

PLANNING STATEMENT

Incorporating Design and Access Assessment

Land to rear of 223A Main Street Thornton, Coalville, Leicestershire LE67 1AH

Outline application for demolition of existing buildings and structures and erection of one open-market three-bedroom dwelling
(access and layout to be determined; all other matters reserved)

Application site: 1,973 sq m (0.1973 ha)

September 2026

Prepared by Andrew Large Surveyors Ltd

Key planning points

This fresh application follows Appeal Ref. 6004496. It is deliberately framed around the Inspector's positive findings on the principle and location of one dwelling, landscape character, design and highways, together with the material changes that have occurred since the appeal. The proposal is now made simply as one open-market three-bedroom dwelling; it does not rely on self-build/custom-build status.

Issue	Current position
Appeal findings	The Inspector found the site to be an acceptable location for new housing, found Policy S5(1)(j) satisfied, found no unacceptable landscape or character harm and concluded that the proposal accorded with the development plan when read as a whole on the location issue (Appendix A).
Neighbourhood Plan	Following the successful referendum, the Bagworth, Thornton and Stanton-under-Bardon Neighbourhood Plan is in force as part of the statutory development plan. Policy H4 positively supports well-related redevelopment/windfall sites; Policy H2 seeks more than 80% of units as three bedrooms or fewer (Appendices B and C).
Market dwelling	Neither Policy H4 nor NPPF Policy S5 requires the dwelling to be self-build. The current application is therefore for an unrestricted open-market dwelling.
Housing supply	The Council's 22 September 2026 Planning Committee report records a 4.48-year housing land supply as at April 2026. Policy S5(1)(j) therefore remains engaged (Appendix F).
BNG	The red-line site is 1,973 sq m (0.1973 ha). From 6 August 2026, applications on sites no larger than 0.2 ha are exempt from mandatory BNG where no onsite priority habitat is impacted. The reduced site comprises the existing developed core - buildings, ménage, hardstanding and made ground - and no priority habitat is affected. The former self-build/UU route is therefore unnecessary (Appendix H).
Landscape	The existing LVA remains directly relevant to the unchanged physical form of the proposal. It concludes that local landscape effects are negligible to minor beneficial and that no significant adverse landscape or visual effects are predicted (Appendices D and E).
Highways	LCC Automatic Traffic Counter survey, Main Street, Thornton, 23-30 June 2025, records 24-hour 85th-percentile speeds of 19.7 mph northwestbound and 19.9 mph southeastbound. The submitted 24.4m and 24.7m visibility splays are based on those measured speeds (Appendix I).

1.0 Introduction

1.1 This Planning Statement has been prepared by Andrew Large Surveyors Ltd on behalf of the applicant in support of a fresh outline planning application for the demolition of the existing equestrian, kennel and storage buildings and the erection of one detached three-bedroom dwelling on land to the rear of 223A Main Street, Thornton.

1.2 The application follows the dismissal of Appeal Ref. 6004496. The proposal remains physically the same in its essential form but the application site has been reduced to 1,973 sq m (0.1973 ha), focusing the red line on the existing developed core comprising buildings, the ménage, hardstanding and made ground.

1.3 The current application is for an open-market dwelling. It is not advanced as self-build or custom-build and no planning obligation is proposed to restrict tenure. The planning principle is supported independently by the National Planning Policy Framework, the now-operative Neighbourhood Plan and the Inspector's findings on this site.

1.4 The appeal decision is a highly material consideration. The Inspector did not dismiss the appeal because of the principle or location of housing, landscape character, design, accessibility or highway safety. The appeal was dismissed on the then-unresolved biodiversity net gain position. That issue is materially different for this fresh application.

2.0 Site and planning history

2.1 The application site lies to the rear of Main Street, Thornton and is accessed by the established private drive from Main Street. It lies outside but close to the defined settlement boundary of Thornton.

2.2 The reduced application site contains the long-established developed elements: stables/former kennels and storage buildings, a ménage, hardstanding and made ground. Earlier permissions include 91/0656/4 for the erection of a stable block and 98/00261/FUL for formation of an all-weather riding surface. The site is therefore not an undeveloped field; it is an established and materially altered parcel at the settlement edge.

2.3 The proposal is for one detached three-bedroom dwelling. Access and layout are submitted for determination, with appearance, scale and landscaping reserved. The indicative low-profile design approach previously assessed - timber cladding and a green/sedum roof - remains capable of being secured at reserved matters stage.

3.0 Appeal Ref. 6004496 - matters already determined

3.1 The appeal decision dated 18 September 2026 is at Appendix A. The Inspector considered the August 2026 NPPF and identified two main issues: biodiversity net gain and whether the site was a suitable location for housing.

3.2 On location, the Inspector found that the Council could not demonstrate a five-year supply of deliverable housing sites and that Policy S5(1)(j) was engaged. Although the development is behind Main Street properties, the Inspector found that the site lies within the wider fringe of Thornton's built-up edge and that a single dwelling would not place unacceptable pressure on infrastructure or services. The proposal was expressly found to satisfy Policy S5(1)(j).

3.3 The Inspector further found that the conflict with Policy DM4 arising from the site's position outside the settlement boundary carried only very limited weight because DM4 is not wholly consistent with Policy S5 of the August 2026 Framework. The Inspector concluded that the proposal represented an acceptable location for new housing, would not unduly harm the character and appearance of the site or surrounding area, and accorded with the development plan when read as a whole in respect of the location issue.

3.4 The decision also records that a single dwelling could be accommodated without unacceptable harm to character and appearance; that visibility from public viewpoints is limited and filtered by vegetation; and that the proposal would not erode important open views or materially alter the wider landscape character.

3.5 On highways, the Inspector noted that the Council had identified no specific highway or transport concern and attached little weight to the alleged conflict with Policy DM17.

3.6 The appeal was ultimately dismissed because the Inspector could not be satisfied that the previous proposal qualified for the BNG exemption then relied upon, due to inconsistencies in the Unilateral Undertaking and the absence of the biodiversity information otherwise required. The current application does not rely on that exemption route.

4.0 Development plan and national policy

4.1 Adopted Local Plan

The Hinckley and Bosworth Core Strategy (2009) and Site Allocations and Development Management Policies DPD (2016) remain relevant. Policies DM1, DM4, DM6, DM7, DM10, DM17 and DM18 are applicable. The weight to be given to DM4 on this site has, however, already been considered by the Inspector under the August 2026 NPPF, with conflict afforded only very limited weight.

4.2 Bagworth, Thornton and Stanton-under-Bardon Neighbourhood Plan

The Neighbourhood Plan has now passed referendum. The declaration records that more than half of those voting supported the Plan, with 362 votes cast in favour. National Planning Practice Guidance confirms that once a neighbourhood plan is approved at referendum it comes into force as part of the statutory development plan. Policies H2 and H4 therefore carry full development-plan weight. Relevant Plan extracts are at Appendix B and the referendum result is at Appendix C.

Policy H2 - Housing Mix

Policy H2 requires new housing proposals to provide a mix that meets identified local needs and states that development should deliver more than 80% of units as three-bed or fewer. The supporting text identifies a structural imbalance towards larger homes. The proposal is for one three-bedroom dwelling, meaning 100% of the scheme falls within the size range expressly sought by H2.

Policy H4 - Windfall Sites

Policy H4 supports infill and redevelopment sites where they help meet the identified housing requirement, are within the settlement boundary or physically well-related to an existing settlement, retain important natural boundaries/features, provide safe vehicular and pedestrian access, and do not cause adverse effects through loss of garden space. The supporting text is particularly relevant: it expressly allows previously developed land outside the settlement boundary where it is well-related to an existing settlement and otherwise complies with the Plan.

The proposal meets that policy approach. The site is an established developed parcel; its physical relationship to Thornton has already been found acceptable by the Inspector; the established landscape framework can be retained and reinforced; the existing access has been found not to give rise to a compelling highway objection; and the scheme does not depend upon harmful subdivision of a residential garden. H4 therefore provides positive development-plan support for a market dwelling on this site.

4.3 National Planning Policy Framework - August 2026

Policy S3 directs proposals outside settlements to Policy S5. Policy S5 identifies forms of development outside settlements which should be approved unless the benefits are substantially outweighed by adverse effects. Two limbs are particularly relevant to this proposal:

- S5(1)(d): redevelopment of previously developed land, including a material change of use to residential; and
- S5(1)(j): development addressing an evidenced unmet need, expressly including housing where the local planning authority cannot demonstrate a five-year supply, where it is physically well-related to an existing settlement and of a scale that can be accommodated by infrastructure.

The reduced red line focuses on the existing developed core and therefore falls squarely within the policy objective of S5(1)(d). Separately, the Inspector has already determined that this proposal satisfies S5(1)(j). Annex A of the NPPF confirms that development plan policies materially inconsistent with national decision-making policies should be given very limited weight; this was the basis on which the Inspector treated DM4.

Policy HO7 requires substantial weight to be given to the benefits of providing homes that contribute to evidenced accommodation needs. The three-bedroom dwelling also responds directly to the local need expressed through Neighbourhood Plan Policy H2. Relevant NPPF extracts are at Appendix G.

5.0 Housing land supply and the principle of a market dwelling

5.1 The Council's Planning Committee Public Reports Pack for the meeting of 22 September 2026 records at paragraph 8.10 that the Planning Policy team has reviewed the Council's housing land supply in light of the new NPPF and that, as at April 2026, the Council has 4.48 years of supply. The Council therefore cannot demonstrate a five-year housing land supply. The relevant extract is at Appendix F.

5.2 Policy S5(1)(j) consequently remains engaged. There has been no change which undermines the Inspector's site-specific finding that one dwelling is physically well-related to Thornton and can be accommodated without unacceptable infrastructure pressure.

5.3 There is no policy requirement for the dwelling to be self-build. Policy S5(1)(j) applies to housing generally; Policy S5(1)(d) supports redevelopment of previously developed land; and Neighbourhood Plan Policy H4 supports qualifying redevelopment/windfall sites. Policy H2 addresses size and mix rather than tenure. The appropriate application is therefore for one open-market three-bedroom dwelling.

6.0 Biodiversity net gain

6.1 BNG was the decisive issue in the dismissed appeal. The statutory position has since changed. Government guidance confirms that, for planning applications made on or after 6 August 2026, mandatory BNG does not apply to development where the site within the red-line boundary is no larger than 0.2 hectares, provided the development does not impact onsite priority habitat.

6.2 The current red-line site is 1,973 sq m (0.1973 ha), below the 0.2 hectare threshold. The location plan submitted with the application identifies that red-line area. The reduced site comprises the existing developed core - buildings, ménage, hardstanding and made ground - and no onsite priority habitat is affected by the proposal. The appeal decision itself records that the previous Preliminary Ecological Appraisal identified the site as predominantly comprising buildings and artificial hard surfaces.

6.3 The current application therefore falls within the post-6 August 2026 small-site exemption. The statutory biodiversity gain condition does not apply and a Biodiversity Gain Plan is not required. Crucially, the exemption is area-based and does not require the dwelling to be self-build or custom-build. No Unilateral Undertaking is required to secure self-build status for BNG purposes.

6.4 This does not remove the need to comply with other ecological legislation or relevant development-plan policies. Existing vegetation can be retained and additional native planting and species enhancements can be secured through reserved matters or condition. An extract of the current GOV.UK BNG guidance is at Appendix H.

7.0 Landscape, character and visual effects

7.1 The Landscape and Visual Appraisal by Studio 413 Ltd is submitted again at Appendix D, with its supporting figures at Appendix E. Although the LVA was prepared for the previous application and refers to a "self-build" dwelling, tenure has no bearing on its assessment of siting, scale, visibility, landscape character or visual effects. The physical proposal remains materially the same for landscape purposes and the LVA remains directly applicable.

7.2 The LVA identifies the site as a transitional settlement-edge parcel with a highly modified and discordant internal fabric. It records strong containment by mature vegetation and limited public visibility. The site has low landscape value and the existing buildings/hardstanding read as utilitarian elements within the limited views available.

7.3 The LVA concludes that the effect on local landscape character would be negligible to minor beneficial and not significant. For users of PRoW R80/1, the magnitude of change is negligible and the resulting effect negligible/minor and not significant. From the permissive paths around Thornton Reservoir, the proposed low-profile dwelling would replace the current discordant structures and is assessed as a visual enhancement, with overall visual change negligible.

7.4 The LVA's overall conclusion is that the development is not predicted to give rise to significant adverse landscape or visual effects. This is consistent with the Inspector's subsequent finding that one dwelling can be accommodated without unacceptable harm to the character or appearance of the site or surrounding countryside.

8.0 Design, access and other technical matters

8.1 The proposal retains the established access from Main Street. Leicestershire County Council undertook an Automatic Traffic Counter speed survey on Main Street, Thornton (Site ID 880088029570) between 23 and 30 June 2025. The survey records 24-hour 85th-percentile speeds of 19.7 mph northwestbound and 19.9 mph southeastbound. The submitted visibility splays are based on those measured speeds, providing 24.4m to the northwest and 24.7m to the southeast; the splays are contained without crossing third-party land. The survey results were issued by Leicestershire County Council on 30 June 2025 and are included at Appendix I. The Inspector subsequently identified no compelling highway or transport concern.

