield first' approach to the delivery of new housing.
- 4.33 Given this context, it is considered that the development as proposed is acceptable in principle in accordance with development plan policies and the requirements of the National Planning Policy Framework.

iii. Design

- 4.34 Section 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the following six national policy requirements of development to ensure the creation of well-designed places:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where*

crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

- 4.35 The Framework at paragraphs 82 to 84 specifically deals with rural housing matters. With regards to design matters Paragraph 84 is particularly relevant to this proposal and makes provision for new dwellings in the countryside subject to one or more of the following strict number of criterion being met:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
c) the development would re-use redundant or disused buildings and enhance its immediate setting;
d) the development would involve the subdivision of an existing residential building;
or e) the design is of exceptional quality, in that it:
i. is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas;
ii. and ii. would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

- 4.36 The Good Design Supplementary Planning Document sets out a vision to ‘*substantially raise design quality*’ in the Borough and provides clear guidance to encourage high quality design across all development types. Of particular relevance to this proposal is Chapter 6 (Converting Agricultural Buildings) which sets out clear guidance on the expected design principles for such development.

- 4.37 These quality aspirations are reflected within the Development Plan. Policy DM10 sets out general design principles for new development. The Countryside Policy DM4 is relevant and requires that development proposals in the countryside protects and preserves the special character of the rural landscape. Policy DM15 sets out the specific approach to proposals involving redundant rural buildings. Whilst these policies cannot be assigned full weight in the planning balance, it is not considered that this proposal is in direct conflict with these policies.

- 4.38 With regards to design, the building in its present form of is not considered to form a visually appealing addition to the site or the wider the rural landscape.
- 4.39 Following the receipt of the pre-application advice response from the Council, the design approach has been altered in accordance with the advice given.
- 4.40 The development now proposed is considered to enhance the immediate setting of the site by providing a structure which is much more compliant with the surrounding countryside vernacular. The existing unappealing and out of character block work will be clad with timber in response to the aspirations set out in Development Plan policy 21. This will provide a much more visually cohesive building in the context of the surrounding landscape and wider National Forest.
- 4.41 The proposal has also been amended to appear as a simple conversion. There are no extensions or additions proposed, with the existing scale and mass of the building being retained. The formation of the new openings are necessary to provide adequate light to the rooms within the building. Careful design of these elements has been undertaken however to retain a more simple appearance for the building. Features such as the more traditionally appearing doors facilitate this.
- 4.42 The proposed materials palette has been chosen to provide a quality development within the rural landscape. The replacement roof material will be of higher visual quality than the current corrugated metal roof. The choice of dark metal cladding will be similar in appearance to the current roof albeit with a far superior quality and finish to enhance the appearance of the building. The majority of the new openings will also be aluminium, again providing a visually appealing development which responds to the surrounding rural context.
- 4.43 Careful consideration has been taken to the internal layout of dwelling. The purpose of this is to keep alterations to the western and most visible elevation of the building to a minimum. The hedge along the boundary of the site with Heath Road will provide screening for the slight change in the western elevation as a result the single proposed opening to this elevation.
- 4.44 Given the age and design of the building, there are no historic features to be preserved. There are no significant alterations proposed to the area immediately surrounding the building, other than the provision of a separate gravel access and parking area. The nature of the surrounding countryside will therefore not be impacted upon by the proposals.

- 4.45 Overall, the proposal has been carefully designed in response to the provisions of the relevant planning policies at the national level and the previous advice given by the Council.
- 4.46 The appearance of the application site will be demonstrably improved following the conversion works, resulting in a high quality and attractive addition to the locality. The open nature of the surrounding countryside will not be impacted upon by the proposals.
- 4.47 In design terms the development is considered to be fully in accordance with sections 11 and 12 of the Framework and The Good Design Guide SPD. There is also no identified conflict with the relevant design policies set out within the Development Plan. This would weigh in favour of the scheme in the planning balance.

i. Other Matters

Highways

- 4.48 Section 9 of the Framework is concerned with highways matters. Policies DM17 (Highways and Transportation) and DM18 (Vehicle Parking Standards) of the Development Plan seeks to ensure new development proposals do not result in a significant adverse impact on the safe operation of the highway network and provided adequate off street car parking provision.
- 4.49 The building at the present time has an unrestricted agricultural use where traffic movements are not limited. The proposal would utilise the existing access onto Heath Road and would not therefore result in an additional access on to the highway. It is noted that the Leicestershire Highways Authority did not raise any comments at the pre-application stage regarding this access provision.
- 4.50 Parking and turning provision for the new dwelling would also be provided in accordance with the requirements of policy DM18. Provision for bin storage is also made. The proposals would not therefore have any impact (adverse or otherwise) upon the surrounding highways network, nor does the design of the scheme present any highway safety issues, in accordance with Section 9 of the Framework along with policies DM17 and DM18.

