

March 2026



PLANNING AND AFFORDABLE HOUSING STATEMENT

Land off Cunners Close, Barlestone



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1 INTRODUCTION

1.1 Scope of the Planning and Affordable Housing Statement

- 1.1.1 This Planning and Affordable Housing Statement has been prepared to support an outline planning application made by Gladman Developments Ltd (Gladman) for residential-led development at land off Cunnery Close, Barlestone ('the site'). The description of proposed development is as follows:

“Outline planning application for the erection of up to 158 dwellings (including affordable housing) with public open space, landscaping, sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access.”

- 1.1.2 This Statement assesses the proposal against the adopted development plan and relevant material considerations, including the national imperative to address the ongoing housing crisis. It demonstrates that the development is sustainable, acceptable in planning terms, and should be granted permission without delay. Crucially, the 'tilted balance' under paragraph 11(d) of the National Planning Policy Framework ('the Framework') is engaged as Hinckley and Bosworth Borough Council cannot demonstrate a robust five-year housing land supply. The restrictive policies outlined within footnote 7 of the Framework do not apply; therefore, the most important policies for determining this application are considered out-of-date.

1.2 Scope of the Planning Application

- 1.2.1 This Statement is one of a suite of documents submitted to evidence the application and comprehensively demonstrates the suitability and sustainability of the site for residential development.
- 1.2.2 A list of supporting planning application documents is provided in a separate submission 'cover letter', which confirms compliance with HBBC validation requirements and as previously agreed with HBBC officers through pre-application engagement.

2 THE SITE

2.1 Site Description

2.1.1 The application site is located within the administrative area of Hinckley and Bosworth Borough Council ('HBBC' or 'the Council'). It extends to approximately 6.53 hectares and comprises a single arable field parcel, situated on the south-western edge of Barlestone. It is surrounded by properties aligning Cunners Close to the north, Bosworth Road Park to its east and a well-established tree belt on its western and southern limits.

2.1.2 Immediately east of the site boundary, lies Barlestone Recreational Ground, which is separated by a row of mature trees and provides playing fields and a playground. The western boundary is defined by a small area of woodland, while the southern edge consists of a hedgerow and trees with further arable farmland beyond.

2.1.3 The site is currently not publicly accessible, contains no Public Rights of Way (PRoWs), and is not subject to any statutory environmental, landscape, or heritage designations.

2.2 Surroundings

2.2.1 Barlestone is a large village situated to the north of Hinckley and to the west of Leicester. It is identified in the adopted Core Strategy as a Key Rural Centre. Key Rural Centres provide localised provision of facilities permit access by foot, cycle and local bus and can minimise car journeys not only for those people who are living in the Key Rural Centres, but also the rural villages and hamlets surrounding these centres.

2.2.2 Barlestone is located circa 10km to the north of Hinckley, 15km to the west of Leicester, 15km to the north east of Nuneaton and 20km to the east of Tamworth.

2.2.3 The site is in an accessible location within approximately 600m of the centre of Barlestone, where most services and facilities are located. The village provides a good range of services including, but not limited to; convenience stores, a post office, a dentist, primary school, public houses and bus stops, which are all within easy walking and cycling distance from the application site, demonstrating the settlement's suitability to accommodate further residential growth in relation to locational sustainability.

2.2.4 There are bus services which serve Barlestone, which together provide connections to several settlements in the local area including Leicester, Hinckley, Ibstock, Coalville and Market Bosworth. The nearest bus stops to the site are located on Barton Road between its junction with Curtis Way and its junction with Gregory Road, which are circa a 7-minute from the site. These bus stops are served by the no. 153 service which provides an hourly service from Monday to Saturday and enables passengers to commute to and from various destinations including Leicester, Hinckley, Market Bosworth and Desford. The LC6 service provides four services a day from Monday to Saturday and enables passengers to commute to and from various destinations including Hinckley, Coalville and Market Bosworth.

2.2.5 The application site clearly represents a suitable location for residential development and a settlement identified for growth.

2.3 Planning History

2.3.1 The site has been the subject of three previous outline planning applications for residential and mixed-use development ranging from 176 to 450 dwellings. Most recently, applications ref. 19/01011/OUT and 20/00102/OUT (both for up to 176 dwellings) were recommended for approval by planning officers and received no objections from statutory consultees. However, both were refused by the Planning Committee, citing concerns regarding landscape impact (SADMP Policies DM4 and DM10) and highway safety (SADMP Policy DM17).

2.3.2 A subsequent appeal against application 20/00102/OUT was dismissed in July 2021. While the 'tilted balance' was engaged, the Inspector deemed the perceived landscape and highway impacts to outweigh the benefits at that time. The current proposal responds to the Inspector's concerns. Furthermore, the political planning landscape has since materially changed following the publication of the December 2024 Framework, which places a renewed emphasis on significantly boosting the supply of homes.

2.4 Pre-Application Engagement

2.4.1 Prior to the submission of the application proposals, a pre-application meeting with officers from HBBC's planning team was held on 8th January 2026. A copy of the Council's corresponding pre-application advice (issued on 22nd December 2025) is provided at Appendix E to the submitted Statement of Community Involvement.

3 THE PROPOSED DEVELOPMENT

3.1 Introduction

- 3.1.1 This application addresses the previous reasons for dismissal and is guided by a Development Framework Plan (DFP) and Design and Access Statement (DAS), which provide broad design parameters to demonstrate how the Site could be developed and provide further guidance for the future delivery of the proposed development.

3.2 Development Proposals

- 3.2.1 The application proposals are submitted in outline, with all matters reserved except for access. The drawings submitted for approval as part of this outline planning application are:

- Site Location Plan (Drawing no: 2020-007/101); and
- Proposed Access Arrangements (Drawing no.s: P25081-001G & P25081-002D)

- 3.2.2 The application proposal includes the following:

- Up to 158 residential dwellings (including up to 40% affordable delivered in accordance with current adopted planning policy). While the exact housing mix is to be determined at the reserved matters stage, the DAS proposes a broad range of 1 to 5-bedroom properties at an average net density of 36 dwellings per hectare (dph).
- Approximately 2.16 hectares of new publicly accessible green space (combined public open space and green infrastructure). This highly interconnectable green infrastructure includes a central greenspace and enhanced landscaped edges on the western, southern, and eastern boundaries.
- New children's play areas including a LEAP and a LAP. These are shown on the DFP as a focal central green. The proposals will also offer additional accessible spaces to play, meet, and rest.
- Vehicular access from Cunnery Close, taking the form of a 5.5m carriageway and an emergency access from Bosworth Road.

- Habitat creation and positive management of natural boundary features. The landscape-led approach demonstrates how the mandated 10% BNG trading standards can be met for each category on-site.
- A new dedicated pedestrian and cycle link onto Manor Road in the north-western corner of the site via an existing footpath.
- A Sustainable Urban Drainage System (SuDS), including an attenuation pond situated in the southern part of the site to collect surface water run-off and provide further biodiversity enhancement.
- The ability to incorporate climate-responsive design elements.

3.2.3 It is proposed that vehicular access to the site will be achieved via an extension of the stub from Cunnery Close. The access would comprise a carriageway of width of 5.5m and the existing 2m wide footway on the eastern side of Cunnery Close will be extended into the site to allow for pedestrian access. The accompanying Transport Assessment demonstrates that this access will operate without giving rise to any unacceptable impacts on the operation of the local road network and that the necessary visibility splays can be achieved.

3.2.4 The proposals represent a logical extension to the existing settlement area and is well related to the urban edge of Barlestone. The scheme offers a range of benefits, including making a significant contribution towards the market and affordable housing needs of the Hinckley and Bosworth authority area.

3.2.5 The proposals will deliver a range of house types and sizes, with up to 40% of the dwellings provided as affordable housing. Full details of the housing mix will be confirmed at the Reserved Matters stage.

3.2.6 The illustrative Development Framework Plan for the site demonstrates how the proposed dwellings will be set within a comprehensive framework of open space and multifunctional green infrastructure. The proposals will constitute a well-contained extension to the existing built-up area of Barlestone, and can be successfully assimilated into their setting without giving rise to any unacceptable landscape and visual effects.

3.2.7 The proposals seek to retain all existing landscape features of the site wherever possible. Retained trees and hedgerows along the site's boundaries will be complemented by new planting, with tree-lined streets and on-plot planting providing attractive routes through the development, and the areas of green infrastructure also incorporating planting and habitats that will be of benefit to wildlife. The site is well contained by physical features, with important trees and other landscape features retained within the scheme.

3.3 EIA Screening

3.3.1 The proposals fall under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as the proposed quantum sought exceeds 150 dwellings.