8.2 The proposal is for a modest three-bedroom dwelling. At reserved matters stage, a single-storey, low-profile form with recessive materials and a vegetated roof can be secured, together with reinforcement planting and controls over external lighting and boundary treatment. This approach responds to Policy DM10, Neighbourhood Plan design objectives and the LVA recommendations.

8.3 The site lies in Flood Zone 1. Drainage, construction, lighting and any necessary ecological mitigation can be addressed by condition. No new technical matter has been identified which alters the Inspector's conclusions on the suitability of the site for one dwelling.

9.0 Planning balance

9.1 The planning position is now materially stronger than at the appeal. The Inspector has already found that:

- the site is an acceptable location for new housing;
- the proposal satisfies NPPF Policy S5(1)(j);
- conflict with Policy DM4 carries only very limited weight;
- one dwelling would not cause unacceptable landscape or character harm;
- the proposal accords with Policy DM10 and the development plan when read as a whole on the location issue; and
- there is no compelling highway or transport objection.

9.2 The current application adds two significant matters of support. First, the Neighbourhood Plan is now in force following referendum and Policy H4 positively supports qualifying windfall/redevelopment sites which are physically well-related to an existing settlement. Policy H2 also supports the proposed three-bedroom size. Second, the application is below the new 0.2 ha BNG threshold and does not impact priority habitat, removing the issue that determined the appeal.

9.3 The Council continues to have only 4.48 years of housing land supply. S5(1)(j) remains engaged and Policy HO7 requires substantial weight to the benefit of providing homes which meet evidenced need. The reduced developed site also engages S5(1)(d).

9.4 There is no requirement or planning justification to restrict the tenure to self-build. The planning policies supporting the principle apply to market housing and the proposed three-bedroom dwelling is directly consistent with the local housing mix sought by H2.

9.5 Taken as a whole, the proposal accords with the operative Neighbourhood Plan, benefits from the site-specific findings in the appeal decision and falls within the categories of development positively supported by NPPF Policy S5. No adverse effect has been identified which substantially outweighs those benefits.

10.0 Conclusion

10.1 The fresh application should be determined on the basis that the principle of one dwelling at this site has already been found acceptable by the Planning Inspectorate. The Inspector found the site to be within Thornton's wider settlement edge, physically well-related to the settlement, capable of accommodating one

dwelling without unacceptable infrastructure pressure, and capable of development without unacceptable landscape or character harm.

10.2 Since that decision, the policy position has strengthened. The Neighbourhood Plan is now in force and Policy H4 positively supports well-related redevelopment/windfall sites. Policy H2 supports the delivery of three-bedroom and smaller homes. The proposal accords directly with both policies.

10.3 The Council remains unable to demonstrate a five-year housing land supply, with the latest committee report recording 4.48 years. NPPF Policy S5(1)(j) therefore remains engaged. The reduced red line also focuses on the previously developed core, engaging Policy S5(1)(d).

10.4 The appeal was dismissed on BNG. The current site is 1,973 sq m (0.1973 ha), falls below the 0.2 ha exemption threshold introduced from 6 August 2026 and does not impact onsite priority habitat. The statutory BNG condition therefore does not apply. There is no need to rely upon self-build status or a Unilateral Undertaking.

10.5 The current proposal is accordingly advanced as one open-market three-bedroom dwelling. It represents an appropriate, policy-compliant redevelopment of an established developed settlement-edge site and outline planning permission should be granted subject to appropriate conditions.

11.0 Referenced documents and appendices

The following documents are included in the combined submission appendix pack. Where a public policy document is lengthy, the directly relevant pages are appended.

Appendix	Document
Appendix A	Planning Inspectorate Appeal Decision Ref. 6004496 - Land to rear of 223A Main Street, Thornton - 18 September 2026.
Appendix B	Bagworth, Thornton and Stanton-under-Bardon Neighbourhood Plan - relevant extracts including Thornton settlement boundary and Policies H2 and H4.
Appendix C	Declaration of Result of Poll - Bagworth, Thornton and Stanton Under Bardon Neighbourhood Planning Referendum.
Appendix D	Studio 413 Ltd, Landscape and Visual Appraisal, Ref. LDP-25-P300-LVA1, January 2026.
Appendix E	Studio 413 Ltd, Landscape and Visual Appraisal Supporting Figures, Ref. LDP-25-P300, January 2026.
Appendix F	Hinckley & Bosworth Borough Council Planning Committee Public Reports Pack, 22 September 2026 - relevant extract recording 4.48 years housing land supply.
Appendix G	National Planning Policy Framework, August 2026 - relevant extracts (Policies S3, S5, HO7 and Annex A).
Appendix H	GOV.UK Biodiversity Net Gain exemption guidance - development of 0.2 hectares or below, current from 6 August 2026.
Appendix I	Leicestershire County Council Automatic Traffic Counter speed survey - Main Street, Thornton (Site ID 880088029570), survey period 23-30 June 2025; results issued 30 June 2025. Relevant speed summary extracts included.

12.0 Web references

- Planning Practice Guidance: Neighbourhood planning - confirms that a neighbourhood plan comes into force as part of the statutory development plan once approved at referendum (GOV.UK).
- GOV.UK: Biodiversity net gain - exempt developments - confirms the 0.2 hectare exemption applies to planning applications from 6 August 2026 where no onsite priority habitat is impacted.
- GOV.UK: Biodiversity net gain - confirms the location plan/red-line boundary can be used as the starting point to assess the 0.2 hectare site-size exemption.

Appendix A

Planning Inspectorate Appeal Decision Ref. 6004496

Full appeal decision.

Appeal Decision

Site visit made on 21 April 2026

by **L Bartle BA(Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 18th September 2026

Appeal Ref: 6004496

Land to rear of 223A Main Street, Thornton, Coalville, LE67 1AH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal is made by Mr Iain Long against the decision of Hinckley and Bosworth Borough Council.
 - The application Ref is 25/00775/OUT.
 - The development proposed is outline application for demolition of all existing buildings and structures and erection one detached dwelling.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. The planning application is made in outline with details of access and layout provided for consideration at this stage. All other matters are reserved for future consideration. I have taken the submitted plans relating to access and layout as forming part of the application. I have treated other plans as indicative only.
3. A Landscape and Visual Appraisal dated January 2026 was submitted with the appeal. It responds to the Council's reason for refusal and was carried out after the planning application was determined by the Council. Although the Council's Statement of Case does not refer to this supplementary evidence, it has, along with other interested parties, had the opportunity to consider its findings. There would not be procedural unfairness if I take it into account in my consideration of the appeal and I have determined the appeal accordingly.
4. During the appeal, it was brought to light that the ownership certificate submitted with the application did not accurately reflect all interests in the appeal site. The appellant subsequently provided evidence that the requisite notice had been served on the relevant landowner. Having regard to the information before me, I am satisfied that the necessary notification requirements have been complied with and that no prejudice has arisen. I have therefore proceeded on the basis of the corrected certification.
5. The appellant contends that the proposal would be exempt from the biodiversity net gain (BNG) requirements set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended) on the basis that it would comprise self-build and custom housebuilding. To support that position, a signed Unilateral Undertaking (UU) was submitted and subsequently revised during the appeal process to address the Council's comments.

6. Although an executed UU is before me, it contains inconsistencies regarding the land to which it relates. In particular, Schedule One refers to land at 223A Main Street, Thornton, Coalville, whereas the definition of "Site" refers to land adjacent to Welton Lodge, Hunts Lane, Desford, Leicestershire. Furthermore, the plan attached to the UU differs from the application location plan. Taken together, these discrepancies create uncertainty as to the land bound by the planning obligations.
7. Consequently, I cannot be satisfied that the development would qualify for the claimed exemption from the BNG requirements. Accordingly, a main issue in this appeal is whether the proposal would comply with the statutory BNG requirements.
8. During the course of the appeal, a revised National Planning Policy Framework (the Framework) was published on 17 August 2026. The main parties were given an opportunity to comment on the implications of the revised Framework for the appeal, and I have taken those comments into account in reaching my decision. References to the Framework in my decision are to the August 2026 version.

Main Issues

9. The main issues are:
 - whether the proposal makes adequate provision for BNG; and,
 - whether the proposed development would be in a suitable location for new housing with regard to the local development plan and the character and appearance of the site and surrounding area.

Reasons

Biodiversity

10. Unless exempt, the proposed development would be subject to the statutory BNG requirements, which require development to achieve a biodiversity net gain of at least 10%. The appellant's case is advanced on the basis that the development would comprise self-build and custom housebuilding and would therefore be exempt from those requirements.
11. The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) places duties on local authorities in relation to the provision of serviced plots for self-build and custom housebuilding. Furthermore, section 123 of the Levelling-up and Regeneration Act 2023 provides that development permissions may only count towards meeting those duties where the development is genuinely self-build or custom housebuilding and is secured as such.
12. For the reasons set out above, I am not satisfied that the submitted UU would effectively secure the development as self-build and custom housebuilding. Consequently, I cannot be satisfied that the proposal would qualify for the exemption from the statutory BNG requirements relied upon by the appellant.
13. The Preliminary Ecological Appraisal indicates that the appeal site is predominantly comprised of buildings and artificial hard surfaces. Nevertheless, the minimum biodiversity information required by Article 7(1A) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO) has not been submitted. In the absence of that information, I am unable to

determine the pre-development biodiversity value of the site or whether the proposal would achieve the required minimum 10% BNG.

14. Accordingly, based on the evidence before me, I cannot conclude that the proposal would either benefit from an exemption from, or comply with, the statutory BNG requirements. The proposal therefore conflicts with Schedule 7A of the Town and Country Planning Act 1990 and the requirements of the DMPO. It would also conflict with Policy N2 (1) (a) of the Framework and the requirement for BNG where applicable.

Location of development

15. There is no dispute between the parties that the site lies outside the defined settlement boundary of Thornton and is therefore located within the countryside for planning policy purposes. Policy DM4 of the Hinckley and Bosworth Site Allocations and Development Management Policies Development Plan Document (the DPD) seeks to safeguard the countryside from unsustainable development. The proposed dwelling would not fall within any of the categories of development identified by Policy DM4 as being acceptable in principle within the countryside.
16. The site itself is physically separated from the built form of the village and accessed via a lengthy private track extending from Main Street. It contains a range of existing buildings and structures, including stables, storage buildings, hardstanding and other associated features, resulting in a developed and somewhat fragmented appearance.
17. The evidence before me indicates that the proposed dwelling would replace much of the existing built form and occupy a smaller overall footprint than the buildings currently on the site. Furthermore, with the exception of the site's more open boundary towards Thornton Reservoir, the site is largely enclosed by boundary vegetation and mature tree planting. Consequently, visibility from surrounding public viewpoints, including sections of the National Forest Way, is limited and filtered by vegetation.
18. In addition, the sloping landform between the site and Thornton Reservoir further reduces its visibility, particularly in relation to the area where the proposed dwelling would be located. The site is also experienced within a wider context that includes St Peter's Church, nearby residential curtilages and other settlement-edge features. Consequently, the proposal would be viewed against a wider backdrop of some existing development and landscape features rather than as an isolated intrusion into the countryside.
19. Whilst the dwelling would introduce a residential use and associated domestic activity, the submitted layout demonstrates that a single dwelling could be accommodated within the site without causing unacceptable harm to the character and appearance of the site or its surroundings. On the evidence before me there is no evidence to indicate that the development would be incapable of according with the principles established in the Good Design Guide and Policy DM10 of the DPD. Accordingly, it would not erode important open views, nor would it materially alter the wider landscape character of the surrounding countryside.
20. Turning to the provisions in the Framework, Policy S5 identifies particular forms of development that may be acceptable outside settlement boundaries where specified criteria are satisfied. The Council has confirmed that it cannot currently

demonstrate a five-year supply of deliverable housing sites. Consequently, Policy S5(1)(j) is engaged, requiring consideration of whether the development is physically well-related to an existing settlement and of a scale that can be accommodated having regard to existing or proposed infrastructure provision.

21. In this case, although the proposal would comprise backland development to the rear of properties on Main Street, the site lies within the wider fringe of the built-up edge of Thornton. Moreover, there is no compelling evidence before me to suggest that a single dwelling would place unacceptable pressure upon local infrastructure or services. I therefore find that the proposal satisfies the criteria of Policy S5(1)(j).
22. Although the site lies outside the settlement boundary and therefore conflicts with Policy DM4 of the DPD, that policy is not wholly consistent with Policy S5 of the Framework. In accordance with Annex A of the Framework, I have therefore afforded the conflict with Policy DM4 only very limited weight.
23. Taking these matters together, I conclude that the proposal would represent an acceptable location for new housing. It would satisfy the requirements of Policy S5(1)(j) of the Framework and, for the reasons given above, would not unduly harm the character and appearance of the site and surrounding area. Consequently, the proposal would accord with Policy DM10 of the DPD insofar as it requires development to complement or enhance local character, and with the design principles of Policy DP3 of the Framework.
24. Accordingly, notwithstanding the very limited weight given to the conflict with Policy DM4 arising from the site's location outside the settlement boundary, I find that the proposal would accord with the development plan when read as a whole and with the Framework in respect of this main issue.