Residential Amenity

- 4.51 Section 12 of the Framework requires planning decision makers to provide a high standard of amenity for existing and future users of new development. Development Plan policy DM10 (Development and Design) seeks to ensure new development will safeguard the amenities neighbouring occupiers. This ethos is present in within the Good Design SPD which provides guidance for the preservation of residential amenity.
- 4.52 The proposal is fully compliant with the principles set out in the policy and guidance to ensure neighbouring amenity is preserved. With regards to the future occupiers of the dwelling, the proposals have been designed to be compliant with the DCLG Technical Housing Standards (2015).

Ecology

- 4.53 Section 15 of the Framework sets out a requirement for planning policies and decisions to contribute to the natural environment. The Environment Act (2021) sets out that developers must deliver Biodiversity Net Gain (BNG) of 10%. BNG is an approach to development which makes sure that habitats for wildlife are left in a measurably better state than they were before the development. Development Plan Policy DM6 requires development proposals to demonstrate '*how they conserve and enhance features of nature conservation and geological value*'.
- 4.54 The site predominately comprises of the redundant building and small areas of hard standing, which have little ecological value. The boundaries around the site is bound by mature trees and hedgerows however, these are outside of the application site boundary due to the intervening distance will remain unaffected by the proposals.
- 4.55 A preliminary bat roost assessment has been carried out which identified some bat activity within the building in the form of scattered dropping along with potential roost features externally. The project will therefore require the appropriate licensing if the development goes ahead. Full details of these finding along with appropriate mitigation measures can be found in the supporting BJ Collins Protected Species Survey.
- 4.56 With regards to Biodiversity Net Gain, the Metric calculation tool identified the following:

- The total site area is equal to 0.14 hectares
- The Total Habitat Units (Ecological Baseline) is equal to 0.22
- 0.1 hectare of habitat will be retained
- The proposed development will lead to a loss of 0.06 habitat units from the Ecological Baseline

4.57 To reach the required 10% uplift, the report states at least 0.08 habitat units will be required in compensation. The proposed change of use will constrain the site as a residential garden and there is subsequently no potential to deliver net gain on site. The report therefore recommends the developer seek the acquisition of 0.08 Habitat Units from an external provider, such as one of the habitat banks.

Heritage

4.58 Section 16 of the Framework is concerned with protecting the historic environment. There are no listed buildings in the vicinity of the application site to consider, with the nearest being the Grade II listed Bagworth War Memorial (List UID: 1464881) and the Grade I listed St Peter's Church in Thornton (List UID: 1074115) both approx. 1.7km away. Due to the distance and intervening natural and built environment, there is no intervisibility nor physical relationship between the aforementioned assets and the application site. The site is not within a Conservation Area. The proposals therefore do not have any heritage implications.

Drainage

4.59 The application site is located within Flood Zone 1, and is therefore at low risk of flooding. Residential development in this location is consequently in accordance with Section 14 of the Framework.

4.60 There are no other material considerations that should prevent planning permission for the proposed development from being granted.

Welfare Unit

- 4.60 Given the location of the site and that the redundant building does not currently benefit from services and facilities, provision for a welfare unit to be provided on site is proposed. This temporary building will provide facilities to workers throughout the construction process and will be removed once the work is completed. There are no long term identified harms identified in relation to this building.

5. Conclusions and Planning Balance

- 5.1 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.
- 5.2 The Council cannot demonstrate a 5-year housing land supply and the policies in the adopted Core Strategy and the adopted SADMP are considered to be out of date. It is necessary therefore to consider that the 'tilted' balance in paragraph 11(d) of the NPPF applies and planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 5.3 The proposal would be in compliance with the aims of the Framework in terms of the appropriate and well-designed reuse of a redundant building in the countryside to provide much needed new housing in the Borough.
- 5.4 The development proposals are not considered to have a significant harmful effect on the character and appearance of the countryside. In this regard it would be broadly acceptable and consistent with the requirements of Development Plan Policies DM4 and DM10.
- 5.5 The character of the site would improve as result of the proposals by the conversion of the redundant unattractive building to a high quality and visually appealing building in the rural landscape.
- 5.6 The effects of the proposal in relation highway safety are not considered to pose an unacceptable impact on highway safety, in accordance with the requirements of section 9 of the Framework and Development Plan Policy DM17. The proposal would cause no harm to any heritage assets. There are flooding or drainage harms associated with the site.
- 5.7 The impact on protected species can be adequately be mitigated, and an appropriate Biodiversity Net Gain solution provided in accordance with the provisions of the Framework as supported by the Planning Practice Guidance and Development Plan policy DM6.
- 5.8 As the tilted balance applies, paragraph 11(d) of the NPPF requires that planning

permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 5.9 It has been demonstrated throughout this Planning Statement that the proposals would not give rise to any significant adverse impacts by way of their location, siting, or scale. It is not considered that there are identified adverse impacts to the proposed development which would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF when taken as a whole.
- 5.10 It is respectfully suggested therefore that there are no material considerations to indicate that planning permission should not be granted for the proposed development.