3.3.2 The location does not present any environmental constraints and is not in a sensitive area. HBBC did not require an ES to be submitted in support of the previous application on this site. It is therefore considered that the proposal does not constitute EIA development. Nevertheless, the application is supported by a comprehensive range of supporting technical documentation which assesses a range of environmental implications associated with the proposed development to ensure that the scheme can be accommodated on the site without any undue environmental harm.

4 PLANNING POLICY CONTEXT AND MATERIAL CONSIDERATIONS

4.1 The National Housing Crisis

- 4.1.1 There is a housing crisis in England. This is primarily a consequence of decades of inadequate levels of housebuilding. The result is massive shortage of homes for people to buy and low affordability.
- 4.1.2 Research published by Centre for Cities¹ estimated that, in 2015 England had a backlog of 4.3 million homes that were missing from the national housing market. Research published by the Centre for Policy Studies in July 2025² estimates the housing shortage to have now risen to 5.8 million homes in England.
- 4.1.3 ONS data published in March 2025³ shows that, in 2002 the median salary in England was £20,739 and the median house price was £102,000. This equated to an affordability ratio of 4.92. In 2024, the median salary was £37,617 and the median house price in England was £289,995 equating to an affordability ratio of 7.71. Regional disparities further highlight housing affordability across the country, as demonstrated in the case of HBBC within this Statement.
- 4.1.4 The direct social consequences of not building enough homes includes a mixture of an increased demand on an expensive private rental market; pressure on social housing; more adults living with their parents for longer, thus delaying family formation; people living in sub-standard and unsuitable and overcrowded homes; and increasing homelessness in all forms.
- 4.1.5 Stunted housing delivery is also misaligned with national and regional economic and productivity growth aspirations. If delivery is inadequate to house an area's required workforce needed to meet such ambitions, the consequences on the housing market would include a mixture of affordability and overcrowding issues as workers compete for an inadequate housing supply; increased patterns of unsustainable commuting because of affordable options to relocate to the area; and suppressed jobs growth. Moreover, a lack of housing could result in reduced appetite for investment into an area, potentially resulting in a failure to meet or

¹ Centre for Cities. The housebuilding crisis (February 2023)

² Centre for Policy Studies. How Many Homes Does the UK Need? (July 2025).

³ ONS Ratio of house price to workplace-based earnings (lower quartile and median), 2022 to 2024. Tables 1a, 1b & 1c.

contribute towards productivity targets, as well as perpetuating regional economic and productivity imbalance.

4.2 Plan for Change

4.2.1 The Labour Government came into power on 5th July 2024. The Labour Party Manifesto outlined their mission-driven approach to governance. Specific ‘missions’ are defined within the document ‘Plan for Change (Milestones for a mission-led government)’ (PfC) published on 5th December 2024. Under the sub-heading ‘rebuilding Britain’, PfC states:

“Home ownership has become a distant dream for too many working people. The failure over the last 14 years to build the homes the country needs has led to a housing crisis. Increasing numbers of people have been unable to buy a home of their own: since 1990, homeownership for 19 to 29-year-olds has more than halved.... At the sharpest end of the housing crisis is a shortage of social housing that has left over 150,000 children, the highest on record, in temporary accommodation, and rough sleeping 27% higher than last year.”

“The sheer scale of the housing crisis demands a radical response. Through the growth mission, we will rebuild Britain, delivering new homes and the critical infrastructure that underpins economic growth - with investment today driving future productivity growth and higher living standards.”

4.2.2 PfC defines economic growth as the Government’s number one mission and provides a significant focus on achieving this mission through a focus on reforming the planning system to deliver increased housing growth. It emphasises the need for strategically joined up decisions on housing, business growth and infrastructure at both a national and local level accordingly. Early forecast of the positive impact of planning reform on the nation’s productivity is illustrated in the Office for Budget Responsibility (OBR) Economic and Fiscal March 2025 Outlook, which estimates 0.2% to be added to GDP by 2029/30 from forecast increased housebuilding because of recent planning. This is expected to result in £3.5 billion tax receipts, to be directed towards improvements for public services.

- 4.2.3 PfC outlines clear milestones to track progress on the government's mission of creating a pro-growth and pro-infrastructure planning system, which includes building 1.5 million safe and decent homes in England during this parliament.

4.3 Planning Reform

- 4.3.1 Immediately upon election in July 2024, the Labour Government set out its proposals for planning reform in England. With the overarching aim of getting the country building more housing and infrastructure, a centrepiece proposal was updating the Framework with, among other aims, the intention of strengthening the 'presumption in favour of sustainable development' to ensure that planning permission is granted on suitable Sites in sustainable locations.

- 4.3.2 The changes to national planning policy enacted by the Government have, among other aspects, strengthened the application of the tilted balance (or presumption in favour of sustainable development) in decision-taking. The primary function of the tilted balance was set out in the consultation statement that accompanied the draft Framework published in July 2024. This identifies the primary function of the tilted balance to be:

'...a fallback to encourage planning permission to be granted where plan policies are not up-to-date, including where there is an insufficient supply of land.'

- 4.3.3 This 'encouragement' is achieved in broadly two ways:

'...It brings land into scope of potential development where it has not been specifically allocated for development (e.g. a site on the edge of existing settlements), or where land is allocated for another purpose (e.g. where housing may be proposed on a site allocated for employment uses). Additionally, it 'tilts' the balance towards approval by making clear that permission should be granted unless doing so would cut across protections for safeguarded areas...or the adverse impacts would 'significantly and demonstrably' outweigh the benefits when assessed against the NPPF taken as a whole.'

- 4.3.4 The importance of planning reform and updating the Framework was signalled in the Written Ministerial Statement (WMS) issued by the Deputy Prime Minister and

Secretary of State for Housing, Communities and Local Government on 30 July 2024⁴. Titled ‘Building the Homes We Need’, the WMS made clear the Government’s recognition that the country is facing ‘...*the most acute housing crisis in living memory*’ with home ownership out of reach for too many, resulting in many being left ‘...*without access to a safe and secure homes*’. Fortifying the Government’s commitment to delivering 1.5 million homes this parliament, and in accordance with the PfC mission to kickstart economic growth, the WMS emphasised the important link between housing delivery and economic growth.

4.3.5 To coincide with the publication of the revised Framework on 12 December 2024⁵, a second WMS - also titled ‘Building the Homes we Need’ - was made by the Minister of State for Housing and Planning. In reiterating the national objective to boost housing delivery, the WMS underlined the importance for every local authority to meet its local housing need (as calculated using the standard methodology). The WMS confirms the Government’s pledge ‘...*not to duck the hard choices that must be confronted in order to tackle the housing crisis...*’. This includes increasing the number of planning permissions secured outside of local plan allocations, which is seen as necessary if the country is to see the scale of delivery needed to meet the 1.5 million homes commitment. In this respect, emphasis is placed on the effective application, where it applies, of the presumption in favour of sustainable development so that it acts as a ‘...*significant adjustment to the decision-making balance in favour of approving development*’.

4.3.6 More recently, on 12th September 2025⁶, the Secretary of State for Housing, Communities and Local Government vowed to ‘*build, baby, build*’ as part of the next phase of getting Britain building faster. Central to this mission is the Government’s planning reforms, including those being brought forward through the Planning and Infrastructure Bill, which are designed to speed up and streamline the delivery of new homes and major infrastructure projects. As with both WMS, the ‘call to arms’ focuses on building the 1.5 million homes the country needs over the parliamentary term.

⁴ Building the homes we need. Statement made on 30 July 2024. Statement UIN HCWS48.

⁵ Building the homes we need. Statement made on 12 December 2024. Statement UIN HCWS308.

⁶ Press release: Housing Secretary issues ‘call to arms’ to ‘build, baby, build’. 12 September 2025.

4.3.7 At the core the two WMS and ‘*build, baby, build*’ message is a simple but powerful shift in perspective: an identification and commitment by the Government towards boosting housing delivery nationally to address the housing crisis and stimulate economic growth.

4.3.8 As statements of Government policy for land use development, both WMS constitute significant material planning considerations of direct positive relevance to the determination of this application.

4.4 National Planning Policy Framework

4.4.1 The National Planning Policy Framework (the Framework or NPPF) sets out the Government’s planning policies for England and how these should be applied. Whilst the statutory development plan is a starting point for decision-making, the Framework is an extremely important material consideration.

4.4.2 The Framework was comprehensively updated in December 2024, and its provisions are material to planning decisions from the date of publication (paragraphs 2 and 231). The updated (December 2024) Framework reinforces the Government’s objective of significantly boosting the supply of homes⁷. The following sections of the Framework are outlined in this statement because of their particular focus on housing development.

