



PLANNING STATEMENT

Site: Land South of Bosworth Road, Bull In The Oak, Cadeby, Leicestershire

Proposal: Retrospective planning application to remove "tents only" restriction to plots 1, 2 and 3, change occupancy of no. 8 pitches to long term lets, and submission of details relating to drainage, landscaping and lighting.

Client: Mr and Mrs J Knott

Prepared by: LB Planning

September 2025



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1. INTRODUCTION

- 1.1. On behalf of Mr and Mrs John Knott ("the applicants"), this Full Planning Application is submitted to regularise the existing development at Land South of Bosworth Road, Bull in the Oak, Cadeby, Leicestershire. The development is already in operation; this proposal is therefore seeking retrospective planning permission.
- 1.2. This application replaces the recently withdrawn application submitted under Section 73 (s73) of the Town and Country Planning Act 1990.
- 1.3. The s73 application was withdrawn solely because the previous conditions could not be lawfully processed via that type of application, necessitating a full planning application to address the required variations.
- 1.4. The original approval, planning reference 23/00927/FUL, was granted on the basis that the occupancy of the site should be limited to four weeks within a 12-month period. The permission also imposed a condition that restricted pitches 1, 2 and 3 to the use of tents only.
- 1.5. During discussions relating to the s73 application, the planning officer supported changing the restriction on pitches 1, 2, and 3 from tents to caravans (acknowledging the lack of demand for tents), but initially did not support removing the occupancy restriction completely. However, prior to withdrawing the s73 application, it was agreed that proposing long-term lets (provided the use was strictly non-residential, addressing the acute need for affordable housing) would be acceptable.
- 1.6. The purpose of this statement is to set out the relevant background and context of the site and provide the necessary planning assessment for two key proposals:

- Formal approval to remove the requirements for only tents on pitches 1, 2, and 3.
 - The removal of the four-week occupancy restriction for all eight pitches, allowing for stable, long-term lets (e.g., annual contracts) which specifically provides affordable accommodation for the local workforce but does not constitute use as a sole or main residence.
- 1.7. Outstanding conditions from the original permission have also been addressed via this application, whereby details relating to drainage (condition 3), landscaping (condition 4), and lighting (condition 6) have been submitted.
- 1.8. This planning statement supports the application together with the following required plans and documents:
- **Site Location Plan - 25-30-PL01 A** (showing pitches 1-8 and the boundaries) prepared by Haywards Architects.
 - **Landscape Plan - 25-30-PL04** (showing site plan, hard and soft landscaping) prepared by Haywards Architects.
 - **Drainage Plan - 25-30-PL05** (showing utilities and lighting) prepared by Haywards Architects.
 - **Bosworth Caravan Park Housing Need Technical Note** (HNTN) prepared by Marrons Planning.

2. SITE CHARACTERISTICS AND CONTEXT

- 2.1. The application site is located south of Bosworth Road and north of Cadeby Lane, situated within the countryside outside of any defined settlement boundary. The site is accessed via the existing caravan site.

- 2.2. The site serves as Bosworth Caravan Park, which is a long-established site benefiting from lodges and caravan plots. There are no occupancy restrictions on any of the pitches within the existing site.
- 2.3. The nearest settlement is Market Bosworth, which is classified as a Key Rural Centre Stand Alone in the Core Strategy (Policy 7).
- 2.4. The site is located adjacent to the Market Bosworth Conservation Area (MBCA). The character of the adjacent area is defined as parkland associated with Bosworth Hall, which makes a positive contribution to the significance of the Conservation Area. The Officer Report for the original approval (23/00927/FUL) confirmed that the development caused "less than substantial harm" (specifically, at the lower end of minor harm) to the MBCA setting. However, the precedent for larger structures in this immediate, sensitive area is established: planning approval 22/00896/FUL granted permission for three timber lodges on land immediately adjacent to the application site. These lodges were considerably larger than the proposed caravans and were positioned closer to the MBCA, thereby establishing the principle of development in this immediate area.
- 2.5. The visual impact of the development is substantially managed by screening. The site is well screened with a mature hedgerow and trees. Of relevance, an additional 300 trees have been planted since the original assessment between the site, the conservation area, and Bosworth Road. Regarding amenities, the existing toilet block will serve the 8 pitches.
- 2.6. The original application related to the retrospective Change of Use of land from agricultural to sui generis which was granted permission on 21 December 2023 under application 23/00927/FUL.
- 2.7. Prior to the submission of the s73, the site was subject to a Planning Enforcement complaint, and the applicant was subsequently required to complete a Planning

Contravention Notice (PCN). The Enforcement complaint related to claims that the occupancy of the caravans was not in compliance with condition 8 of 23/00927/FUL.