Other Matters

25. The appellant refers to an appeal decision¹ in which the benefits of a self-build dwelling were found to outweigh identified conflicts with the development plan. However, that decision turned on its own facts and, importantly, the Inspector was satisfied that the proposed dwelling would be secured as self-build development. For the reasons given above, I have not reached the same conclusion in this case. Accordingly, I attach limited weight to that decision.
26. The Council refers to Policy DM17 in its reason for refusal, which relates to highways and transportation matters. However, the Council has identified no specific highway or transport concerns, and I have no compelling evidence before me to conclude that the proposal would conflict with the objectives of that policy. Accordingly, I attach little weight to the alleged conflict with Policy DM17.

Planning Balance

27. I have found that the proposal has not been demonstrated to qualify for the claimed exemption from the statutory BNG regime. Furthermore, the biodiversity information required by the DMPO has not been submitted. Consequently, I cannot conclude that the proposal would comply with the mandatory BNG requirements. This would conflict with Policy N2(1)(a) of the Framework insofar as it expects development to address BNG requirements where they apply. I attach substantial weight to that harm.

¹ APP/G2435/W/24/3343890

28. Against this, I acknowledge that the appeal site is reasonably accessible to services and facilities within Thornton and that future occupiers would not be wholly reliant on the private car for day-to-day needs. The proposal would also provide one additional dwelling and would generate limited economic benefits during construction and through the expenditure of future occupiers within the local economy. Taken together, I afford moderate weight to these benefits.
29. Accordingly, I find that the adverse impacts of the proposal would substantially outweigh its benefits. The presumption in favour of sustainable development in Policy S3 of the Framework does not therefore apply.

Conclusion

30. Although the proposal would accord with the development plan when considered as a whole, I have identified material considerations which indicate that the appeal should be determined other than in accordance with the development plan.
31. For the reasons given above, I conclude that the appeal should be dismissed.

L Bartle

INSPECTOR

Appendix B

Bagworth, Thornton and Stanton-under-Bardon Neighbourhood Plan - relevant extracts

Relevant pages only: Thornton settlement boundary, Housing Mix / Policy H2, Windfall
Development / Policy H4 and design context.

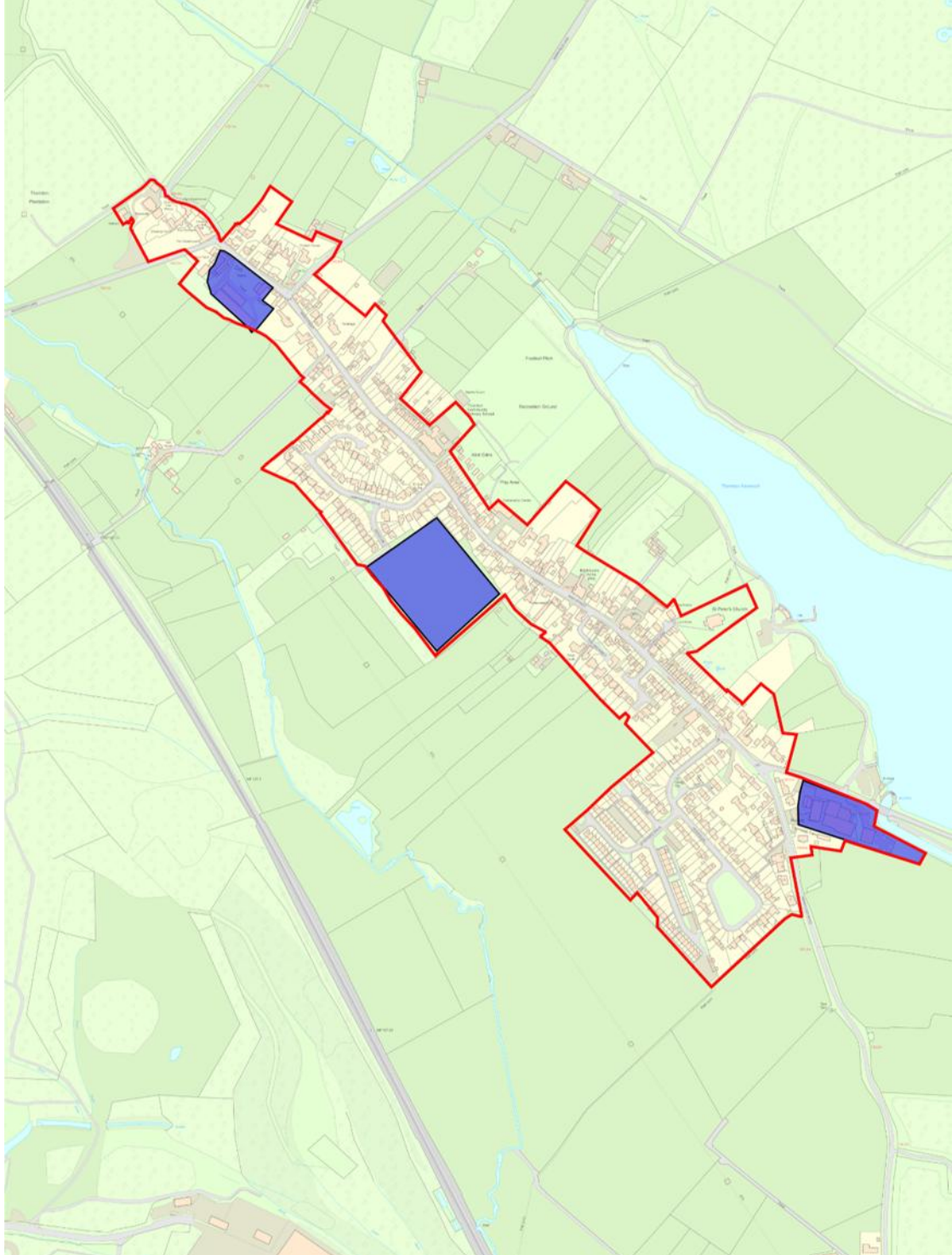
2023 — 2039

Bagworth, Thornton & Stanton-under-Bardon

NEIGHBOURHOOD PLAN



Figure 3: Thornton Settlement Boundary



Housing Mix

79. The Plan recognises that providing a wide choice of high-quality homes of differing tenures is essential to developing a sustainable, mixed and inclusive community. The correct housing mix in terms of tenure and size will help house a future well-balanced population vital to the on-going viability of local services and the prosperity of the community.
80. By analysing the Census data from 2011, land registry data from between 1995 and 2017 and the HEDNA survey information it is possible to specify an optimum future housing mix for the Plan period. From the last full Census in 2011 the parishes of BT&SuB had a combined population of 3,239.
81. In terms of property sizes, the proportion of four bedroomed and above in Stanton-under-Bardon is 28% and in Bagworth and Thornton it is 37.6%. This compares to a much lower percentage of 21.8% in HBBC. For this reason, there is a structural imbalance in the current size of units that can be addressed through the Neighbourhood Plan.
82. An important part of the HTG vision was that younger residents and older people who wished to remain living in the community as their needs changed should be enabled to do so. Providing smaller homes would enable elderly and younger people to stay in the community and at the same time release under-occupied larger family homes onto the open market which would then be available to other growing families keen to live in BT&SuB

POLICY H2:

- A. **HOUSING MIX - New housing development proposals should provide a mixture of housing types specifically to meet identified local needs in the Plan area. Development should deliver more than 80% of the units as 3-bed or fewer.**
83. All proposals will be expected to demonstrate how the proposal will meet the current and future housing needs of the Parish as evidenced in the Parish Housing Needs Survey Report 2019 (Appendix 3) and the Leicester and Leicestershire Housing and Employment Development Needs Assessment 2017 or any more recent document updating either of these reports.

Affordable Housing

84. The NPPF (2023) defines affordable housing as ‘housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)’ The definition goes on to list different types including affordable housing for rent (including social rent); starter homes, discounted market sale housing and other affordable housing routes to home ownership.
85. People living in the neighbourhood area are more likely to be living in dwellings with 4 or more bedrooms. Results from the 2011 Census show that 38% of Bagworth and Thornton households and 28% in Stanton-under-Bardon live in homes with more than 4 bedrooms. This is above the Borough (22%), regional (20%) and England (19%) averages.
86. There is an under-representation of housing for single people with less than 1% of Bagworth and Thornton and 3% of Stanton-under-Bardon households having one bedroom against 6% district, 8% region and 12% England rates.
87. Under-occupancy (having more bedrooms than the notional number recommended by the bedroom standard) in the Parishes is typical of rural villages. Analysis of the 2011 Census shows that 53% of Bagworth and Thornton and 44% of Stanton-under-Bardon households have two or more spare bedrooms which is higher than the district (43%), region (37%) and England (34%) shares. Under occupancy is particularly evident in larger properties and is particularly evident in Stanton-under-Bardon where 45% of homes with 4 or more bedrooms are occupied by one or two people (42% in Bagworth and Thornton).
88. The Census data suggests that older person households are more likely to under-occupy their dwellings. Data from the Census allows an investigation using the bedroom standard. In total, some 52% of pensioner households in Bagworth and Thornton and 45% in Stanton-under-Bardon have an occupancy rating of +2 or more (meaning there are at least two more bedrooms than are technically required by the household).
89. House prices are generally high across the Plan area and coupled with a disproportionately high level of larger dwellings, makes it hard for young families to enter the housing market locally, or for older people to find suitable accommodation when down-sizing.

POLICY H3:

- A. AFFORDABLE HOUSING PROVISION** - Development proposals which include affordable housing should provide a mix of housing types and sizes to help meet the identified needs of the Parish, based on the Bagworth & Thronton and Stanton-under-Bardon Housing Needs Evidence, Parish Housing Needs Survey Report October 2019 (Appendix3), Hinckley & Bosworth Borough Council Housing Needs Study 2024, together with any or updating of these .
- B.** The provision of smaller homes especially for young people and young families and older people who wish to downsize will be supported, as will be the provision of affordable housing for people with a local connection.
- C.** Any affordable housing should be designed and delivered to be indistinguishable from market housing and must be distributed evenly through the development as a whole.

Windfall Development

- 90. A windfall site is defined in the NPPF as one which has not been specifically identified as available through the Local Plan or NDP process. These sites normally comprise previously developed land that has unexpectedly become available. To help protect the character of BT&SuB, development beyond the housing allocation described above will be restricted to windfall sites wholly within the settlement boundary, or any previously developed land that is well-related to an existing settlement and complies with the policies of this Plan (other than in respect of the settlement boundary).
- 91. Such sites have made a small but regular contribution towards the housing supply in the Plan area for a considerable time. It is expected that windfalls will continue to make a small contribution to housing provision in the Parishes up to 2039.

POLICY H4:

- A. Windfall Sites** - Proposals for infill and redevelopment sites will be supported where:
 - a) they help to meet the identified housing requirement for BT&SuB in terms of housing mix (Policy H2),
 - b) the location is within the settlement boundary or is physically well-related to an existing settlement and complies with the policies of this Plan (other than in respect of the settlement boundary).
 - c) they retain existing important natural boundaries and features such as gardens, trees, hedges, footpaths and streams,
 - d) there is a safe vehicular and pedestrian access to the site, and
 - e) they do not reduce garden space to an extent where there is an adverse impact on the character of the area, or the amenity of neighbours.

Design Standards

92. Villages in the Plan area have developed over a long period of time with certain times showing an increase in construction activity, for example during the 1960's and 1970's.
93. New development proposals should be designed sensitively to sit within the distinctive settlement patterns of the villages within the Plan area. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.
94. It is not considered necessary to have a uniform series of properties that all look the same, rather to ensure that new developments respect the features of buildings which make villages within the Plan area desirable places in which to live.
95. Residents in the Plan area want their communities to play their part in the sustainable development of the Borough. As noted in the NPPF, Planning authorities should, through their policies, contribute as fully as possible to the aims of Biodiversity 2020 DEFRA. New development in BT&SuB should be designed to incorporate the current (at time of Application) best practice standards and methods for biodiversity protection and enhancement.
96. Sustainable Drainage Systems (SuDS) should be designed in accordance with current industry best practice, the SuDS Manual, CIRIA (C753), to ensure that the systems deliver both the surface water quantity and the wider benefits, without significantly increasing costs. Good SuDS design can be key for creating a strong sense of place and pride in the community for where they live, work and visit, making the surface water management features as much a part of the development as the buildings and roads.
97. The aim of the design standards policy is to keep what is special whilst accommodating modern building and design.

POLICY H5: DESIGN STANDARDS –

- A. All commercial and residential proposals of one or more properties, replacement dwellings and extensions will be supported where they meet the following building design principles to a degree that is proportionate to the development.
 - a) development should enhance the character of the area in which it is situated and be carried out sensitively,
 - b) any proposals should clearly show how the general character, scale, density and layout of the site fit in with the character of the surrounding area. Contemporary and innovative materials and design are supported where positive improvement can be demonstrated without detracting from the historic context,
 - c) care should be taken to ensure that the development does not disrupt the visual impact of the street scene or adversely affect any wider landscape views,
 - d) development should be enhanced by landscaping with existing trees, elevations and hedges preserved whenever possible to promote biodiversity. Wherever possible, plots should be enclosed by native hedging or walls in keeping with the local style,

Appendix C

Neighbourhood Planning Referendum - Declaration of Result of Poll

Full result declaration.