4.4.3 Paragraph 7 of the Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes.

4.4.4 Paragraph 8 of the Framework outlines that achieving sustainable development means that the planning system has three overarching objectives: an economic objective to help build a strong, responsive and competitive economy; 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 present and future needs; and an environmental objective to protect and enhance the natural, built and historic environment.

⁷ Paragraph 61

- 4.4.5 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 10).
- 4.4.6 Paragraph 11 of the Framework states that there is a “...*presumption in favour of sustainable development...*” In respect of decision-taking, the presumption in favour of sustainable development means “*Approving development proposals that accord with an up-to date development plan without delay*” or “*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 strong 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.’
- 4.4.7 Footnote 7 of the Framework identifies a closed list of potential restrictive policies that may in a particular case cause the presumption to be disapplied. Footnote 8 provides further guidance on when policies may be considered ‘out-of-date’. It confirms that when a local planning authority cannot demonstrate a five-year housing land supply, the policies which are most important for determining an application involving the provision of housing should be considered out-of-date.
- 4.4.8 For decision making, paragraph 39 sets out that LPAs should approach decisions on proposed development in a positive and creative way and seek to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. The paragraph concludes that decision-makers should seek to approve application for sustainable development where possible.
- 4.4.9 As mentioned, a core principle of the Framework is to “... *support the Government’s objective of significantly boosting the supply of homes...*” as outlined at Paragraph

61, which also notes the importance of a sufficient amount and variety of land to come forward where it is needed, so that the needs of groups with specific housing requirements are addressed.

4.4.10 Paragraph 62 of the Framework set out that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance.

4.4.11 Paragraph 72 outlines that authorities should have a clear understanding of the land available in their area, including identifying a sufficient supply and mix of sites. Paragraphs 78-81 sets out requirements for maintaining a supply and delivery of housing.

4.4.12 The Framework's introduction was to support the Government's objectives of significantly boosting the supply of homes and the policies and paragraphs of the Framework noted above clearly support this and is assessed further below.

4.4.13 At the time of this application's submission the Government in consulting upon a major revision to the National Planning Policy Framework (Draft December 2025) as part of a major restructuring to the document.

4.4.14 Whilst out for consultation it is material consideration of limited weight at the time of writing however if brought into force as proposed it strengthens the presumption in favour of sustainable development.

4.4.15 Through proposed policy S5 Part 1, criterion J (S51J) it confirms that in situations where an authority cannot demonstrate a five-year housing land supply, accessible locations outside of settlement boundaries that are well connected to settlements these should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.

4.4.16 These provisions apply to this application for the reasons set out below.

4.5 Five Year Housing Land Supply

4.5.1 Paragraph 78 of the Framework specifies that local planning authorities should identify and update annually a supply of deliverable housing sites, sufficient to

meet a minimum of five years' housing need when assessment against their adopted housing requirement, or against their Local Housing Need (LHN) where these policies are more than five years old. The supply of specific deliverable sites should in addition include a 5% or 20% buffer based on previous housing delivery performance as assessed in the Housing Delivery Test. Hinckley and Bosworth recorded a measurement of 132% in the latest HDT Results 2023 and therefore a 5% buffer should be included in calculations of housing land supply.

4.5.2 The LHN figure for Hinckley and Bosworth when calculated using the current standard method is presently 663 dwellings per annum. This is significantly higher than the authority's current adopted requirement

4.5.3 HBBC most recently published a Housing Land Supply Statement in January 2026. This Statement utilised an outdated methodology inconsistent with the current National Planning Policy Framework. When correctly assessed against the reported deliverable supply of 2,281 dwellings, HBBC can only demonstrate a 3.28-year supply; a significant deficit of 1,034 dwellings. This position is calculated using the following formula:

$663 \text{ dpa} \times 5 \times 1.05 \text{ (5\% buffer)} = 3,480 \text{ dwellings} / 5 = 696 \text{ dpa}$. Deliverable supply = $2,281 \text{ dwellings} / 696 = 3.28 \text{ years}$.

4.5.4 As a consequence of the above calculation, this renders the most important policies for determining the application out of date. This application should be assessed in the context that HBBC cannot demonstrate a robust five-year housing land supply. Therefore, as stated within paragraph 11 of the Framework, the presumption in favour of sustainable development applies and the application should be determined in accordance with the tilted balance as set out in paragraph 11(d)(ii) of the Framework.

4.5.5 The market and affordable homes proposed on the application site would make a significant contribution to housing supply in Barlestone during the next five years of the plan period, therefore helping to address the immediate lack of a five-year supply of deliverable housing sites.

4.6 The Development Plan

4.6.1 The adopted development plan relevant to this planning application includes:

- Hinckley and Bosworth Core Strategy (2009) (HBCS);
- Hinckley and Bosworth Site Allocations and Development Management Policies DPD (2016) (SADMP); and
- Barlestone Parish Neighbourhood Plan (2022) (BNDP).

4.6.2 A full list of relevant development plan policies is outlined at Appendix 2.

4.6.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a statutory duty on local planning authorities to determine planning applications in accordance with the development plan unless material considerations indicate otherwise. Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.

4.6.4 The Framework is a material planning consideration, but it is confirmed in paragraphs 2 and 12 that this does not change the statutory status of the development plan as the starting point for decision-making.

4.7 Hinckley and Bosworth Core Strategy (2009)

4.7.1 The HBCS was adopted in December 2009 and was prepared in accordance with the housing requirements derived from the East Midlands Regional Plan (EMRP). The EMRP set a target of delivering 9,000 dwellings within Hinckley and Bosworth over the plan period (2006-2026), with this requirement subsequently used to under the Council's spatial strategy, including policies 7 and 8, and in turn the settlement boundaries and policies contained in the Council's subsequent SADMP, including Policy DM4.

4.7.2 The EMRP was formally revoked in April 2013. Since it was used to set the housing targets contained within the HBCS, six iterations of the Framework have been published, beginning with the original March 2012 Framework that required local planning authorities to identify and plan for their objectively assessed housing needs, up to the most recent updated version published in December 2024, that identifies how strategic policies should be informed by a local housing needs assessment conducted using the standard method.

4.7.3 The up-to-date requirements of the Framework adopt a markedly different approach to identifying housing requirements for Hinckley and Bosworth when

compared to the predetermined, pre-cast targets of the EMRP. Furthermore, whilst the HBCS set a housing requirement equating to the delivery of 450 dpa, it is notable that the latest local housing need figure for the borough is now higher than and exceeds this figure.

4.7.4 The most important policies in this instance are HBCS Policies 7 and 11, SADMP Policy DM4, and BNDP Policy H2 because of their relevance to the supply and delivery of housing. While HBCS Policy 7 supports development within Barlestone as a Key Rural Centre, the proposal technically conflicts with SADMP Policy DM4 and BNDP Policy H2 as it lies outside the defined settlement boundary.

4.7.5 However, these policies are out of date because they were based upon the spatial strategy and a housing requirement which did not seek to meet the needs of today⁸ and which was only intended to cover the period to 31st March 2026. The adopted annualised housing requirement of 450 dpa is 47% far less than the latest calculation of LHN (663 dpa). The settlement boundaries were set to support a lower housing requirement than the current LHN calculated by the stock-based Standard Method.

4.7.6 SADMP Policy DM4 is inconsistent with Paragraph 187 of the NPPF, which requires policies to 'recognise' the character of the countryside rather than apply blanket restrictions.

4.7.7 As HBBC cannot demonstrate a robust five-year housing land supply, these policies are deemed out-of-date under Footnote 8 of the Framework and the tilted balance within paragraph 11(d) is engaged.

4.7.8 The Council has already established a precedent for granting permission for non-allocated sites outside settlement boundaries to address this supply shortfall⁹.

4.8 The Barlestone Neighbourhood Development Plan

4.8.1 The Barlestone Neighbourhood Development Plan (BNDP) was adopted in June 2022, covers the period until 2039 and allocates 57 dwellings. To date a total of 8 dwelling

⁸ East Midlands Regional Plan (EMRP).

⁹ See examples: Land North Barton Road, Barlestone (21/0096/OUT); Land off Brascote Lane, Newbold Verdon (23/01037/OUT & 24/01158/OUT), Land South of Bosworth Lane, Newbold Verdon; Land Adjacent to Lockey Farm, Hunts Lane, Desford (23/00061/OUT / APP/K2420/W/23/3332401)

completions have been made from these allocations (site 3) from a single planning permission¹⁰.