2.8. For ease, condition 8 reads:

"The pitches, hereby approved, shall be for holiday purposes only, with pitch 1, 2 and 3 being strictly for tents only. The pitches shall not be used as the sole or main residence of the occupiers, no person shall occupy any pitch for a period exceeding four weeks within a 12 month period. Furthermore, no person shall occupy any pitch within a period of two weeks following the end of a previous period of occupation by that same person. The owners/operators of the camp site shall maintain an up-to-date register of the names and main home addresses of all the individual occupiers and shall make this information available for inspection at all reasonable times to the Local Planning Authority following prior written notification".

2.9. It was agreed via the PCN that a s73 would be submitted to vary condition 8. This process was undertaken, however during the course of the application, it was requested that the application should be withdrawn as the outstanding conditions were not able to be discharged via that type of application.

2.10. This application therefore seeks to regularise the existing development by removing the restriction for "tents only" on Pitches 1, 2, and 3, and removing the four-week restriction across all eight pitches to allow for long-term lets and also discharge conditions 3, 4, and 6 from planning permission 23/00927/FUL.

3. RELEVANT PLANNING POLICY

3.1. An assessment has been carried out of relevant national and local planning policies, having regard to the adopted Hinckley & Bosworth Local Development Plan and the National Planning Policy Framework (NPPF) 2024.

National Planning Policy Framework (NPPF) 2024

- 3.2. The core objective is the 'presumption in favour of sustainable development'. Key sections relating to economic growth (Section 6) and conserving and enhancing the historic environment (Section 16, Paragraphs 199–202) are paramount.

Hinckley & Bosworth Core Strategy 2009

- 3.3. Policy 7: Key Rural Centres: Supports a range of employment opportunities and local facilities within Key Rural Centres.
- 3.4. Policy 23: Tourism Development: Encourages new and extended visitor attractions and holiday accommodation where it supports local services and adds to the economic wellbeing of the area.

Site Allocations and Development Management Policies DPD

- 3.5. DM1: Presumption in Favour of Sustainable Development: Requires approval of proposals that accord with the Local Plan without delay.
- 3.6. DM4: Safeguarding the Countryside and Settlement Separation: Seeks to protect the intrinsic value, beauty, open character, and landscape character of the countryside and generally restricts development outside defined settlement boundaries.
- 3.7. DM10: Development and Design: Requires developments to complement or enhance the surrounding area's character, regarding design, materials, and amenity protection.
- 3.8. DM11: Protecting and Enhancing the Historic Environment: Requires proposals affecting designated heritage assets (or their setting) to demonstrate an understanding of significance and assess impact.

- 3.9. DM12: Heritage Assets: Expects development affecting heritage assets and their setting to secure their continued protection or enhancement.
- 3.10. DM17: Highways and Transportation: Supports proposals that ensure convenient and safe access and do not have a significant adverse impact upon highway safety.
- 3.11. DM24: Cultural and Tourism Facilities: Supports the development and retention of new cultural and tourism facilities.

4. PLANNING ASSESSMENT AND JUSTIFICATION

- 4.1. This planning application relates to the previously approved application (23/00927/FUL) which granted permission for the "Change of use of land from agricultural to sui generis (siting of caravans, motorhomes and tents on serviced hard standing and grass pitches) (Retrospective)".

Removal of restriction for "tents only"

- 4.2. The application seeks formal approval for the siting of caravans where Condition 8 originally restricted Pitches 1, 2, and 3 to tents only. This adjustment is a necessary response to market need and is robustly supported by established precedent and enhanced screening from recently planted trees, ensuring the visual integrity of the area is protected.
- 4.3. The change is justified by commercial viability, as the restriction proved unviable due to the acknowledged fact that there has been "no enquiries or demand for tents" at the site. The change to caravans, as defined by The Caravan Act 1960, constitutes a natural and organic extension of the successful and established existing business. During the course of the recently withdrawn s73 planning application, the planning officer was supportive of changing these pitches to caravans, indicating that this adjustment is considered acceptable when balanced

against business necessity. This directly supports Policy DM24 by ensuring the continued viability of a Cultural and Tourism Facility.