Declaration of Result of Poll

Hinckley & Bosworth Borough Council

Bagworth, Thornton and Stanton Under Bardon Neighbourhood Planning Referendum

I Bill Cullen, being the Counting Officer at the above referendum held on Thursday 19 September 2026, do hereby give notice that the results of the votes cast is as follows:

Question		
Do you want Hinckley and Bosworth Borough Council to use the Neighbourhood Plan for Bagworth, Thornton and Stanton Under Bardon to help it decide planning applications in the neighbourhood area?		
	Votes Recorded	Percentage
Number cast in favour of a Yes	362	85.38%
Number cast in favour of a No	62	0.15%

The number of ballot papers rejected was as follows:	Number of ballot papers
A want of an official mark	0
B voting for more answers than required	1
C writing or mark by which voter could be identified	0
D being unmarked or wholly void for uncertainty	2
E rejected in part	0
Total	3

Electorate: 2808

Ballot Papers Issued: 427

Turnout: 15.21%

And I do hereby declare that more than half of those voting have voted **in favour** of the Neighbourhood Plan.

Dated Thursday 19 September 2026

Bill Cullen
Counting Officer

Printed and published by the Counting Officer, Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR

Appendix D

Studio 413 Landscape and Visual Appraisal

Full Landscape and Visual Appraisal.



223A Main Street, Thornton

LANDSCAPE AND VISUAL APPRAISAL

Document Title:	Landscape and Visual Appraisal
Prepared for:	Mr Iain Long
Prepared by:	Studio 413 Ltd.
Document Ref:	LDP-25-P300-LVA1

Author:	Mark Bust
Date:	January 2026

Amendment History					
Version	Date	Modified by	Checked / Approved by	Reason(s) for issue	Status
1	26.01.26	MJB	MJB	Comment	DRAFT

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1. INTRODUCTION

- 1.1. This Landscape and Visual Appraisal (LVA) has been prepared by Studio 413 Ltd, on behalf of Mr Iain Long in support of an Appeal against the refusal of the planning application (Ref. Hinckley & Bosworth Borough Council No. 25/00775/OUT) for demolition of all existing buildings and structures and erection of a self-build dwelling at 223A Main Street, Thornton (the 'Site' – see Figure 1).
- 1.2. Photographs taken to illustrate the Site and context are contained within Figures 7-12 and should be referred to throughout this appraisal.
- 1.3. This LVA provides an outline of the landscape and visual baseline conditions of the Site and its relevant context. This includes an outline of the Physical Landscape of the Site, such as the Site context, topography, land use and existing vegetation, and the Perceptual Landscape, including the landscape character, local views and visibility of the Site, and an overall Site and context analysis.
- 1.4. An overview of potential effects that may arise through the proposal is also highlighted.
- 1.5. Landscape and visual resources are closely related but are separate issues and are considered under independent appraisals:
 - Landscape effects are the result of a change to the fabric, character, or quality of the landscape as a result of development. They do not have to be seen.

Therefore, the landscape study area encompasses the area physically and directly affected by any proposed development, and the immediate surrounding landscape setting.
 - Visual effects result from a change in views.

Therefore, the study area for the visual appraisal has been considered by way of desk study and field study. A preliminary visual appraisal has been developed together with a review of topography, aerial photography, and OS mapping.

2. METHODOLOGY

- 2.1. The methodology for this Landscape and Visual Appraisal has been based upon best practice guidance presented in the Guidelines for Landscape and Visual Impact Assessment, Third Edition 2013 (GLVIA3) (Routledge, 2013).
- 2.2. It should be noted that this report has been prepared as a proportionate landscape and visual assessment commensurate with the scale of development (a single dwelling and associated works). It follows the principles of GLVIA3 and applies professional judgement to identify the likely landscape and visual effects of the proposals, with reasoned conclusions as to whether any effects are likely to be significant for the key landscape and visual receptors. The scope and level of detail are intentionally proportionate to the nature of the proposals, and the assessment focuses on those receptors and locations where effects could reasonably arise.

- 2.3. In this instance, and in order to support transparent decision-making, the report goes beyond describing the likely nature of effects and provides proportionate judgements on the likely significance of effects for a limited number of key receptors. Significance is determined through consideration of (i) the sensitivity of the receptor (susceptibility and value) and (ii) the magnitude of change, consistent with the terminology and criteria set out in Appendix 1. This approach remains proportionate and is focused on the principal potential effects arising from the proposed development.
- 2.4. As noted in Section 1.4 of this document, and as advised in the GLVIA3, the separate but interlinked nature of landscape and visual information requires each subject to be assessed separately.
- 2.5. The following methodology, based on that described in the GLVIA3, has been followed to determine the baseline conditions and appraisal of the landscape effects - the change to the fabric, character, or quality of the landscape as a consequence of the change of use:
- A brief desk-top study of relevant information, local planning designations, and existing character assessments has been undertaken (see Sections 5.0 and 6.0). Local planning designations provide important indicators of the level of value or importance society places upon the affected place, as well as aspirations for any potential development.
 - A field survey of the Site to further understand landscape character, identify key landscape features, and ascertain landscape condition and value.
 - Consider any potential significant landscape effects that may arise through any development proposals.
- 2.6. The following methodology, based on that described in the GLVIA3, has been followed to determine the baseline conditions and appraisal of the visual effects - changes in what people are likely to see as a consequence of the proposed development.
- Undertake an initial desk-top study to document designated and protected landscapes and features (see Section 3.0) and scope out potential views of the Site and proposals.
 - Complete a field survey to:
 - Visit the Site and look out from it to determine if there are any noteworthy prominent viewpoints to be considered; and
 - Identify any additional potential views from areas such as housing, footpaths, viewpoints, and feature buildings that may be considered (see Section 7.0).
 - Consider any potential significant visual effects that may arise through any development proposals.
- 2.7. For the purposes of this assessment, the landscape study area comprises the Site and its immediate context where the proposals could reasonably influence the fabric, character and condition of the receiving landscape. This includes the Site parcel itself and the adjacent land that forms the immediate landscape setting.

- 2.8. The visual study area comprises the area from which the Site may be visible, informed by desk-based review of mapping, topography and aerial photography and verified through fieldwork. Given the Site's contained position and the limited scale of the proposals, the visual study area is intentionally focused on publicly accessible locations where views may reasonably be obtained, namely PRoW R80/1 and permissive recreational routes associated with Thornton Reservoir. The extent of the visual study area was confirmed through a site survey, with the viewpoints selected to represent both near-distance and longer-distance recreational views where the Site or existing built elements can be perceived within the wider landscape composition.

Field survey

- 2.9. The field survey for the Baseline Appraisal was undertaken on 13 January 2026. The weather conditions were overcast with periods of rain.

3. THE SITE AND CONTEXT

The Site

- 3.1. The Site (Figure 1) is located approximately 50m northeast of Main Street, Thornton and is accessed via a 120m long gravel track.
- 3.2. The Site consists of stables, a manege, dog kennels, storage buildings and associated hardstanding, which create a group of discordant, detracting features.
- 3.3. The Site is approximately 2ha in area.

Boundaries

- 3.4. The Site is bounded to the northwest and southeast by blocks of mature deciduous and evergreen trees and woodland.
- 3.5. The southwestern boundary is defined by a single line of large, dense evergreen conifers.
- 3.6. The northeastern boundary is defined by a steep change in level, with the slope planted with dispersed native and ornamental shrubs. At the bottom of the slope, the Site is separated from the adjacent pastoral field by a timber post and rail fence.

Context

- 3.7. Thornton is a small rural settlement located to the south of Coalville, set within gently undulating countryside characteristic of north-west Leicestershire. The village exhibits a compact and well-defined linear form, with development clustered primarily along Main Street, giving rise to a clear sense of enclosure and a strong village identity.

Topography

- 3.8. Topographically, elevational change within the study area is limited (Figure 2).

- 3.9. Within a 1 km radius of the centre of Thornton, the landform is gently undulating overall, but with a discernible pattern of higher and lower ground that provides local topographic structure. The village occupies a modestly elevated position within this landscape, set between areas of higher land to the north-east and lower-lying ground to the south.
- 3.10. To the north-east, land rises gradually towards the area around Ashleys Wood, forming a gentle local high point. This higher ground is subtle rather than prominent, but it contributes to a degree of enclosure and influences local visibility, with woodland cover further reinforcing the sense of containment and limiting longer-distance views in this direction.
- 3.11. In contrast, the land falls away to the south towards the shallow valley of Rothley Brook. This lower-lying area introduces a softer, more open landform, with gentle slopes leading down from the village edge. The brook corridor creates a modest topographic dip within the study area, contributing to local variation in landform and, in places, allowing slightly more open views across adjacent farmland.
- 3.12. Overall, the topography within the 1 km study area is characterised by smooth, gradual changes in level rather than abrupt relief, with the village of Thornton occupying an intermediate position between the gently rising land around Ashley Wood and the lower, more open landscape associated with Rothley Brook.

Hydrology and Water Feature

- 3.13. A number of watercourses traverse the study area.
- 3.14. Thornton Reservoir is a prominent landscape feature located to the east of the village, forming a substantial open water body and exerting a notable influence on local landscape character. Visually, the reservoir creates a strong sense of openness and contrast with the enclosed village streets and the smaller-scale field pattern nearby.
- 3.15. In addition to Rothley Brook, the study area contains a small number of minor field drains and unnamed tributaries, which tend to follow field boundaries or low points in the landform. These features are generally intermittent, with limited visual presence, and are most apparent where associated with wetter ground or denser vegetation.

Public Rights of Way

- 3.16. Designated Public Rights of Way (PRoW) are shown in Figure 3.
- 3.17. There is no public access to the proposed Site. The following PRoW routes have been identified in the immediate vicinity of the Site:
- Footpath R80/1 From the north end of Church Lane, Thornton by St Peter's Church, to footpath R2 at the west end of the reservoir. The footpath forms part of the "National Forest Way" at a distance of approximately 60m from the northern boundary of the Site.
 - Footpath R2/2 From Croft Way, Markfield, to footpath R28 east of the M1 Motorway and from footpath R28 west of the M1 to Main Street, Thornton

- Footpath R71/4 From Footpath R70 east of Desford Brickworks to Main Street, Thornton.
- Footpath R70/1 From Broad Lane, Thornton to footpath R2, east of Thornton

Transport

- 3.18. Road users are generally lower susceptibility receptors, and no representative views from the local highway network have been identified as materially affected.

Adjacent Dwellings

- 3.19. The Site is accessed by a private drive serving the existing Site from Main Street. The driveway passes between two detached dwellings, nos. 225 and 227 Main Street.
- 3.20. Adjacent residential properties are high-sensitivity receptors. However, based on the intervening boundary vegetation, intervisibility is likely to be very limited or absent.

Cycle Network

- 3.21. National Cycle Route No. 63 passes the entrance to the Site access on Main Street as part of the Ivanhoe Trail.

Designated Sites

- 3.22. The proposed Site is not located within a Nationally Designated Landscape; it is not within a National Park or Area of Outstanding Natural Beauty.
- 3.23. No Scheduled Monuments were identified in the study area.
- 3.24. The Site is not located within or adjacent to a Conservation Area or Area of Outstanding Natural Beauty. The Site is also not within the Green Belt.
- 3.25. The Site is located within the area identified as The National Forest.

Grade I Listed Properties

- 3.26. The study identified one Grade I Listed Building in the study area (Figure 4):

- Church of St Peter List Entry 1074115, approximately 100m southeast of the Site.

St Peter's Church and churchyard are receptors of high susceptibility where views contribute to the experience of the asset and its setting. The site is not a focal element in these views, and visibility is limited by intervening vegetation and distance; any change is therefore likely to be negligible/low in visual terms.

Grade II Listed Properties

- 3.27. The study identified one Grade II Listed Building in the study area:

- Corner Cottage and Attached Wall and Railings, Station Lane List Entry 1074114, approximately 750m northwest of the Site.

3.28. Given the distance from the Site, the property is not considered a sensitive receptor.

3.29. The listed building is a receptor of higher susceptibility where it is experienced in views. Given the distance and intervening built form/vegetation, the Site is not a component in views from this receptor and any change is therefore likely to be negligible in visual terms.

4. THE DEVELOPMENT PROPOSALS

4.1. The outline planning application proposes the demolition of existing equestrian, storage and former kennel buildings now utilised for chicken rearing, a summer house and greenhouse, and the erection of one single-storey, flat-roofed, detached dwelling (Refer to Fig. 13).

4.2. An indicative elevation has been submitted as part of the application and shows that walls will consist of a vertical timber cladding, stained a natural colour, under a sedum green roof.

4.3. The proposals reduce the extent of built form, with the proposed dwelling Sited to the southwestern boundary of the Site.