4.8.2 Paragraph 14 of the Framework states that, in situations where the presumption applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- a. *The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and*
- b. *The neighbourhood plan contains the policies and allocates to meet its identified housing needs.*

4.8.3 In a recent officer's report regarding an application at Land adjacent Barlestone Garage, Newbold Road, Barlestone¹¹, the Council have publicly stated that paragraph 14b) of the Framework would not disengage the tilted balance, where applied to applications for residential developments on the edge of the settlement.

4.8.4 Paragraph 8.20 of the officer's report states:

'The Barlestone Neighbourhood Plan was made in June 2022, and a lot has changed since the making of this plan, locally, regionally, and nationally. The NPPF has been updated (as of Dec 2024) this has consequences for the borough's standard method calculation; as a result of this, our housing requirement has increased, and the planning policy team are working on the calculations presently. Leicester City's ongoing Local Plan examination and issues with unmet needs have had an impact on the progression of the Local Plan and an impact on our overall housing figures. In addition, the allocations in the Barlestone Neighbourhood Plan were based on a housing figure derived from an external piece of evidence dated 2019 and population apportionment, rather than an indicative figure given to them by the LPA based on the local strategy for growth or other relevant evidence. The plan also has

¹⁰ 19/00496/FUL, 25/00515/OUT

¹¹ 22/01048/FUL

a plan period of 2020 - 2039, whereas the proposed new Local Plan has a plan period of 2020 - 2045. As a result, the Council considers that the Barlestone Neighbourhood Plan does not sufficiently fulfil paragraph 14b of the NPPF.'

4.8.5 The protection afforded by paragraph 14 of the Framework therefore does not therefore apply in this instance. Consequently, the 'tilted balance' remains engaged. Notwithstanding, the proposed development has been designed to address relevant policies of the BNDP.

4.9 Emerging Hinckley & Bosworth Local Plan Review (2045)

4.9.1 HBBC is currently preparing a new Local Plan (2024-2045), following a Regulation 18 consultation held between 17th October - 28th November 2025.

4.9.2 While Barlestone retains its status as a Key Rural Centre, only a single allocation for 128 dwellings at Barton Road¹² is currently included. Gladman suggest that HBBC should shift its focus from large strategic sites toward medium developments like the application site to ensure a robust five-year housing land supply at the point of adoption.

4.9.3 It is currently anticipated that a Hinckley and Bosworth Pre-Submission Local Plan (Regulation 19 consultation will take place in spring 2026, with Submission of the Local Plan to the Secretary of State for Examination in December 2026. However, as the emerging plan remains at an early stage with significant unresolved objections, it carries very limited weight under paragraph 49 of the Framework.

¹² Local Plan Regulation 18 Consultation 2024. Appendix 3. Site ref. AS455.

5 PLANNING APPRAISAL

5.1 Introduction

- 5.1.1 This section of the Statement assesses the planning context of the site and the proposals in terms of location and social, economic, environmental constraints and opportunities. It summarises the background technical work which has been carried out in support of the application. The overall planning balance is considered in Chapter 7.

5.2 Sustainable Location

- 5.2.1 This proposal aligns with the Framework's presumption in favour of sustainable development by addressing key economic, social, and environmental objectives. As a Key Rural Centre, Barlestone is characterised by facilities accessible by foot, cycle, and bus, which minimises car dependency.
- 5.2.2 The site acts as a logical extension of Barlestone. It is situated within approximately 600m of a primary school, GP surgery, and convenience store. These distances sit well within the thresholds recommended by Manual for Streets and CIHT guidance.
- 5.2.3 Two bus services provide regular links to Leicester, Hinckley, Coalville, and Market Bosworth. The hourly no. 153 service to Leicester is accessible via stops on Barton Road, located circa 450m from the site. This application is supported by a comprehensive Travel Plan, and it is noted that neither HBBC nor Leicestershire County Council (LCC) raised objections to accessibility in previous applications.
- 5.2.4 The scale of the development is commensurate with Barlestone's size and sustainability. It is anticipated that the housing will serve both new residents and the existing local community, such as first-time buyers or those seeking to downsize. As confirmed by the supporting Transport Assessment (TA), the Proposals will not place disproportionate pressure on local road infrastructure or highway capacity.
- 5.2.5 To ensure all impacts are mitigated, Gladman will provide proportionate financial contributions in accordance with CIL Regulation 122. Ultimately, the scheme satisfies HBBC Policy 14 and the Framework's requirements for building healthy, sustainable, and well-connected communities. Draft Heads of Terms are included

in **Appendix 1**, providing a basis for discussing contributions that meet the requirements of Regulation 122 of the CIL Regulations.

5.3 Design and Open Space Assessment

Indicative Design Principles

- 5.3.1** The DFP and DAS demonstrate how the proposals could provide high-quality design in accordance with the Chapters 11 and 12 of the Framework, HBCS Policy 16, SADMP Policy DM10, and BNDP Policy H6. While landscaping, layout, and scale are reserved for future approval, the DFP demonstrates an efficient use of land with a density of 36 dwellings per hectare across a 4.35ha developable area in accordance with HBCS Policy 16 requirements and ensures the scheme integrates sensitively with its built and natural surroundings.
- 5.3.2** The proposals exceed local green infrastructure requirements for relevant typologies, in accordance with the HBBC Open Space Assessment (September 2025) and Appendix 7: Open Space and Outdoor Sport Provision within the Regulation 18 Local Plan 2024-2045.:

Open Space Type	Requirement in ha (c. 379 population)	On site provision in ha
Amenity greenspace	0.507	0.63
Natural & semi-natural greenspace	0.758	1.52 ¹³
Provision for children & young people	0.09	0.057
Total	1.36	2.2

- 5.3.3** A central hub will feature a LEAP and LAP¹⁴ while a linear green edge with a perimeter footpath will extend the southern and western boundaries

¹³ Including 0.344ha as SuDS attenuation basin and emergency access strip from Bosworth Road)

¹⁴ HBBC Open Space Assessment 2025 Table 29.11

- 5.3.4 Gladman will engage with HBBC regarding contributions towards the provision or improvement of open space elsewhere in the Barlestone if they satisfy the requirements of Regulation 122 of the Community Infrastructure Levy Regulations and paragraphs 58 and 59 of the NPPF.

5.4 Landscape and Visual Impact

- 5.4.1 The current DFP has been specifically redesigned to address the Inspector's previous concerns regarding the site's impact on the character of the area. It has also been informed by the recommendations of a supporting Landscape and Visual Assessment (LVA) which should be read in conjunction with this Statement and the DAS.

- 5.4.2 For comparison, the DFP subject to the previous appeal at the site and the current DFP are included below.

- 5.4.3 In the 2021 appeal, the Inspector concluded that the previous proposal's scale and massing were unrelated to the existing settlement pattern, representing a significant intrusion into the rural valley to the south. Further concerns were raised regarding the visual impact from Bosworth Road and southern viewpoints, as well as the loss of perceived physical and visual links to Hut Spinney along the southern boundary.



DFP subject to application ref. 21/00008/PP / appeal ref. APP/K2420/W/20/3265133



- 5.4.4 In response to the Inspector's decision, the revised proposals reduce the housing quantum from up to 176 to up to 158 dwellings and the Site boundary by approximately one hectare in the southeastern corner. This change pulls the built form away from the southernmost extent of the rural valley and allows for a robust belt of landscape planting and relocated naturalistic SuDS attenuation basin, furthering the visual containment of the Site.
- 5.4.5 As outlined in detail within the supporting LVIA and illustrated on the Settlement Context Plan in its Appendix, the reduction in the developable area footprint shown on the DFP aligns with the established settlement pattern and southern extent of residential development in Barlestone. It also demonstrates that the proposal will not extend any further south than the existing built form along Bosworth Road, nor will it occupy land at a lower elevation than at present (approximately 120m AOD).
- 5.4.6 Furthermore, the proposals do not undermine the purpose of BNDP Policy H12 by providing public access to views of Hut Spinney that are currently restricted by the site's public inaccessibility.
- 5.4.7 The supporting Landscape and Visual Impact Assessment (LVIA) confirms the Site lacks statutory landscape designations. It explains that the Site is well contained and sits within a very localised visual envelope, which is not appreciate from the wider landscape, thus achieving a varying, but generally low and momentary,

degree of appreciation of the Site; primarily experienced by those travelling on the surrounding road network, which are not considered as visual receptors.