- 4.4. The application demonstrates that the site is successfully assimilated, protecting the setting of the adjacent Market Bosworth Conservation Area (MBCA). The principle of development in this location is therefore established, relying on the precedent set by Planning approval 22/00896/FUL for three timber lodges in the immediate adjacent field. These lodges are "considerably larger" than the proposed caravans and were positioned closer to the MBCA. Furthermore, the site is effectively screened by an extensive belt of mature woodland and a mature hedgerow, supplemented by the planting of an additional 300 trees since the original approval, ensuring limited visual impact on the MBCA.

Removal of the Four-Week Occupancy Restriction

- 4.5. The application seeks the removal of the restrictive four-week limit to enable stable, long-term letting contracts, a change that generates a substantial social and economic public benefit, directly contributing to the NPPF objectives of sustainable development.
- 4.6. The proposed change is justified by the demonstrated need for affordable housing in this highly unaffordable rural area, as evidenced by the Housing Need Technical Note (HNTN). This need is significant: the Council has delivered only 27% of the identified affordable housing need over the past decade, and the Council's Housing Register has increased by 54% since 2014. The long-term letting arrangement is critical to providing stable, affordable accommodation for the local workforce, enabling people with lower incomes and local links to remain in the area. This also supports Market Bosworth as a Key Rural Centre (Core Strategy Policy 7) and results in more sustainable commuting patterns.
- 4.7. While the original condition resisted development that was not strictly "tourism use" in the countryside (DM4), the proposed use is justified by this overriding public

benefit. This approach was agreed with the local authority, as prior to withdrawing the s73 application, it was agreed that proposing long-term lets (provided the use remained strictly non-residential) would be acceptable. Crucially, the extended period of occupancy would have no material impact on the character of the area or neighbouring amenity (DM10). The use remains non-residential and is monitored through maintaining an up-to-date register of the names and main home addresses of all occupiers (in line with the existing requirement within Condition 8).

Compliance and Discharge of Conditions

- 4.8. The application confirms compliance with and seeks to discharge 3 no. outstanding conditions imposed on planning approval 23/00927/FUL, demonstrating that the necessary design and infrastructure requirements have been met in accordance with policies DM7, DM10, and DM17.
- 4.9. Compliance with Condition 3 (Drainage, Policy DM7) is demonstrated by Plan No. 25-30-PL05, which details the 160mm Surface water sewer and the 100mm Fresh water supply and waste run-off.
- 4.10. Regarding landscaping and design, Condition 4 (Hard and Soft Landscape Works, Policies DM4, DM10, DM11, DM12) compliance is confirmed by Plan No. 25-30-PL04. The implemented scheme includes Mown Grass, Mixed native species hedges (up to 2 metres high), and Mature native trees. The pitches and access road employ a Granite gravel surface. This implemented landscaping demonstrates a significant enhancement to the site and is maintained to an exceptionally high standard.
- 4.11. Finally, Condition 6 (External Lighting, Policy DM7) compliance is demonstrated by Plan No. 25-30-PL05, which shows the installation of four Europa multi-service bollards between the pitches. These bollards provide the required low-level lighting solution. The use of the Granite gravel surface for the access road, as shown on Plan No. 25-30-PL04, also demonstrates compliance with Condition 7 (Access Drive,

Policy DM17), which required the drive to be surfaced in a hard bound porous material.

5. CONCLUSION

- 5.1. This retrospective full planning application presents robust justification for the necessary retrospective amendments to the Bosworth Caravan Park operation. The application successfully demonstrates how the existing development can be regularised in accordance with the NPPF and Local Plan policies, relying on the overriding public benefits, now agreed by the local planning authority.
- 5.2. The retrospective change from three restricted tent pitches to caravan pitches (Pitches 1-3) is acceptable in planning terms, supported by the established precedent set by the neighbouring, considerably larger timber lodges (22/00896/FUL) and the extensive physical screening implemented. This change acts as a natural and organic extension to the existing business.
- 5.3. The removal of the four-week restriction is strongly justified by the evidence provided in the HNTN, which confirms an evidenced need for stable, affordable accommodation for the local workforce in this highly unaffordable rural area. The long-term let arrangement is critical to providing accommodation that is fit for purpose, while the maintained register ensures the pitches are not used as a sole or main residence.
- 5.4. For these reasons, the retrospective regularisation contributes significantly to the NPPF objectives of meeting local housing needs and creating mixed and balanced communities.