5. LANDSCAPE PLANNING POLICY CONTEXT

5.1. This section outlines planning policies and guidance that are of direct relevance to the Baseline Appraisal.

National Planning Policy Framework (2024)

5.2. The National Planning Policy Framework (NPPF) (Ministry of Housing, 2024) sets out the Government's planning policies for England and how these are expected to be applied. It states,

"The purpose of the planning system is to contribute to the achievement of sustainable development." (para. 7)

5.3. Paragraph 8 states that:

"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...) including an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

5.4. Furthermore, the NPPF notes that,

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." (para. 131); and

“...Significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.” (para. 139)

Local Planning Policy Framework

Hinckley and Bosworth Local Plan 2006 to 2026

- 5.5. The Site lies within the Hinckley & Bosworth Borough Council district. The development plan for the Site comprises the Hinckley & Bosworth Local Plan 2006 to 2026, which forms part of the Hinckley and Bosworth Core Strategy (Adopted December 2009). (Hinckley & Bosworth Borough Council)
- 5.6. The Site is not covered by any statutory or non-statutory designations.
- 5.7. The Borough-Wide Policies map (Figure 5) that supports the SADMP identifies that Site and its immediate surroundings as being in ‘Countryside’.
- 5.8. Policies that are most relevant to a study of landscape and visual matters are summarised below:

Policy DM 4 Safeguarding the Countryside and Settlement Separation

This policy states that:

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or

b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or diversification of rural businesses; or

c) It significantly contributes to economic growth, job creation and/or

d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or

e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 -Enabling Rural Worker Accommodation. and:

- i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and*
- ii) It does not undermine the physical and perceived separation and open character between settlements; and*
- iii) It does not create or exacerbate ribbon development; with Core Strategy Policies 6 and 9; and*
- iv) If within a Green Wedge, it protects its role and function in line*
- v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21.*

In support of Policy DM 4, the following paragraphs state:

A significant proportion of land within the National Forest boundary within the administrative boundaries of the Borough lies within area defined as countryside. As such Policy DM4 makes explicit that proposals which seek to deliver the aims of the prevailing National Forest Strategy, where it stands within the boundaries of the National Forest and adheres to other policy provisions, would be considered an exception to development in the countryside. (Para. 13.9); and

In order to protect the intrinsic value, beauty and open character of the countryside, the policy sets criteria to ensure that any development which takes place does so in a way which is sensitive to its setting. The character and appearance of the landscape is one such criterion and applicants should have regard to Hinckley and Bosworth's Landscape Character Assessment (2006) for details of the 10 diverse landscape areas in the borough. (Para. 13.11)

DM 10 Development and Design

The policy states that:

Developments will be permitted providing that the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;*
- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the Site;*
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;*
- e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;*

f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;

g) Where parking is to be provided, charging points for electric or low emission vehicles are included where feasible;

h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;

i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

The National Forest

A key National Forest objective is the creation and enhancement of a well-wooded landscape that strengthens local character and integrates development into its rural setting.

New development is expected to contribute to the Forest's primary aim of transforming the landscape through sensitive design that reinforces landscape structure, enhances visual containment, and improves ecological connectivity.

6. LANDSCAPE CHARACTER & VISUAL AMENITY (BASELINE)

Landscape Character

- 6.1. Landscape character is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns in the landscape including vegetation cover, land use, connectivity, heritage and cultural associations, activity, or tranquillity, combine together to create landscape character. It is important that this is considered so that a full understanding of the Site and its surroundings can be achieved. During the Site visit, the landscape of the Site and wider study area were appraised in relation to the established National, Regional (County) Landscape Character Areas.
- 6.2. Existing studies outlining landscape character have been summarised below. This, together with the field survey carried out, provides the baseline conditions for the landscape appraisal.

National Landscape Character Areas

- 6.3. The Site is within the NCA Character Area 71 Leicestershire and South Derbyshire Coalfield, (Natural England) with NCA Character Area 73 Charnwood (Natural England) lying to the northeast of the Site.
- 6.4. The relevance of the NCA to the particular features of the Site and its setting is limited, and it is considered more instructive to consider landscape character at a local level. This report, therefore, looks in detail at the local landscape character assessment.

Local Landscape Character – Hinckley and Bosworth Borough Landscape Character Assessment

- 6.5. At a Borough level, the HBBLCA was published in 2017 (Consultants, 2017). Thornton and the proposed development Site lie within the Charnwood fringe Settled Forest Hills landscape character 'area' (Figure 6).
- 6.6. The assessment describes the landscape character areas as comprising of a gently rolling landform with small plateaus and low ridges, rising towards higher ground around Bagworth and into the adjacent Charnwood Forest area. It lies within the Leicestershire and South Derbyshire Coalfield National Character Area, with historic coal mining influencing landscape character despite underlying geology being largely concealed. Former colliery Sites, particularly in the north, have been restored and are now a focus for woodland creation associated with the National Forest.
- 6.7. Land use is predominantly agricultural, with arable farming and areas of pasture within irregular fields enclosed by hedgerows, hedgerow trees and scattered mature trees. Smaller-scale field patterns occur around settlements such as Thornton, creating a more enclosed and intimate landscape. National Forest woodland planting, including young woodland on restored mine Sites, is increasingly influential in shaping character.
- 6.8. Landscape openness varies, with more enclosed conditions in lower-lying and well-vegetated areas and longer-distance views from higher ground. While generally rural, tranquillity is locally reduced by transport corridors, aircraft noise and occasional urbanising features. Darker skies and a stronger sense of rurality are retained away from settlements, including around Thornton Reservoir. The area is well served by public access routes and is characterised by small, linear villages and scattered farmsteads, with traditional red brick and clay tile buildings reflecting its agricultural and industrial heritage.
- 6.9. The key characteristics are as follows:
 - 1) Gently undulating landform with small plateaus on higher ground and rising to the adjacent Charnwood Forest area to the east.
 - 2) Contrast between areas which are visually open and enclosed depending on the elevation of the landscape and the presence of woodlands and vegetation.
 - 3) Large-scale irregular field pattern of mainly arable and some pasture, with smaller fields around settlements. Fields enclosed by hedgerows with scattered trees.
 - 4) Industrial heritage of quarrying and mining, resulting in areas of restored land.
 - 5) Part of the National Forest and Charnwood Forest with areas of new woodland plantations associated with former industrial areas.
 - 6) Dispersed pattern of former mining villages following a linear pattern on ridgetops, either located close to a colliery or providing housing for mine workers. Good public access and footpath network throughout, especially within the National Forest area.

- 7) Predominantly rural landscape with arable and rough set-aside, influenced by industrial/urban features such as masts, poles and pylons.

6.10. The relevant Landscape Strategies that have been identified specifically for the character area include:

- 1) Support the vision of the National Forest Strategy – to unify the forest area by planting native and mixed species woodland– as well as for areas beyond the National Forest boundary, encouraging, connecting and enhancing habitats such as hedgerows, tree planting, farm woodlands and lowland meadows.
- 2) Conserve and enhance the historic core of village settlements and ensure extensions are well integrated within this wooded landscape.
- 4) The siting and design of new development should complement the existing settlement pattern. New developments, extensions or alterations should be of appropriate materials, scale, massing and location within their plot to the rural context of the area.

Local Landscape Character

- 6.11. Through the fieldwork and desktop studies, the landscape character of the Site and its immediate context has been assessed and can be summarised as follows:
- 6.12. Thornton is characterised by a predominantly low-rise built form, with one- to two-storey dwellings forming the majority of development. Traditional buildings, including stone and brick cottages and farmhouses, are interspersed with later 20th-century residential infill, though scale and massing are generally consistent and subordinate to the surrounding rural landscape. Rooflines are varied but modest, with pitched roofs and traditional materials contributing to visual coherence.
- 6.13. Thornton retains a rural character, reinforced by the close relationship between the built edge and open farmland. Soft landscape elements, including mature hedgerows and trees within private gardens, are integral to the settlement's townscape and provide a gradual transition between the village and the wider countryside.
- 6.14. The Site forms part of one of the transitional areas, similar to other areas north of Main Street, such as the extended gardens to the north of the Site and St. Peter's churchyard to the south.
- 6.15. The Site is defined as a highly modified parcel of land situated within a settled rural fringe context. The internal character is distinctly utilitarian and discordant, comprised of an ad-hoc arrangement of disparate timber stables, corrugated sheds, and domestic outbuildings interspersed with areas of compacted hardstanding and paddock.
- 6.16. Physically, the Site is contained and compartmentalised by a robust framework of vegetation, including native deciduous tree belts and formal, non-native coniferous trees, which creates a sense of enclosure and separates the Site's degraded internal condition from the wider agrarian landscape pattern.

Landscape Sensitivity

- 6.17. Although a landscape has some intrinsic sensitivity, in Landscape Assessment, landscape sensitivity is specific to the location in question (in terms of value) and also to the particular project or development that is being proposed (in terms of the susceptibility of a landscape to the specific type of development).
- 6.18. Consequently, to inform a detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the value of the landscape and its susceptibility to change.

Landscape Value

- 6.19. In terms of 'landscape value', it is appropriate to examine the role of the Site and its immediate context in terms of the range of local factors set out in LI TGN 02-21, and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.

Landscape Designations

- 6.20. The Site and its wider landscape context are not subject to any national, local or other landscape designations.

Natural Heritage

- 6.21. The Site, or land close to it, is not covered by natural heritage designations, or have features of particular wildlife value.

Cultural Heritage

- 6.22. The Site is not designated for its heritage value, or in the zone of influence of elements of known heritage interest.

Landscape Condition

- 6.23. The Site is characterised by a collection of disparate structures that lack architectural merit or a unifying style. The condition of these structures varies, with some appearing weathered or in a state of disrepair. The mix of materials (timber, metal, plastic, felt) creates a 'discordant' visual texture that detracts from the rural setting. The Landscape Condition of the proposed Site is assessed as Poor to Ordinary.

Associations

- 6.24. There are no identified particular associations with the land, in terms of people, events or the arts.

Distinctiveness

- 6.25. The Site is not rare or unique in character. It is typical of the settlement fringe landscapes found commonly across the UK, comprised of ordinary, low-value features.

Recreational Value

- 6.26. The Site is enclosed private land and offers no public recreational value in terms of physical access. However, the Site forms a small part of the visual backdrop for recreational users at Thornton Reservoir and the permissive route to the north.

Perceptual (Wildness and tranquillity)

- 6.27. The Site is not wild. The perceived tranquillity is assessed as Moderate, characterised by a conflict between its peaceful rural setting and the 'visual noise' of its current internal condition.

Functional aspects

- 6.28. The Site has no particular functional role in terms of floodplains, or natural systems, or as a particular part of a Green Infrastructure network.
- 6.29. The Site is not subject to landscape designation and possesses no natural or cultural heritage designations. Its physical condition is assessed as Poor to Ordinary, characterised by discordant features. While it forms part of the visual backdrop to Thornton Reservoir and lies within the National Forest boundary, it offers no public access, possesses no functional landscape role, and its intrinsic character is degraded and lacking distinctiveness. The proximity to St Peter's Church is noted; however, the church's setting value derives primarily from its immediate churchyard context rather than this backland site, which is well-separated by intervening vegetation. Balancing all TGN 02/21 factors and applying professional judgement, the overall Landscape Value of the Site is assessed as Low and the wider Landscape context Medium.

Landscape Susceptibility

- 6.30. Landscape susceptibility to change is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character types or an individual landscape element or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature or type of change that may occur.
- 6.31. Based on the baseline analysis, the overall Landscape Susceptibility of the Site is assessed as Low and the wider Landscape context as Medium.
- 6.32. The combination of the Low Value and Low Susceptibility results in the sensitivity of the Site being Low and the wider Landscape context as Medium.

Landscape Sensitivity

- 6.33. The combination of the Low Value and Low Susceptibility results in the sensitivity of the Site being Low.
- 6.34. The combination of Medium Value and Medium Susceptibility, the Sensitivity of the wider Landscape context is assessed to be Medium.

Visual Amenity

6.35. Through desk-based review and fieldwork, representative visual receptor locations have been identified to inform this assessment. The photographs included in the report are intended to be representative of views experienced by key receptor groups (including users of PRow and permissive recreational routes) and to illustrate the baseline context and the nature of the existing site and its surroundings. The assessment provides proportionate receptor-based judgements in relation to susceptibility and value (and hence sensitivity), the likely magnitude of change arising from the proposals, and the resulting level of visual effect; where appropriate, a reasoned conclusion is also provided as to whether the effect is likely to be significant, in accordance with Appendix 1.

6.36. Visual Receptors

6.37. A visual appraisal has been undertaken of the Site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the Site from surrounding locations and receptors. A series of photo viewpoints has been selected which support this analysis.

6.38. Given the location and size of the Site, the locations from which viewpoints are shown are from both private and publicly accessible land. The viewpoint locations are considered to best represent potential receptors to which the assessment refers. Site work was undertaken in early January 2026 when deciduous trees and shrubs were dormant, and therefore presents a 'worst-case' scenario.

6.39. 'Photo Viewpoints', as referred to in this report, are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19) (Landscape Institute).

6.40. VPs 1 & 2 are included to illustrate existing site character and the extent of built form to be removed, providing context for the assessment of landscape effects in Section 7, but they are not visual receptors and are not assessed for visual effects.

Representative Viewpoints

6.41. An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figures 7-12 illustrate the viewpoints. These are briefly described below.

Viewpoint 1 – View from within the Site (Figure 8)

6.42. VP1 is taken from within the Site. The view outlines the Site's internal character, consisting of an area of equestrian/domestic character comprising a hardstanding/track in the foreground, post-and-rail and metal field gates, timber ancillary structures, and a paddock beyond. The middle ground is dominated by a cluster of existing structures, comprising timber and corrugated metal stables/sheds, which appear utilitarian and in varying states of repair. A summer house with a pyramidal roof and white weatherboarding introduces a domestic residential element. The background is framed by a substantial belt of mature deciduous trees that provides a high degree of visual filtering. Scrub vegetation and hedgerows define the paddock boundaries.

- 6.43. Due to the dense perimeter vegetation, views into the Site from the south, east and west are well-screened.
- 6.44. Overall, the Site is already heavily modified by anthropogenic features (sheds, hardstanding, fences). It does not possess high scenic quality or rarity that would preclude sensitive development.