- 5.4.8 In terms of landscape effect, the LVIA outlines that the proposed development anticipates a transition from initial moderate adverse landscape effects to a predominantly minor adverse or beneficial state by year 15. Although the proposal involves the loss of Grade 3 agricultural land, this is offset by a moderate beneficial effect on site vegetation through the introduction of street trees, wildflower meadows, and new hedgerows. The development respects the existing morphology of Barlestone, extending no further south than the existing development at Newbold Road, and including planting to soften the existing harsh settlement edge, ensuring the built form is integrated into the wider Charnwood Fringe landscape area.
- 5.4.9 With regards to visual effects, the LVIA states that the most pronounced effects are localised to immediate neighbours at Cunnery Close, which reduce from major to moderate adverse as mitigation planting matures. For the wider public, including users of the A447 and Bosworth Road, impacts are notably lower, ranging from minor to negligible adverse. Over time, the screening and containment provided by the landscaping framework will ensure the development appears nestled within tree canopies, consistent with the established character of the village. The assessment concludes that the site can successfully assimilate the residential use while providing long-term visual and ecological enhancements.
- 5.4.10 Any perceived conflict with Policy DM4 is mitigated by the fact that the policy is considered out-of-date in the context of the Council's current housing land supply.
- 5.4.11 SADMP Policy DM10 is a permissive policy; its requirements regarding high-quality design will be fully addressed at the reserved matters stage. As noted in previous Officer reports, any moderate harm to the countryside character does not significantly and demonstrably outweigh the scheme's benefits.
- 5.4.12 The proposed development aligns with the requirements of the National Planning Policy Framework, specifically Chapter 15, by ensuring that the natural and local environment is protected and enhanced. The landscape assessment demonstrates that while some agricultural land is lost, the scheme provides significant net gains

in biodiversity and site wide planting, which by year 15 will ensure that the Proposed Development contributes to the enhancement of local character.

5.5 Historic Environment and Archaeology

5.5.1 An aim of the Framework is to conserve and enhance heritage assets. Paragraph 207 requires applicants to describe the significance of heritage assets affected and any contribution made by their setting.

5.5.2 This application is supported by an Archaeology and Heritage Desk-Based Assessment (DBA) prepared by CSA Environmental. The report provides a review of the known and potential heritage resource, including archaeology and built heritage. It assesses the significance of the heritage resource which may be affected, and the potential impact of proposals on that significance.

5.5.3 The assessment confirms that the proposals will not impact any designated or non-designated heritage assets, including Osbaston Conservation Area (circa 475m to the south) which contains the Grade II* listed Osbaston Hall and associated Grade II listed stable block. There are limited views to the upper parts of the spire of the Grade II* listed Church of St Peter at Market Bosworth (circa 2.5m south-west of the site) from parts of the Study Area. However, any reduction of these very limited distant views as a result of the proposed development would not adversely impact the significance of the Church. This aligns with SADMP Policies DM11 and DM12, as well as BNDP Policies ENV2, ENV5, and ENV6, none of which were raised as conflicting with the previous proposals.

5.5.4 Regarding archaeology, the Study Area has been subject to previous archaeological evaluation, including geophysical survey and trial trenching. This did not identify any archaeological remains within the Study Area. No further archaeological works are considered necessary. While further works are not considered necessary, any additional investigation can be secured via a condition, satisfying SADMP Policy DM13 and previous advice from Leicestershire County Council.

5.6 Ecology and Arboriculture

5.6.1 The application is supported by an Ecological Impact Assessment (EclA) which sets out how the application site could be developed without giving rise to any impacts

on protected species and habitats that could not be addressed through accepted mitigation measures.

5.6.2 The EcIA demonstrates that the proposals will not cause harm to any ecological designations or protected species that cannot be addressed through appropriate mitigation and enhancement measures. In this regard, the EcIA describes how the site and adjoining habitats have the potential to provide habitat for bats, badgers, dormice, reptiles, riparian mammals and great crested newts; through the implementation of precautionary working measures, habitat enhancement and accepted mitigation methods, no unacceptable impacts will arise in respect of these species.

5.6.3 The proposals accord with SADMP Policy DM6 and BNDP Policy ENV3 by safeguarding the natural environment and seeking to enhance biodiversity. An Ecological Appraisal (EcIA) confirms the development will not impact any ecological designations or sites of significance. Furthermore, an Arboricultural Impact Assessment (AIA) indicates that no trees within or adjacent to the site are protected by Tree Preservation Orders, nor are there any ancient woodlands or veteran trees present.

5.6.4 The scheme has been designed to avoid impact on notable trees or hedges identified in BNDP Policy ENV7. As with previous submissions, which received no objections from the LCC Ecology Unit, the proposed development does not cause any undue ecological or arboricultural impact.

Biodiversity Net Gain

5.6.5 A Biodiversity Net Gain assessment has been prepared by FPCR in support of the application. The assessment provides a baseline biodiversity score for the site and compares this to the development proposals. The assessment has been informed by a survey of habitats present on-site, including condition assessments undertaken in October 2025.

5.6.6 The site is dominated by cropland, currently winter stubble and a compartment of long sward, species-poor other neutral grassland near the access of the site to the north. One species-rich, native hedgerow and one species-rich, native hedgerow with trees form field boundaries to the south. Two native hedgerows form the majority of the eastern boundary habitat.

5.6.7 Green infrastructure proposals include the creation of other neutral grassland with mixed scrub, tree planting and a SuDS. A LEAP and LAP area will be surrounded by modified grassland. A new species rich native hedgerow will be created in the south-east and managed in 'good' condition, and existing hedgerows will be retained in their current condition. The watercourse along the south of the Site will be informally enhanced through the creation of other neutral grassland along its northern edge, reducing the impact of riparian encroachment.

5.6.8 In light of the above enhancements, the site will result in a 10.30% gain in habitat units, a 37.81% gain in hedgerow units and a 15.60% gain in watercourse units. This assessment has therefore demonstrated that the proposals can deliver an onsite gain that is compliant with national and local policy requirements for habitat, hedgerow and watercourse units.

5.6.9 The application proposals will therefore result in 10% mandated BNG in terms of habitat, hedgerow and watercourse units. The final details of how this is to be achieved will be confirmed via the submission of a Biodiversity Gain Plan in accordance with a final detailed layout.

5.7 Transport and Access

5.7.1 Section 9 of the Framework is concerned with promoting sustainable transport. Paragraph 115(b) states that planning decisions should ensure that developments provide safe and suitable access to the site for all users. Paragraph 116 states that development should only be refused on highways grounds where there would be an unacceptable impact on highway safety, or the cumulative impact on the road network would be severe.

5.7.2 SADMP Policy DM17 and BNDP Policy TR1 supports development that would not have any significant adverse impacts on highway safety. SADMP Policy DM17 also states that proposed development should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority¹⁵. The current design guidance is the Leicester Highway Design Guide (LHDG) (December 2024).

¹⁵ Leicestershire County Council.

- 5.7.3 In accordance with the Framework and relevant Policies of the development plan, the proposed development provides safe and suitable access while ensuring that the cumulative impact on the road network is not severe. Access to the site is provided via the continuation of the existing stub off Cunnery Close, featuring a 5.5m carriageway extending into the site. The proposed arrangement includes the extension of the existing 2m wide footway on the eastern side of Cunnery Close into the site to facilitate pedestrian and cycle access, alongside visibility splays of 2.4m x 43m which are fully compliant with LHDG standards. Furthermore, a dedicated pedestrian connection is provided in the site's north-western corner to Manor Road, and a new emergency access is proposed from Bosworth Road.
- 5.7.4 Gladman and the highway consultant, Prime Transport, retain the view that the highway concerns raised by the Inspector in the 2021 appeal decision were not supported by the technical evidence or the statutory consultee responses at that time. The highways reason for dismissal was based on the proposals generating a localised impact around the single proposed access point, citing a deviation from the LHDG 150-dwelling threshold and a lack of emergency access¹⁶. However, both the Local Highways Authority and the Council's planning officers had previously confirmed that the impacts on highway safety were not unacceptable, and that the proposed access arrangement was suitable.
- 5.7.5 It is important to note that, on behalf of Gladman, Prime Transport entered into pre-application discussions with LCC Highways prior to the submission of application ref. 19/01011/OUT, which sought outline planning permission for up to 178 dwellings. LCC's response highlighted the aforementioned guidance in the LHDG regarding dwellings served off a single access and stated that the figure of 150 dwellings was a '*starting point*' and that there were '*instances in Leicestershire where the number of dwellings served off one point of access is in excess of this*'. It was therefore considered appropriate to continue with the access arrangement as proposed.
- 5.7.6 Notwithstanding the above, Gladman has been proactive in addressing the Inspector's comments. The proposals have therefore materially altered, resulting in a reduced housing quantum from 176 to up to 158 dwellings, and the introduction

¹⁶ Although noting that LCC will not normally accept emergency accesses

of a new emergency access onto Bosworth Road. Moreover, additional technical assessments were undertaken, as outlined in the TA and summarised here.

