

Hinkley & Bosworth Borough Council
Hinkley Hub
Rugby Road
Hinkley
Leicestershire
LE10 0FR

11 August 2025

Dear Sir/Madam

**PROPOSED GYPSY CARAVAN SITE FINNEY HILL, HEATH ROAD, BAGWORTH,
LEICESTER, LE67 1DG**

Please find attached completed planning application forms, plans and supporting information.

DESIGN & ACCESS STATEMENT

Use, Scale and Layout

The proposal involves the material change of use of land to use as a residential Gypsy caravan site comprising 4 mobile homes. The application site previously had permission for 4 caravans granted under permission No. 10/00003/PP. The layout would be as shown on the submitted Site Layout Plan and, it would utilise the existing hardstanding located to the north eastern corner of the site.

Access

Access to the proposed development would be via an existing access from Heath Road. This access has previously been found suitable for residential use. This would be as shown on the submitted site layout plan.

Planning considerations

Policy 18 of the Hinkley & Bosworth Borough Council Core Strategy, adopted 2009, sets out the criteria by which proposals will be determined. Planning permission for new gypsy and traveller sites will be granted providing the site is:

- Within or adjacent to the settlement boundary of Hinckley, Burbage, Barwell and Earl Shilton or
- Within or adjacent to the settlement boundary of any of the Key Rural Centres/Rural Villages or
- Is located within a reasonable distance of local services and facilities including shops, GP's and schools, even if the site is not directly adjacent to the settlement boundary, and
- Has safe highway access, provision for parking and servicing
- Can be capable of sympathetic assimilation into the surroundings and
- Is appropriate to the scale of the nearest settlement, its local services and infrastructure
- Will not cause unacceptable nuisance to existing neighbours by virtue of noise and other disturbance caused by movement of vehicles to and from the site
- Appropriate to provide a safe and healthy environment for residents

Effect on the Countryside

Policy C of PPTS suggests that gypsy sites may be located in rural or semi-rural areas, provided that they are of a scale appropriate to their specific location. This is reiterated in paragraph 26 of Policy H. Policy H states that local planning authorities should very strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan. PPTS does not define the terms “settlement” or “away from” and it has been for Inspectors on appeal to interpret their meaning. Case law has established that “settlement” does not mean that it has to be designated as such in a Local Plan or, that the settlement the site is not away from must contain any services or facilities. ‘Away from’ a settlement plainly means something more than ‘outside’ an existing settlement and suggests some degree of remoteness. In this case, the proposed caravan site is close to the edge of Bagworth and, within a reasonable distance of Newbold Verdon and Market Bosworth. The site is clearly not in an isolated or remote location and, is not away from the closest settlement for the purposes of PPTS.

It is an appropriate location in principle for a gypsy caravan site. That being the case, it cannot be expected that gypsy sites are hidden from view or, that some harm will not be caused to the character or appearance of the countryside. The proposed site is enclosed by existing hedgerows and trees along all 4 sides, including a substantial hedgerow along the roadside boundary. The proposed

development would not be prominently located or obtrusive in the landscape. Additionally the nearest neighbouring property is located approximately 500m away. As such, there would be no unacceptable harm to the character or appearance of the countryside or, any unacceptable nuisance to existing neighbours by virtue of noise and other disturbance caused by movement of vehicles to and from the site.

Sustainability

The site is within walking and cycling distance of Bagworth, identified as a Key Rural Centre in the Local Plan. The site is also within convenient travelling distance of Newbold Vernon, where there is a primary school, GP and various shops. Bus stops are available in both settlements, providing access by public transport to larger settlements in the area.

Highway Safety

The site benefits from an existing access that has been found to be safe for use by an inspector on appeal. The Site Layout Plan demonstrates that adequate vehicle parking and manoeuvring space would be provided on site.

Other Material Considerations

Paragraph 25 of Policy H sets out issues which should be considered in the determination of planning applications for gypsy sites. In this case, Policy 18 is a positively worded policy whereby there is no requirement to prove a need for the development. If the site is suitable with regards to the Council's locally specific criteria, planning permission should be granted.

Notwithstanding the above, PPTS requires local authorities to have an up-to-date understanding of gypsy and traveller accommodation needs. The Council has not carried out a Gypsy and Traveller Accommodation Needs Assessment (GTAA) since 2016. It was carried out on the basis of a definition of gypsy and traveller which has been found by the courts to discriminate against bona-fide travellers and, the current definition has significantly widened its ambit. Given the size of the local traveller population it is inevitable that needs will have increased considerably since 2016 and, the Council is not only unable to give an up-to-date estimate of need or, demonstrate a five-year supply of deliverable land for traveller sites. Paragraph 11(d) of the Framework is therefore engaged

by which planning permission should be granted unless the adverse impacts significantly and demonstrably outweigh the benefits.

Conclusions

The proposed development would satisfy all of the Council's locally specific criteria for new gypsy and traveller sites set out in Policy 18 and, therefore, planning permission should be granted without delay.

For the above reasons, I trust that you will feel able to support my client's planning application, and I look forward to receiving the Council's decision in due course. If there are any aspects of the application which Officers consider could be improved upon, please do not hesitate to discuss these with me.

Yours faithfully,

Samuel Brown