Viewpoint 2 - View from within the Site (Figure 8)

- 6.45. Viewpoint 2 is taken from within the Site and consists of a panoramic view across an enclosed yard and adjoining paddock. The Site is characterised by a mix of hardstanding, ancillary structures and equestrian/paddock paraphernalia, set against a strong vegetated backdrop
- 6.46. Existing structures comprise a disparate collection of timber stables and sheds with varying roof pitches and materials. A white summer house acts as a focal point due to its high contrast against the dark vegetation, appearing incongruous with the utilitarian sheds. A small greenhouse is also visible. The existing access is visible to the far left, marked by a timber five-bar gate.
- 6.47. A high degree of containment is provided by the coniferous hedge, and the woodland belt isolates the Site from the wider landscape context to the south, east and west.
- 6.48. The Site is defined by visual clutter and a lack of stylistic coherence.

Viewpoint 3 - View from PRoW R80/1 (Figure 9)

- 6.49. The VP3 represents a view taken from PRoW R80/1, located to the east of the application Site. The viewpoint illustrates how the Site is perceived by recreational receptors from PRoW R80/1.
- 6.50. The VP is located in close proximity to Viewpoint 4 but offers a lower, more intimate perspective focusing on the immediate boundary treatment. The view looks westwards through the boundary vegetation towards the rising slope of the paddock
- 6.51. Baseline visibility of the Site is substantially restricted, with the view dominated by vegetation and pasture.
- 6.52. Built form in the view is almost entirely screened by the combination of the foreground hedge height and the rising slope. A timber post/fence is visible within the hedge line towards the northern boundary of the Site, but no significant structures are discernible.
- 6.53. VP3 demonstrates that the immediate interface between the Site and the public footpath is robustly buffered. The combination of the rising topography and the dense boundary vegetation creates an effective visual screen.
- 6.54. The Susceptibility to Change is assessed as being High, and the Value of the View is Medium. The Sensitivity is therefore assessed to be Medium/High.

Viewpoint 4 - View from bank top adjacent to PRoW R80/1 (Figure 9)

- 6.55. VP4 represents a view taken from the top of the bund adjacent to PRoW R80/1, located to the east of the application Site. The bund is not identified as a PRoW or Permissive route.

- 6.56. Similar to VP3, the view looks westwards, up a rising slope, towards the northern boundary of the proposed Site. However, given the slightly elevated nature, the view looks over the top of the hedge adjacent to the PRow.
- 6.57. The landform creates a distinct localised horizon. The ground rises steadily from the viewpoint towards the Site, creating a natural visual separation between the PRow and the built elements on the Site.
- 6.58. The foreground is dominated by a rough, unmanaged native hedgerow, while the background is framed by the mature evergreen tree canopy that delineates the Site boundary.
- 6.59. The existing summerhouse is barely discernible, visible only as a minor element peeking above the crest of the rising landform. The existing built form currently has a negligible influence on the visual amenity.
- 6.60. The Site is visually discreet when viewed from VP 4. The combination of rising topography and mature boundary vegetation creates an effective natural screen.
- 6.61. The Susceptibility to Change is assessed as being Medium to High, and the Value of the View is Medium. The Sensitivity is therefore assessed to be Medium/High.

Viewpoint 5 - View from PRow R80/1 (Figure 10)

- 6.62. Viewpoint 5 is situated on Public PRow R80/1, located northeast of the Site.
- 6.63. A dense native hedgerow occupies the lower part of the view, providing strong screening and a textured edge to the PRow corridor.
- 6.64. The landform is the defining character element, with an open pasture field with a uniform sward sloping upwards from the viewpoint towards a local plateau where the Site is situated.
- 6.65. A robust wooded framework comprising mixed deciduous trees and evergreen shelter planting. A prominent dark evergreen block is located near the centre, reinforcing the enclosure around the existing structures.
- 6.66. Existing structures are present but barely perceptible as a result of the rising landform and planting, set against the conifer shelterbelt, which reduces their visual prominence.
- 6.67. The Susceptibility to Change is assessed as being Medium to High, and the Value of the View is Medium. The Sensitivity is therefore assessed to be Medium/High.

Viewpoint 6 - View from bank top adjacent to PRow R80/1 (Figure 10)

- 6.68. A VP6 represents a view taken from the top of the bund adjacent to PRow R80/1, located to the east of the application Site. The bund is not identified as a PRow or Permissive route.
- 6.69. Similar to VP5, the view looks south-westwards, up a rising slope, towards the northern boundary of the proposed Site. However, given the slightly elevated nature, the view looks over the top of the hedge adjacent to the PRow.

- 6.70. However, despite the elevated position on the bund, the combination of distance and the intervening mature shelterbelt ensures the site remains visually contained.
- 6.71. The susceptibility to change is assessed as being Medium to High, and the Value of the View Medium. The Sensitivity is therefore assessed to be Medium/High.

Viewpoint 7 - View from Permissive Footpath north of Thornton Reservoir (Figure 11)

- 6.72. VP7 is taken from the permissive footpath on the northern margin of Thornton Reservoir, looking southwest.
- 6.73. Thornton Reservoir provides a broad, dominant open water element in the view, with the ground rising from the water's edge up to a wooded ridgeline.
- 6.74. The water's edge is fringed with riparian vegetation. The middle ground comprises an area of grazed pasture framed by mature trees and woodland, while the skyline is characterised by mature mixed woodland and specimen trees that reduces openness of the wider skyline.
- 6.75. The spire of St Peter's Church is visible breaking the tree line to the left of the centre. The Site is visible to the right of the church. The existing structures and the white summerhouse are discernible features set against the backdrop of the existing large evergreen conifers. . The existing access route is also visible as a gap in the vegetation.
- 6.76. The Susceptibility to Change is assessed as being High, and the Value of the View is Medium. The Sensitivity is therefore assessed to be Medium/High.

Viewpoint 8 - View from bench adjacent to permissive footpath north of Thornton Reservoir (Figure 11)

- 6.77. VP8 is taken adjacent to a bench adjacent to the permissive footpath on the northern margin of Thornton Reservoir. The viewpoint provides an open, panoramic waterside view toward the opposite shoreline and rising landform beyond.
- 6.78. The expansive surface of the water in the foreground creates a large-scale, open landscape that emphasises the enclosing ridgeline.
- 6.79. The reservoir forms a broad horizontal plane in the foreground and middle ground. Beyond the far shore, the land rises gently, with the skyline largely formed by woodland canopies and intermittent taller tree forms. Pockets of pastoral fields and the churchyard of St. Peter's Church are visible with the tree cover.
- 6.80. St Peter's Church spire is visible in the left mid-distance, providing a notable vertical landmark and reinforcing settlement context beyond the immediate shoreline.
- 6.81. The existing summerhouse on the Site is visible on the far side of the reservoir, appearing small in scale and partially moderated by intervening vegetation.
- 6.82. The Susceptibility to Change is assessed as being High, and the Value of the View is Medium. The Sensitivity is therefore assessed to be Medium/High.

Viewpoint 9 - View from permissive footpath on southern edge of woodland block north of Thornton Reservoir (Figure 12)

- 6.83. VP9 represents a longer-distance, panoramic view taken from the permissive footpath network to the northeast of the Site. This view places the application Site within its broadest landscape context, illustrating the transition from the arable agricultural foreground, across the reservoir valley, to the settled skyline ridge.
- 6.84. The foreground comprises a gently sloping/near-level arable field, with subtle undulations leading down toward the reservoir basin. Beyond the reservoir, land rises into wooded and pastoral slopes, with the skyline formed by tree canopies and dispersed settlement elements rather than prominent ridgelines.
- 6.85. In the middle distance, trees and woodland belts around the reservoir form a strong horizontal band and soften the waterbody edge.
- 6.86. St Peter's Church spire is visible in the middle distance, with the churchyard evident transitioning down to the waters edge.
- 6.87. Existing structures within the Site appear small in scale and partially moderated by intervening woodland and topography. To the northwest of the Site, extended domestic gardens are evident, whilst to the southeast, St. Peter's churchyard, the boathouse structure on the edge of the reservoir and existing dwellings revealed through the mature trees, blur the boundary between the settlement and the surrounding countryside
- 6.88. The Susceptibility to Change is assessed as being High, and the Value of the View is Medium. The Sensitivity is therefore assessed to be Medium/High.

Summary of Visual Baseline

- 6.89. The baseline analysis results in several reasoned conclusions, which are summarised below:
- Across the assessed public viewpoints, the Site is generally perceived as a visually contained element within an enclosed pastoral/wooded setting, with visibility governed primarily by boundary vegetation, evergreen shelter planting and rising landform.
 - Where the Site is visible (particularly from the reservoir), it reads as a small cluster of utilitarian structures with a locally conspicuous, light-toned summerhouse, set against a strong evergreen backdrop.
 - The visual baseline is therefore characterised by:
 - (i) Strong local screening along PRow R80/1;
 - (ii) The Site is more visible from longer views to the north of Thornton Reservoir; and
 - (iii) A wider landscape context in which woodland belts, pastoral slopes and settlement-edge features are the dominant components, with the Site remaining a secondary element within the overall composition.

- No other sensitive receptors have been identified.

7. APPRAISAL OF POTENTIAL LANDSCAPE AND VISUAL EFFECTS

- 7.1. As noted in para 1.5 of this document, and as advised in the GLVIA3 Guidelines, the separate but interlinked nature of landscape and visual information requires each subject to be assessed separately.

Potential Sources of Landscape and Visual Change

- 7.2. To reliably inform the analysis of impacts, judgments must be made with reference to the specific changes arising from the development.
- 7.3. The proposal involves the complete removal of the existing utilitarian equestrian, storage, and kennel buildings, the removal of the white summerhouse and greenhouse, and the extensive removal of existing hardstanding. These elements will be replaced by a single detached dwelling of consolidated form.

Landscape Effects

- 7.4. The Site comprises a highly modified parcel characterised by an ad-hoc arrangement of disparate timber stables, corrugated sheds and domestic outbuildings interspersed with compacted hardstanding. This utilitarian baseline condition detracts from the rural setting. Notwithstanding the Site's location outside the settlement boundary, it occupies a transitional settlement-edge position adjoining established built development.
- 7.5. The Site lies within the Charnwood Fringe Settled Forest Hills landscape character area, where guidance seeks development that complements the settlement pattern and uses appropriate materials. The Site is currently experienced as being of poor to ordinary condition, reflecting the discordant mix of materials and fragmented built footprint.
- 7.6. The proposals would rationalise this baseline by removing the scattered footprint of multiple utilitarian structures and replacing it with a single, coherent built form of recessive materials. The removal of visual clutter and reduction in hardstanding provides an opportunity for increased soft landscape cover and reinforcement planting, which would better integrate the settlement edge with the adjacent countryside.
- 7.7. In terms of magnitude, the change to the internal site fabric, is assessed as being medium/high as the existing arrangement of buildings and hardstanding would be comprehensively altered. However, due to the Site's settlement-edge context, the limited scale of the proposed dwelling relative to the existing spread of structures, and the contained nature of the parcel, the magnitude of change to the wider local landscape character would be low.
- 7.8. Having regard to the Site's low sensitivity, the effect on the Site's immediate character and condition would be minor/moderate beneficial, reflecting the replacement of degrading features with a coordinated, recessive design and increased opportunity for landscape enhancement. The effect on

the local landscape character would be negligible to minor beneficial and is not predicted to be significant.

Visual Effects

- 7.9. The visual baseline is characterised by strong containment. Views are governed by mature boundary vegetation and rising landform. Where the site is visible, particularly from the reservoir, it currently reads as a cluster of utilitarian structures.
- 7.10. Users of PRoW R80/1 currently experience a view dominated by vegetation and the rising slope. As a result of the rising topography and the setback siting of the dwelling, the built form is anticipated to remain largely screened. The Magnitude of change is negligible; given the medium–high sensitivity of PRoW users, the resulting effect is negligible/minor and not therefore not significant
- 7.11. From VP7, VP8, and VP9, the site is visible as a secondary element within a wider panoramic view.
- 7.12. The proposed dwelling utilises a flat roof with sedum covering and timber cladding. This material palette is specifically chosen to recede into the shadows of the woodland edge. The receding effect could be further enhanced if the cladding colour were a dark brown or black.
- 7.13. The consolidation of the built footprint removes the discordant group of structures, with a low-profile dwelling that is conceived as a landscape element. For recreational receptors at the Reservoir, the replacement of the existing structures represents a visual enhancement. The building will be read as part of the wooded edge rather than a domestic intrusion.
- 7.14. Furthermore, the proposed development would benefit from a native hedge being planted along its northern boundary to further reduce the visibility of the new structure and enhance the integrity of the view.
- 7.15. The magnitude of change from views north of the Reservoir is assessed as Low, and therefore, the resulting effect is negligible and not significant.
- 7.16. e assessment has been undertaken based on daytime visibility. With regard to potential night-time effects, the proposed dwelling would introduce a residential use in a location currently characterised by utilitarian structures that are unlikely to be prominently lit. However, any lighting scheme would be expected to follow best practice guidance for rural locations, with external lighting limited to security/access requirements, specified to minimise upward light spill and glare, and controlled by condition if necessary. Appropriately designed lighting would not materially alter the rural character of night-time views, particularly given the presence of existing settlement lighting visible from the reservoir viewpoints (VPs 7-9) and the screening provided by boundary vegetation.
- 7.17. In summary, the development proposals remove detracting elements and consolidate the built form. The scheme achieves a landscape enhancement through the removal of utilitarian sprawl and the introduction of a dwelling that respects the Countryside setting and regard to the National Forest aims through the use of recessive materials and a vegetated roof, and through the opportunity for reinforcement planting.