- 5.7.7 A Parking Beat Survey confirmed that the Manor Road and Cunnery Close junction are and will continue to be generally unobstructed by parked vehicles and that on-street parking in the area would not restrict the efficient use of the proposed site access. Modelled assessments also confirm that the junction will continue to operate with significant spare capacity as a result of the proposals.
- 5.7.8 Speed surveys undertaken on Manor Road also confirmed that 85th percentile speeds remain below the 30mph limit, justifying the proposed visibility splays. Analysis of collision data over a 70 month period to October 2025 identified zero incidents on Cunnery Close, Manor Road, or the relevant section of Bosworth Road, indicating no relevant safety issue. A Stage 1 Road Safety Audit is underway and will be submitted in support of the application in due course.
- 5.7.9 Additionally, traffic surveys on Bosworth Road recorded a low daily vehicle flow, demonstrating its suitability as a safe, low-traffic environment for the proposed emergency access.
- 5.7.10 Without prejudice to Gladman's position regarding the Inspector's conclusions, these technical additions, alongside the reduction in quantum and the introduction of the emergency access, comprehensively addresses the concerns previously raised. These changes, alongside the findings of the updated TA, confirm that the Site is locationally sustainable and will not result in an unacceptable impact on highway safety. Consequently, the Proposal accords with SADMP Policy DM17, BNDP Policy TR1, and Paragraph 116 of the Framework.

5.8 Noise and Amenity Impact

- 5.8.1 A Noise Assessment has been prepared by Noise Consultants in support of the application. The report assesses the potential noise impact associated with a proposed residential development on the site. The dominant noise sources across the site are road traffic noise from the A447 (to the west) and Bosworth Road (to the south). It concludes that the road traffic noise during both day and night across all proposed residential areas is classed as "negligible risk" under ProPG guidance. Future homes are expected to meet internal noise targets with windows open, and outdoor private spaces will be well within recommended noise levels. As a result,

no special building design or noise-mitigation measures are needed to ensure suitable indoor or outdoor noise conditions for residents

- 5.8.2 The assessment also considers the impact of development-generated road traffic on the closest existing dwelling to the proposed site access, at 2 Cunnery Close, in accordance with HBBC's request within its pre-application response. The proposals have also carefully considered the Inspector's previous concerns regarding the perceived impact of the site's access on the living conditions of residents at no. 2 Cunnery Close. In the previous appeal, the Inspector noted that while the Council was satisfied with mitigation, the specifics of an acoustic fence were considered imprecise as this was a matter to be addressed by a condition if required. This approach was considered acceptable by HBBC hence the inclusion of the conditions. To address this, the current application is supported by a Noise Assessment which assesses the relationship between the proposed access and neighbouring amenity.
- 5.8.3 The Noise Assessment confirms that any potential disturbance can be effectively mitigated through the installation of a 1.8m acoustic fence located close to the eastern side of the rear garden boundary of 2 Cunnery Close, which can be secured by a condition. This approach provides comfort that the amenity of no. 2 Cunnery Close is protected from traffic generated noise at the proposed point of access.
- 5.8.4 Beyond the operational phase, the Assessment also assesses potential effects from noise and vibration during demolition and construction. It concludes that while these activities can generate noise, the impact represents an irregular and temporary disturbance. Due to the planned phasing of the development, residents adjacent to the Site will only experience construction activity in their immediate vicinity for relatively short periods. Furthermore, best practice measures for noise reduction will be strictly observed and secured through a Construction Environmental Management Plan (CEMP).
- 5.8.5 The Assessment concludes that the development is not considered likely to give rise to significant adverse effects on health or quality of life on future residents, or to cause unacceptable harm to residential amenity at either proposed or existing noise-sensitive receptors, having regard to paragraphs 135(f), 187 and 198 of the NPPF and Policies DM7 and DM10 of the SADMP and Policy H6 of the BNDP.

5.9 Flood Risk and Drainage

- 5.9.1 A Flood Risk Assessment (FRA) and Outline Drainage Strategy have been prepared by GTA Civils in support of the planning application. The report confirms the site is entirely located within Flood Zone 1 and is therefore at low risk of fluvial flooding.
- 5.9.2 The Environment Agency's Flood Map for Planning shows three notable surface water flood risk areas on the site. There is a flood risk corridor associated with the Ordinary Watercourse (ditch) on the western and southern boundary of the site. This links to a wider overland flow route coming from the north through the existing residential area. A secondary flow path occurs in the 0.1% AEP (low risk) scenario along the eastern boundary of the Site, before crossing over to join the wider flow route on the southern boundary. There is an isolated area of surface water flood risk at the access to the site from Cunners Close. This is associated with a depression formed by an artificially raised bund located within the site at the access.
- 5.9.3 A comprehensive Sustainable Drainage Systems (SuDS) strategy is proposed, combining on-plot source control measures with strategic conveyance swales and attenuation basins. Surface water discharge will be restricted to the 1 in 2-year greenfield runoff rate (4.5 l/s/ha), with sufficient attenuation provided to manage the 1 in 100 year plus 40% climate change event.
- 5.9.4 The proposed strategy provides betterment over the existing greenfield condition by controlling runoff rates and volumes, improving water quality through a defined treatment train, and integrating drainage features within the landscape to deliver amenity and biodiversity benefits.
- 5.9.5 It is therefore concluded that the development complies with the Framework and associated Planning Practice Guidance in respect of flood risk and drainage. There is full compliance with currently adopted local planning policies SADMP Policies DM7 and DM10, BNDP Policies H6 and ENV11. It is pertinent to note that the Lead Local Flood Authority previously raised no objections, subject to standard drainage conditions in response to previous application proposals on the site.

5.10 Air Quality

- 5.10.1 An Air Quality Assessment has been prepared by RSK in support of the application to assess the potential air quality impacts associated with the proposed residential

development. The application site does not lie within an Air Quality Management Area.

5.10.2 A qualitative assessment of the operational impacts has been undertaken by comparing the traffic data of the proposed development against the screening criteria outlined in the EPUK-IAQM guidance. Based on the traffic data provided by Prime Transport Planning, it is considered unlikely that the proposed development will have a significant impact on local air quality.

5.10.3 The report confirms the proposal will not lead to unacceptable pollution risks. Sustainability is further supported by a Framework Travel Plan and the provision of Electric Vehicle Charging Points via Building Regulations, ensuring consistency with SADMP Policy DM7 and the Framework. Historically, the Environmental Health Officer has raised no objections to previous applications proposals regarding air quality or land stability.

5.10.4 Based on the results of the assessment, it is judged that with appropriate mitigation, the proposed development complies with relevant national and local planning policies and that there are no air quality constraints for the development proposal.

5.11 Infrastructure Provision

5.11.1 It is not anticipated that the proposals will give rise to any infrastructure deficiencies that cannot be appropriately and adequately addressed. In this context, Gladman is willing to enter into a Section 106 agreement with HBBC and Leicestershire County Council to secure proportionate upgrades to infrastructure where these are shown to be necessary to accommodate the proposals.

5.12 Summary of Planning Appraisal

5.12.1 It has been demonstrated that the application proposals would accord with the relevant requirements of the development plan and material considerations including the relevant objectives of the Framework. Overall, the proposed development represents sustainable development.

6 AFFORDABLE HOUSING STATEMENT

6.1 Affordable Housing Need in England

- 6.1.1 It is widely acknowledged at all levels that England is facing a housing crisis, which has arisen as a direct consequence of too few houses being completed to keep pace with a growing population, increasing life expectancy, and household formation rates. Recent research published by Centre for Cities estimated that Britain today has a backlog of 4.3 million homes that are missing from the national housing market¹⁷.
- 6.1.2 The human consequences of the persistent under delivery of homes are severe and far reaching. Research by the University of Essex estimates that the housing crisis affects 8.4 million people in England¹⁸. This extends far beyond the 400,000 people who are homeless or at risk of homelessness (including people sleeping rough, living in homeless shelters, temporary accommodation, and/or sofa surfing), to include those currently living in accommodation which harms their life opportunities (including 3.6 million people living in an overcrowded home and 2.5 million who are in hidden households).
- 6.1.3 Across England, there are more than 1.3 million households on Local Authority housing registers¹⁹. As of March 2024, 118,000 households are living in temporary accommodation, and in the year from April 2023 to March 2024, Local Authorities spent £2.3 billion on temporary accommodation costs²⁰.
- 6.1.4 Figures from the NHS-funded National Child Mortality Database show that being housed in temporary accommodation has contributed to the deaths of 74 children in the last five years, and it is estimated that poor housing costs the NHS £1.4 billion per year²¹.