8. SUMMARY AND CONCLUSION

- 8.1. This Landscape and Visual Appraisal (LVA) has been undertaken to support the proposed replacement dwelling. The proposal seeks the demolition of a disparate collection of existing equestrian, storage, and kennel buildings to be replaced by a single-storey, self-build dwelling.
- 8.2. The Baseline Landscape and Visual Appraisal of the proposed development was undertaken in accordance with accepted best practice guidance where applicable.
- 8.3. A study of the landscape and visual components of the Site and the local area was undertaken through a desktop study and a field visit.
- 8.4. The main landscape and visual implications of the proposed development and their potential impacts were identified to:
 - Assess the landscape and visual baseline of the Site and surrounding area; and
 - Demonstrate the likely Landscape and Visual effects associated with the potential change of use of the Site by providing a general evaluation of the potential landscape and visual impacts relating to the proposals.
- 8.5. The Site occupies a transitional settlement-edge context, forming part of the broader settled rural fringe north of Main Street and sitting within the Charnwood Fringe Settled Forest Hills Landscape Character Area. The internal fabric of the Site is currently highly modified and discordant, comprising an ad-hoc collection of utilitarian timber and corrugated structures, areas of hardstanding and associated paraphernalia.
- 8.6. Importantly, this degraded internal condition is strongly contained by a robust framework of boundary vegetation (including mature deciduous belts and evergreen planting), which limits outward influence on the wider agrarian landscape pattern and substantially restricts public views into the Site.
- 8.7. In landscape terms, the Site is not subject to national or local landscape designations, and there are no identified statutory landscape, ecological or cultural heritage constraints that elevate its value.
- 8.8. The appraisal assesses the landscape value of the Site as Low, with only a limited role as part of the wider visual backdrop to recreational receptors around Thornton Reservoir and adjacent routes.
- 8.9. In susceptibility terms, the Site's internal fabric has a clear capacity to accept restorative change, whilst its position within a sensitive rural edge context results in the wider landscape sensitivity being assessed as Medium.
- 8.10. In visual terms, the baseline is defined by strong local screening along PRow R80/1 and by the broader, panoramic composition experienced from the reservoir-side permissive paths.
- 8.11. Across the assessed public viewpoints, visibility is governed primarily by landform and vegetation; where the Site is discernible, notably in middle-distance views across Thornton Reservoir, it reads as a small cluster of utilitarian built elements.

- 8.12. The proposals would replace the existing dispersed, cluttered and incongruous built form with a single, low-profile dwelling of reduced footprint, with timber cladding and a sedum roof.
- 8.13. This represents a rationalisation and qualitative improvement of the Site's internal landscape fabric, with a clear reduction in built mass and visual noise, and the removal of the most visually discordant elements currently experienced in the limited views available.
- 8.14. Given the baseline landscape value, the strong containment provided by established vegetation, and the limited extent of public visibility, the proposal would not introduce uncharacteristic elements at a scale capable of altering the receiving landscape character.
- 8.15. The development is confined to a contained parcel that forms part of the transitional settlement-edge landscape north of Main Street, characterised by extended gardens, a churchyard, and paddock uses across the same broader visual plane.
- 8.16. The magnitude of change in the local landscape character is therefore concluded to be Negligible/Minor Beneficial, with no meaningful erosion of the wider countryside character.
- 8.17. Visual effects would similarly be limited in extent and, where the Site is visible, would be experienced as a net beneficial simplification of the current baseline.
- 8.18. Users of PRoW R80/1 (which forms part of the National Forest Way), are unlikely to experience a significant material change due to the combined influence of the existing hedgerow, rising landform and the setback siting of the dwelling on the plateau.
- 8.19. Longer and middle-distance views from the permissive paths around Thornton Reservoir would continue to be dominated by the reservoir, wooded ridgelines, with the Site forming only a minor and intermittent component of the overall view.
- 8.20. In that context, a single-storey dwelling with a vegetated roof and recessive cladding, and a new native hedged boundary, would be likely to integrate more effectively than the current assemblage of structures. The overall magnitude of visual change for recreational receptors is reasonably assessed as Negligible.
- 8.21. Overall, the proposed development is not predicted to give rise to significant adverse landscape or visual effects.

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APPENDIX 1

Methodology, Assessment Criteria and Definitions

This Appendix sets out the definitions and criteria used to inform professional judgement on landscape sensitivity, visual sensitivity, magnitude of change, and the resulting level of effect for this appraisal, drawing on the GLVIA3 framework. It is intended to support a proportionate assessment recognising that there are no fixed rules and that professional judgement is required.

Where an effect lies between categories, intermediate terms may be used (e.g., Moderate/Minor or High/Medium) to reflect that the effect falls between definitions or shares characteristics of both.

Landscape Assessment Criteria

Landscape Sensitivity

Landscape sensitivity combines:

- **Landscape value** (the relative value attached to the landscape receptor); and
- **Landscape susceptibility to change** (the ability of the receptor to accommodate the specific type of development proposed without undue consequences for the maintenance of baseline character and quality).

Value can apply to a landscape as a whole and/or to the elements and perceptual qualities that contribute to its character. Value is informed by evidence (including designations where relevant) and by the factors set out in LI TGN 02/21, including: natural heritage, cultural heritage, landscape condition, associations, distinctiveness, recreation, perceptual qualities (scenic, tranquillity/dark skies), and functional contributions (e.g., GI/network roles).

Landscape Value	Definition
High	Landscapes with strong evidence of value at national/international level and/or strong, well-evidenced local value. Typically includes landscapes where multiple TGN 02/21 factors are strongly expressed: notable scenic quality; strong sense of place and distinctiveness; high recreational value where the landscape experience is a key attribute; strong cultural/natural heritage interest that contributes to character; good condition/intactness; strong perceptual qualities (e.g., tranquillity/dark skies); and/or clear, landscape-specific functional roles. Designations may be relevant where they are directly tied to landscape value and character
Medium	Landscapes with clear, reasonable evidence of value at local/regional scale, or representative landscapes that contribute positively to local character and amenity. TGN 02/21 factors are present but not exceptional: recognisable local distinctiveness; generally fair condition; valued recreational routes or spaces; perceptual quality is ordinary to good; cultural/natural heritage interests may be present but not dominant.

Landscape Value	Definition
	Designations may contribute to the evidence base but do not automatically determine value.
Low	Landscapes with limited evidence of value, often of more generic character and/or where condition is poor and detracting features are evident. TGN 02/21 factors are weak or degraded: limited scenic quality, limited distinctiveness, limited recreation value (or landscape experience is not a key attribute), weak associations, degraded perceptual qualities, and limited landscape-specific functional role. Absence of designations does not of itself mean low value; the judgement is evidence-led.

Table 1: Landscape Value

Note: Planning policy designations (e.g., settlement boundaries) and heritage designations (e.g., Conservation Areas/listed buildings) can inform understanding of value where they relate to landscape character or the setting/experience of place, but they are not, in themselves, a substitute for landscape value criteria.

Landscape Susceptibility to Change	Definition
High	The receptor is poorly able to accommodate the type of change proposed without notable consequences for key characteristics. Typically: strong integrity/intact pattern; key characteristics are sensitive to built form or domestication; limited opportunities for mitigation; and/or the proposal would be uncharacteristic or introduce incongruous elements.
Medium	The receptor has some capacity to accommodate the type of change proposed, particularly where change is well-sited and well-designed and where mitigation can be effective. Key characteristics are present but may be capable of absorbing limited development without undermining overall character.
Low	The receptor has good capacity to accommodate the type of change proposed without undue consequences for key characteristics. Typically: presence of existing built influence/modified fabric; opportunities for screening/landscape integration; and/or the change would be characteristic or would rationalise/replace detracting features.

Table 2: Landscape susceptibility to the proposed change

Overall landscape sensitivity

Overall landscape sensitivity is determined through professional judgement by combining the above factors. However, as a guide:

- **High value + High susceptibility** is likely to result in **High sensitivity**.
- **Low value + Low susceptibility** is likely to result in **Low sensitivity**.
- Mixed combinations typically result in **Medium** or **Low–Medium / Medium–High** sensitivity, depending on the balance of factors and the specifics of the proposal.

Magnitude of landscape change

Magnitude of landscape change is the degree of change to the landscape receptor, considering:

- Scale/size of change (including contrast/integration);
- Geographical extent;
- Duration and reversibility; and
- Whether the change affects key characteristics and the integrity of the receptor.

Scale or Size of the Degree of Landscape Change	Definition
High	Fundamental change: total or near-total loss/substantial alteration of key characteristics and/or introduction of elements that are strongly uncharacteristic and poorly integrated; change is likely to extend across a large part of the receptor and/or endure long-term with limited reversibility.
Medium	Clear and notable change: partial loss/alteration of key characteristics and/or introduction of new elements that are evident in the receptor; change is likely to be apparent but may be capable of integration with good design and mitigation; may be localised or more widespread depending on receptor.
Low	Limited change: small-scale loss/alteration affecting a limited number of characteristics; new elements are generally characteristic and/or capable of good integration; change is typically localised and does not undermine overall receptor integrity.
Negligible	Very small change: barely perceptible alteration to characteristics; introduction of elements that are characteristic and/or well-integrated; change has little influence on overall receptor character.
None	No perceptible change.

Table 3: Magnitude of landscape change

Visual Assessment Criteria

Visual Sensitivity

Visual sensitivity combines:

- **Susceptibility** of visual receptors (how affected people are likely to be by changes in view/visual amenity, based on activity and expectation); and
- **Value** of the view (recognition/importance of the view).

Visual Susceptibility to Change	Definition
High	Residents at home (primary views from main rooms/gardens and/or upper floors); users of PROW/paths where attention is focused on landscape and views; visitors to heritage assets/attractions where setting and views are integral; communities where views contribute materially to residential amenity; travellers on recognised scenic routes.
Medium	Residents with secondary views; users of paths where attention is not primarily focused on views; travellers on transport routes where views form part of the experience but are not the main focus.
Low	Users of outdoor facilities where views are not central to activity; travellers on transport routes where attention is focused on the route; people at work where landscape views are not important to the quality of working life.

Table 4: Visual receptor susceptibility

Value of Views	Definition
High	A recognised/celebrated view (e.g., identified in mapping/guidebooks, promoted viewpoints) and/or a view where a heritage asset or notable landscape feature makes an important contribution to the view composition and experience.
Medium	A typical and/or representative view experienced by the receptor, contributing to the general landscape experience but not formally recognised.
Low	An undistinguished or unremarkable view where change would not materially affect the overall nature of the view.

Table 5: Value of views

Overall Visual Sensitivity

Overall visual sensitivity is determined through professional judgement by combining susceptibility and view value. Mixed combinations may lead to intermediate sensitivity terms (e.g., Medium–High) depending on the balance of factors.

Magnitude of Visual Change

Magnitude of visual change considers:

- scale of change in the view;
- distance and angle of view;
- proportion of the view affected;
- degree of contrast or integration (form, massing, colour/material);
- whether visibility is full / partial / glimpsed; and
- geographical extent of visibility along a route or across an area.

Scale or Size of the Degree of Visual Change	Definition
High	Large and immediately apparent change; proposal becomes a dominant or strongly incongruous feature in the view; notable contrast with existing composition.
Medium	Readily noticeable change; proposal is an obvious new or altered element in the view, but not necessarily dominant; some contrast or change in focus.
Low	Minor change; proposal forms a small component of the wider view and/or reflects characteristics already present; awareness does not markedly alter the overall nature of the view.
Negligible/ None	Only a very small part of the proposal is discernible (if at all); change has very little or no effect on view composition or visual amenity.

Table 6: Scale/size of degree of visual change

Landscape & Visual Effects

Effects may be described as:

- **Adverse** (detracts from or degrades receptor character/amenity);
- **Beneficial** (improves or enhances receptor character/amenity, e.g., removal of detracting features and/or improved integration); or
- **Neutral** (no material change in either direction).

Direction is reported alongside level of effect, e.g., **Minor Adverse**, **Minor Beneficial**, **Negligible**.

Level of Effect and Significance

Level of Effect

Overall level of effect is derived from combining:

- receptor **sensitivity** (landscape or visual), and
- **magnitude** of change, through reasoned professional judgement. This is not a purely mechanistic matrix; it is a structured judgement with transparent reasoning.

Level of Effect	Definition
Major	A substantial, typically irreversible and/or long-term effect that would materially alter the receptor's key characteristics (landscape) or the overall composition/amenity of the view (visual). Often associated with high sensitivity receptors and/or high magnitudes of change.
Moderate	A clearly noticeable and important effect that would alter aspects of key characteristics (landscape) and/or noticeably affect view composition/amenity (visual), but would not fundamentally change the receptor overall.
Minor	A perceptible but limited effect: changes are noticeable but do not materially alter overall landscape character or overall visual amenity; effects are often localised and/or capable of being mitigated/absorbed.
Negligible	Very small or barely perceptible effect, with little influence on landscape character or visual amenity.