¹⁷ Centre for Cities, The housebuilding crisis. February 2023.

¹⁸ BBC News, Housing crisis affects estimated 8.4 million in England - research. September 2019.

¹⁹ Department for Levelling Up, Housing and Communities, Number of households on local authority housing registers, May 2025.

²⁰ Ministry of Housing, Communities and Local Government, Local authority revenue expenditure and financing England: 2023 to 2024 individual local authority data, August 2024.

²¹ Crisis media centre, Fewer than three in every 100 privately rented properties listed in England are affordable for people on housing benefit, April 2025. Available at <https://www.crisis.org.uk/about-us/crisis-media-centre/>

- 6.1.5 Increasing the supply and delivery of affordable housing and ensuring the benefits of housebuilding is felt by those on lower incomes is at the heart of the Government's plan to deliver 1.5 million homes.

“Affordability of housing has fallen drastically as too few houses have been built, particularly in major cities. The Government will deliver housing of every tenure in the right places, supporting our towns and cities to grow, and providing the homes people want near to businesses and employment opportunities²².”

- 6.1.6 Affordability of housing has fallen drastically as too few houses have been built, particularly in major cities. The Government's ambition is to deliver housing of every tenure in the right places, supporting our towns and cities to grow, and providing the homes people want near to businesses and employment opportunities.
- 6.1.7 One effect of the national housing crisis is a profound effect on housing affordability. The NPPF makes clear that affordable housing should be delivered, and it is essential that sufficient housing is delivered to ensure that *“needs of groups with specific housing requirements are addressed”*.
- 6.1.8 According to the most recent Ministry for Housing, Communities and Local Government (MHCLG) statistics, there are 1.33 million households on local authority social housing waiting lists across the country, a rise of 10% in the last two years. This roughly equates to 3.2 million people in need of an affordable home.
- 6.1.9 Additional data published by MHCLG in November 2025 demonstrated that in 2024/25, only 64,762 gross affordable homes were built and 45,418 starts on site were recorded²³. At this level of delivery, it will take roughly 20 years to address the current waiting list. This is before factoring in future housing need, or loss of affordable homes through demolition, or the Right to Buy programme.
- 6.1.10 At a national level, the direction of travel to address housing need and supply, including affordable housing, is abundantly clear. With 36% of affordable homes in

²² Planning for Change (December 2025)

²³ DLUHC, Affordable Housing Supply April 2024 to March 2025, England (November 2025)

2024/25 funded through s106 agreements²⁴ (i.e. entirely funded by developers with nil grant from the public sector), political promises rely quite significantly on delivery by the planning system.

6.2 Affordability Housing Position in Hinckley and Bosworth

6.2.1 The fact that so many are being priced out of the housing market means waiting lists for those in need of an affordable home are increasing. This chapter sets out relevant data on the delivery of affordable housing within the Hinckley and Bosworth area and provides an assessment of whether affordable housing needs are being met.

6.2.2 Housing in the borough is inherently unaffordable. Indeed, HBBC's Housing Strategy (2018-2023) notes the primary key housing issues as the supply and availability of affordable housing.

6.2.3 As outlined in the Socio-Economic Benefits Statement, in 2024 the median affordability ratio in the borough is 7.69²⁵, an increase of 30% since the start of the HBBC plan period in 2006, demonstrating that average house prices have continued to increase at a faster rate than average wages over the course of the plan period. This is critical when most high street lenders will only lend up to four times a mortgage applicants' salary.

6.2.4 ONS house price to workplace-based earnings ratio statistics date back to 1997 at which time the median affordability ratio for HBBC stood at 3.47. In the following 25 years, the median affordability ratio has increased by 121% locking the next generation out of home ownership.

6.3 Affordable Housing Delivery

6.3.1 According to the most recent Ministry for Housing and Communities (MHCLG) statistics²⁶, there are 1.34 million households on local authority social housing waiting lists across the country a rise of 18% in the last five years.

²⁴ DLUHC, Affordable Housing Supply April 2024 to March 2025, England, (November 2025)

²⁵ ONS Ratio of house price to workplace-based earnings (median), 1997 to 2024. Table 5c.

²⁶ MHCLG: Table 600 13th November 2025 Update

6.3.2 The number of households listed on HBBC's housing register as of 31st March 2025 is 1,270 households²⁷. This is a stark number and represents a significant number of individuals and families in need.

Table 1 - Households on HBBC's Housing Register

HBBC	2020	2021	2022	2023	2024	2025
Households on Housing Register	369	717	895	946	1,270	1267

6.3.3 As demonstrated in Table 1, since 2020 the number of households on HBBC's housing register has more than tripled. Quite clearly, this is another illustration of a persistent housing crisis, acutely felt in the Borough, with an increasing number of households falling into housing need.

6.3.4 In June 2025, the ONS released updated estimate 'families and households in the UK' data and analysis based on 2021 Census data, for the year 2024²⁸. The results focus on a comparison of data over a 10-year period. Data shows that more young adults aged 20 to 35 lived with their parent(s) in 2024 (3.6 million) than in 2014 (3.3 million), an increase of 9.9%. Of all young adults in households in 2024, 28% lived with parent(s), an increase from 25.6% in 2014.

6.3.5 A large proportion of these adult children will be 'concealed' households who would like to form their own household but can't because of the significant affordability constraints in many areas. This significant delay in moving out has serious economic repercussions, impacting the labour market by restricting people from moving where the best job opportunities are, which in turn has the knock-on effect of stifling productivity and suppressing economic growth.

6.3.6 With households facing rising energy bills and food costs as part of the cost-of-living crisis, there is unfortunately no respite when it comes to housing costs. For HBBC specifically, the ONS data shows that median monthly private rental price stands at £915 in December 2025 an annual increase of 5.3% from £69 in December 2024.

6.3.7 In the borough, the provisional average price paid by first-time buyers was £222,000 in November 2025. This was 1.98% higher than the average of £218,000 in November

²⁷ MHCLG: Table 600 13th November 2025 Update

²⁸ Office for National Statistics – 'More adults living with their parents' (May 2023)

2024 (revised). The provisional average house price in the borough in November 2025 was £258,000, a 1.63% rise from November 2024.

6.3.8 These statistics and stark numbers clearly show the extent of the ongoing national housing crisis and the extent to which it has been perpetuated by a consistent failure to provide sufficient market and affordable homes. The impact of the ongoing housing crisis is being felt across all housing tenures and we must do something to provide housing for those in need. Real people in real need are being let down by a lack of both market and affordable homes being delivered in this country.

6.3.9 The delivery of affordable housing has not been meeting the need within the borough. Since the start of the HBCS plan period (2006) until 31st March 2025, 1,926 affordable homes have been completed²⁹, this is significantly short of the affordable needs of the borough. The Leicester and Leicestershire Housing and Economic Needs Assessment (HENA) (2022), identifies an annual affordable housing need in HBBC of 498 dwellings per annum, this need within the report is split down to show that there is a need of 321 dwellings for social and affordable rent and 177 dwellings for affordable home ownership.

Year	Affordable Housing Completions (Affordable Housing Delivery Report 2025)	Affordable Housing Need (2022 HENA)	Shortfall / Surplus
2020/21	102	498	-396
2021/22	73	498	-425
2022/23	350	498	-148
2023/24	72	498	-426
2024/25	58	498	-440
Totals	525	2,490	-1,835

Table 2: affordable housing completions vs affordable housing need

6.4 Affordable Housing Summary

6.4.1 At both a national and local level, there is evidently an urgent and pressing need to deliver as much affordable housing as quickly as possible. The consequence of not providing enough affordable homes affects real people. Being able to access

²⁹ Hinckley and Bosworth Borough Council. Affordable Housing Delivery Report (as presented at the 12th March 2026 Scrutiny Commission)

good housing has bearing upon everyday life and there are socio-economic impacts such as financial security and stability, physical and mental health, decreased social mobility and adverse effects on children's education and development.

- 6.4.2 There is a wealth of evidence which demonstrates that there is a clear and pressing requirement to build more homes to meet the significant level of unmet need, particularly for homes that are affordable. There can be no doubt that the delivery of much needed new homes on the site, including up to 63 affordable dwellings, will make a significant and crucial contribution to the housing needs of HBBC and its residents. The provision of both market and affordable housing is a very significant benefit of the development, representing a positive factor for both the social and economic strands of sustainability, to which substantial positive weight should be attached.

7 PLANNING BALANCE AND CONCLUSIONS

7.1 The Planning Balance

7.1.1 This outline planning application is made in the context of the Government's requirement to significantly boost housing land supply and the presumption in favour of sustainable development. In this case, the proposals also respond positively to the identified shortfall in housing delivery in the Hinckley and Bosworth authority area.

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

7.1.3 While the site sits outside of the designated settlement boundary for Barlestone and is not allocated for housing in the development plan, the 'tilted balance' is fully engaged because HBBC cannot currently demonstrate a robust five-year housing land supply and the fact that defined settlement boundaries are based on outdated housing need figures. No Footnote 7 protections apply to the site, therefore planning permission should be granted unless the harms significantly and demonstrably outweigh the benefits. A balancing exercise is undertaken below.

7.1.4 The site represents a suitable and sustainable location to deliver a high-quality residential development that could be successfully integrated into the existing settlement and surrounding landscape.

7.2 Benefits and Adverse Impacts

Benefits of the Proposal

7.2.1 The application proposals would give rise to a number of important social, economic and environmental benefits, including:

- The provision of up to **158 market and affordable homes**, which are capable of being delivered in the short-term, at a time when the Council cannot demonstrate a minimum five-year supply of housing. The proposals would result in an important boost in the supply of housing, at a time when the borough's needs are not being met. Therefore, the delivery of new market and affordable housing should be given significant weight.

- The provision of 40% affordable housing on-site (**up to 63 units**) in a borough where there is an existing unmet need which is unlikely to be delivered through alternative means. The provision of new affordable housing on-site should be attributed significant weight in the planning balance.
- **The provision of 2.2ha of high-quality green infrastructure** including a LEAP and a LAP, recreational walking routes connecting to the Public Right of Way network, a surface water attenuation basin benefiting biodiversity and residential amenity, structural planting and landscaping.
- A **10% net gain** in biodiversity, with on-site habitat enhancement and creation being supplemented by off-setting measures where required, with on-site habitats being positively and appropriately managed to maximise their biodiversity value and the contribution they can make to ecological networks.
- A construction spend of approximately **£24.3m**, supporting **99** full time construction jobs and **7** apprenticeships per annum, as well as **127** jobs in associated industries over the build period.³⁰
- An increase in local spending power, with an estimated annual resident expenditure of **£4.3 million**, helping to protect, maintain and enhance local businesses and services available within the surrounding area.
- The new residents of the development will **increase demand for, and use of local services and businesses** and increased spending will help to protect, maintain and enhance the services available and accessible within the village and the surrounding area.

7.2.2 In contrast, the social, economic, and environmental benefits are vast. The delivery of up to 158 homes with a 40% affordable provision is a weighty benefit that directly addresses the local housing deficit, and the inclusion of high-quality public open space and play areas further supports community well-being. Economically, as detailed in the supporting Socio-Economic Benefits Statement, the development represents a multi-million-pound investment in the local construction sector, supporting full-time jobs and apprenticeships. Once occupied, new residents will

³⁰ The economic benefits of the development are set out in full in the Socio-Economic Benefits Statement submitted as part of the planning application.

generate significant annual expenditure to sustain local facilities and contribute substantial Council Tax revenue.

- 7.2.3 Environmentally, the proposed development secures a minimum 10% biodiversity net gain by meeting trading standard for all categories. By utilising high-efficiency building standards and providing EV charging points to be secured through Building Regulations, the development aligns with the transition to a low-carbon economy.

Adverse Impacts

- 7.2.4 The harms of the proposed development are limited. While there is a technical conflict with SADMP Policy DM4, this policy carries reduced weight in the planning balance because it is considered out-of-date. Although the transition from a greenfield site to a built environment unavoidably introduces a change to the landscape, the LVA confirms this will not result in unacceptable wider visual impacts upon it.

- 7.2.5 The supporting material, assessments and reports demonstrate that there are no unacceptable adverse impacts associated with the scheme.

- 7.2.6 In addition, the proposals will give rise to some limited impacts during the construction phases of the development, but these will be temporary in nature and extent and can be controlled through the use of planning conditions.

7.3 Conclusion

- 7.3.1 It has been demonstrated through this Statement that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of granting planning permission in this instance.

- 7.3.2 The presumption in favour of sustainable development set out at paragraph 11(d) of the Framework is engaged. It is triggered by the fact that the most important development plan policies for the determination of this application are out of date as a result of the Council's inability to demonstrate a sufficient housing land supply.

- 7.3.3 The significant benefits clearly outweigh the limited landscape harm, the application should be granted without delay in accordance with paragraph 11d and SADMP Policy DM1. As summarised below, it is also the case that the proposed development ensures that the relevant policies listed in the footnote 9 of the

Framework regarding the sustainability of location, the effective use of land, design quality and the provision of affordable housing, are achieved:

- In accordance with paragraph 66 of the Framework, the proposed development will secure 40% affordable housing on site. This, together with an agreed tenure mix will be secured through S106.
- In accordance with paragraph 84 of the Framework, the proposed development is located adjacent to the built-up area of Barlestone and would not result in the development of isolated homes.
- In accordance with paragraphs 110 and 115 the proposed development is locationally sustainable, limiting the need to travel and offering a genuine choice of transport modes, including public transport. The application proposals will deliver a safe and suitable access and there are no unacceptable impacts on the transport network.
- In accordance with Framework paragraphs 135 and 139, the proposed development will function well and contribute to the overall quality of the area over the lifetime of the scheme. The proposed development establishes the framework for a high-quality and sustainable residential development that is safe, inclusive and accessible and which promotes health and wellbeing, and a strong sense of place. The final detailed design and layout of the development would be finalised at the reserved matters stage.

7.3.4 Overall, it is clear there are significant material considerations in favour of the development, and in accordance with paragraph 11c of the Framework, there are clear factors supporting the grant of planning permission.

Appendix 1: Draft Section 106 Heads of Terms

Gladman will seek to enter into constructive dialogue with Hinckley & Bosworth Borough Council to agree obligations which, in accordance with the CIL Regulations (2010) (as amended) are necessary, directly related to the development and fairly related in scale and kind to the development.

AFFORDABLE HOUSING

- i. The Agreement will provide for 40% affordable housing with a tenure split to be agreed with the Local Planning Authority.

BIODIVERSITY NET GAIN

- ii. The Agreement will require the Developer to fulfil a requirement to create or enhance biodiversity under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

OPEN SPACE

- i. The Agreement will require the Developer to provide on-site informal open space, equipped children's play areas and allotment space.
- ii. Appropriate phasing requirements will be specified together with the requirement to agree with the Council an appropriate scheme for the long term maintenance and management of these areas, including any off-site commuted sums as applicable.
- iii. The Agreement will require the Developer to provide, as necessary, an offsite sports provision.

HIGHWAYS AND PUBLIC TRANSPORT

- i. The Agreement will require the Developer to provide, as necessary, the improvements identified to improve the public highway, sustainable and public transport provision within the vicinity of the site.

OTHER

- i. Other contributions may be identified through the planning consultation process, and subject to meeting the appropriate tests of necessity and reasonableness, consideration will be given to their inclusion.

APPENDIX 2: Development Plan Policies

Policy Reference	Policy Title
Core Strategy 2006-2026 (adopted December 2009)	
Policy 7	Key Rural Centres
Policy 14	Rural Areas: Transport
Policy 15	Affordable Housing
Policy 16	Housing Density, Mix and Design
Site Allocations and Development Management Policies 2006-2026 (adopted July 2016)	
DM1	Policy DM1: Presumption in Favour of Sustainable Development
DM2	Delivering Renewable Energy and Low Carbon Development
DM3	Infrastructure and Delivery
DM4	Safeguarding the Countryside and Settlement Separation
DM6	Enhancement of Biodiversity and Geological Interest
DM7	Preventing Pollution and Flooding
DM10	Development and Design
DM11	Protecting and Enhancing the Historic Environment
DM12	Heritage Assets
DM13	Preserving the Borough's Archaeology
DM17	Highways and Transportation
Barlestone Neighbourhood Plan 2020-2039 (made June 2022)	
H 2	Settlement Boundary
H 5	Affordable Housing
H6	Design Standards
ENV 2	Protection of sites of historical environmental significance
ENV 3	Protection of sites of natural environmental significance
ENV 5	Built environment: Local Heritage Assets
ENV 6	Ridge and Furrow
ENV7	Notable Trees, Woodland and Hedges
ENV 11	Flood Risk
ENV 12	Protection of Important Views
TR1	Traffic Management