Table 7: Descriptive thresholds for level of effect

Significance

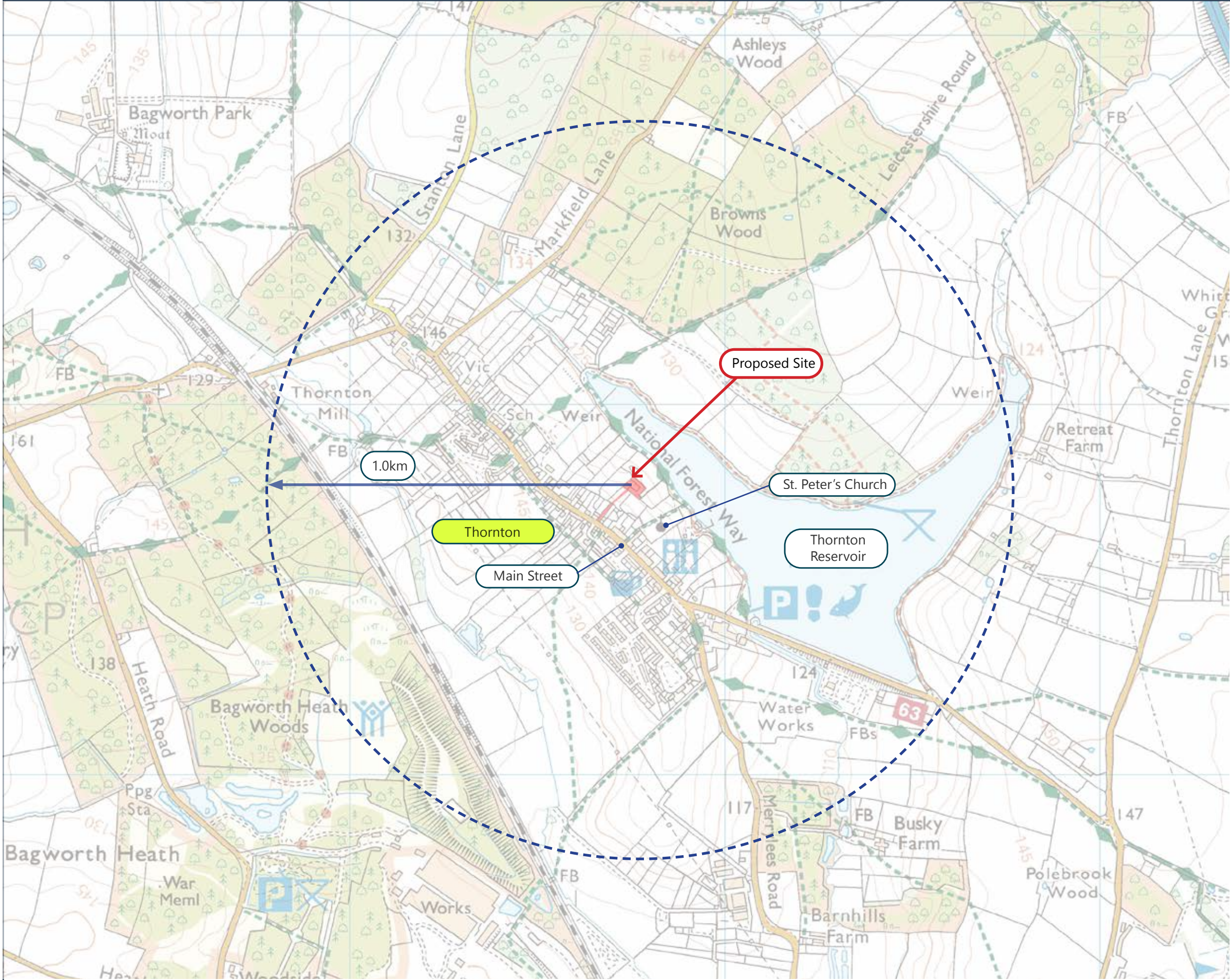
As a general guide 'Significant Effects' are those likely to be material in the planning balance:

- **Moderate and Major** effects are **generally significant**, and
- **Minor and Negligible** effects are **generally not significant**, unless the appraisal clearly explains why professional judgement indicates otherwise in a specific instance.

Appendix E

Studio 413 Landscape and Visual Appraisal Supporting Figures

Full supporting figures.



KEY

Name

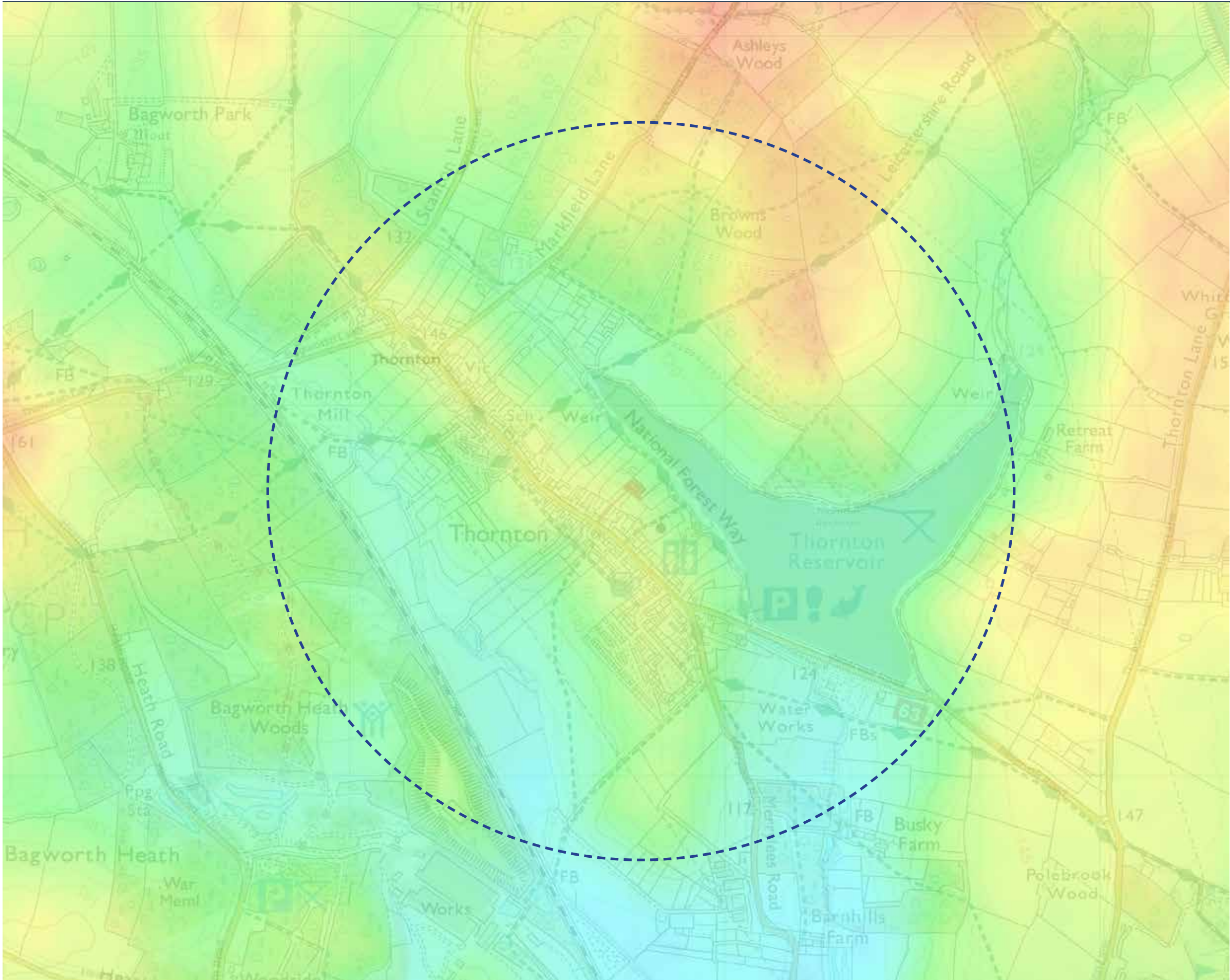
Local Settlements

Name

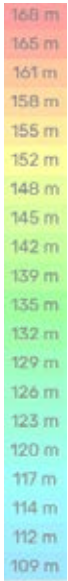
Key Locations



Client: Mr Iain Long	
Project: 223A Main Street, Thornton	
Figure No: Figure 1 - Site Location and Study Area	
Project No: LDP-25-P300	
Revision: 01	Status: PLANNING
Date: January 2026	Scale: NTS



Key (M AOD)

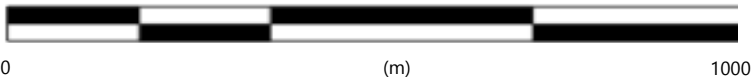


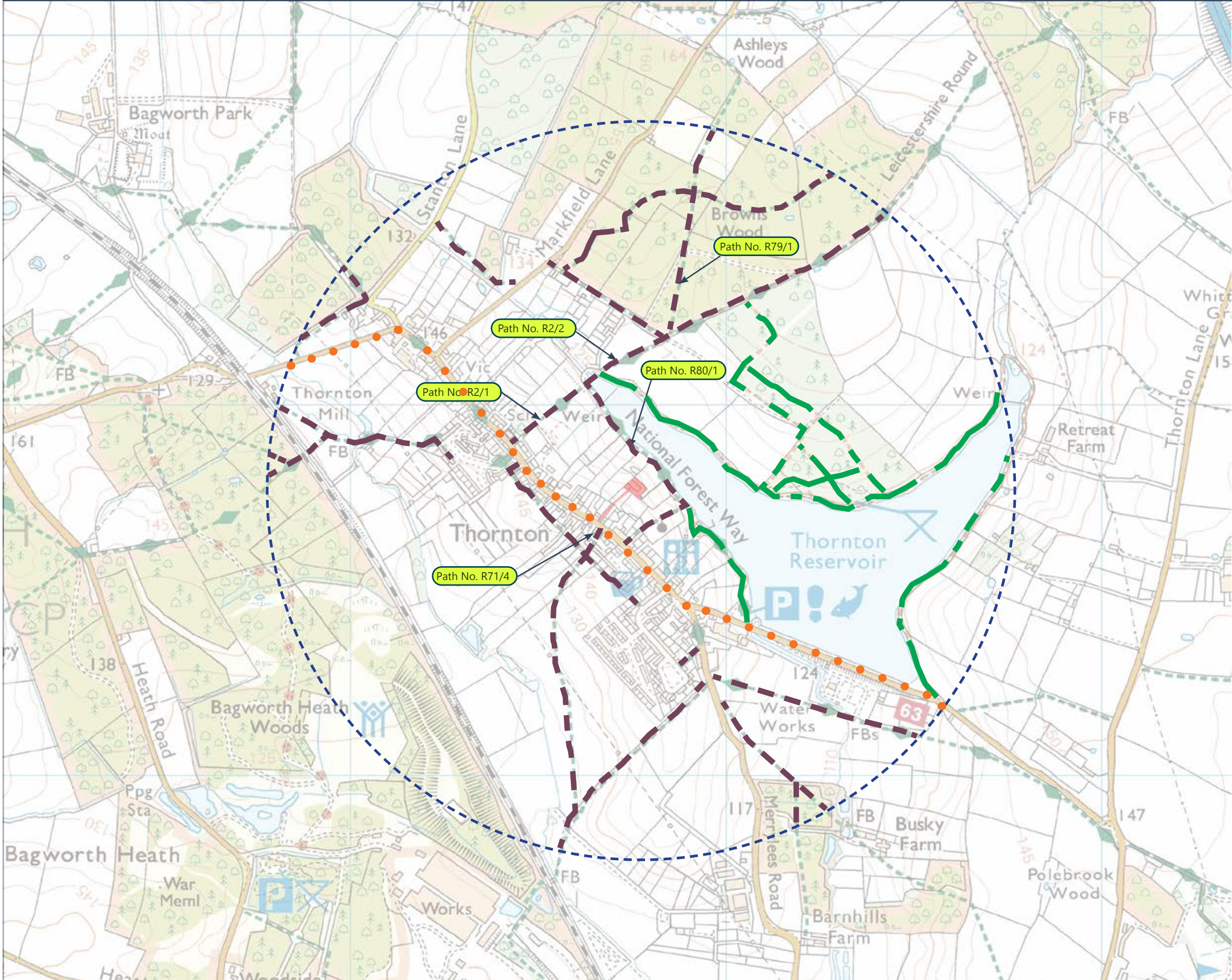
Data source:

<https://en-gb.topographic-map.com/map-kb57/England/?center=52.6649%2C-1.31206&zoom=15&base=3&popup=52.67854%2C-1.3121>



Client: Mr Iain Long	
Project: 223A Main Street, Thorton	
Figure No: Figure 2 - Topography	
Project No: LDP-25-P300	
Revision: 01	Status: PLANNING
Date: January 2026	Scale: NTS





KEY

-  Public Footpath
-  Permissive Route
-  National Cycle Route
-  PRoW Route Code

Data from Leicestershire County Council Definitive Map

<https://www.leicestershire.gov.uk/roads-and-travel/cycling-and-walking/where-to-walk-and-ride-in-leicestershire?>



Client:
Mr Iain Long

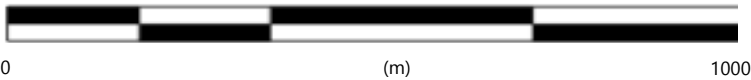
Project:
223A Main Street, Thorton

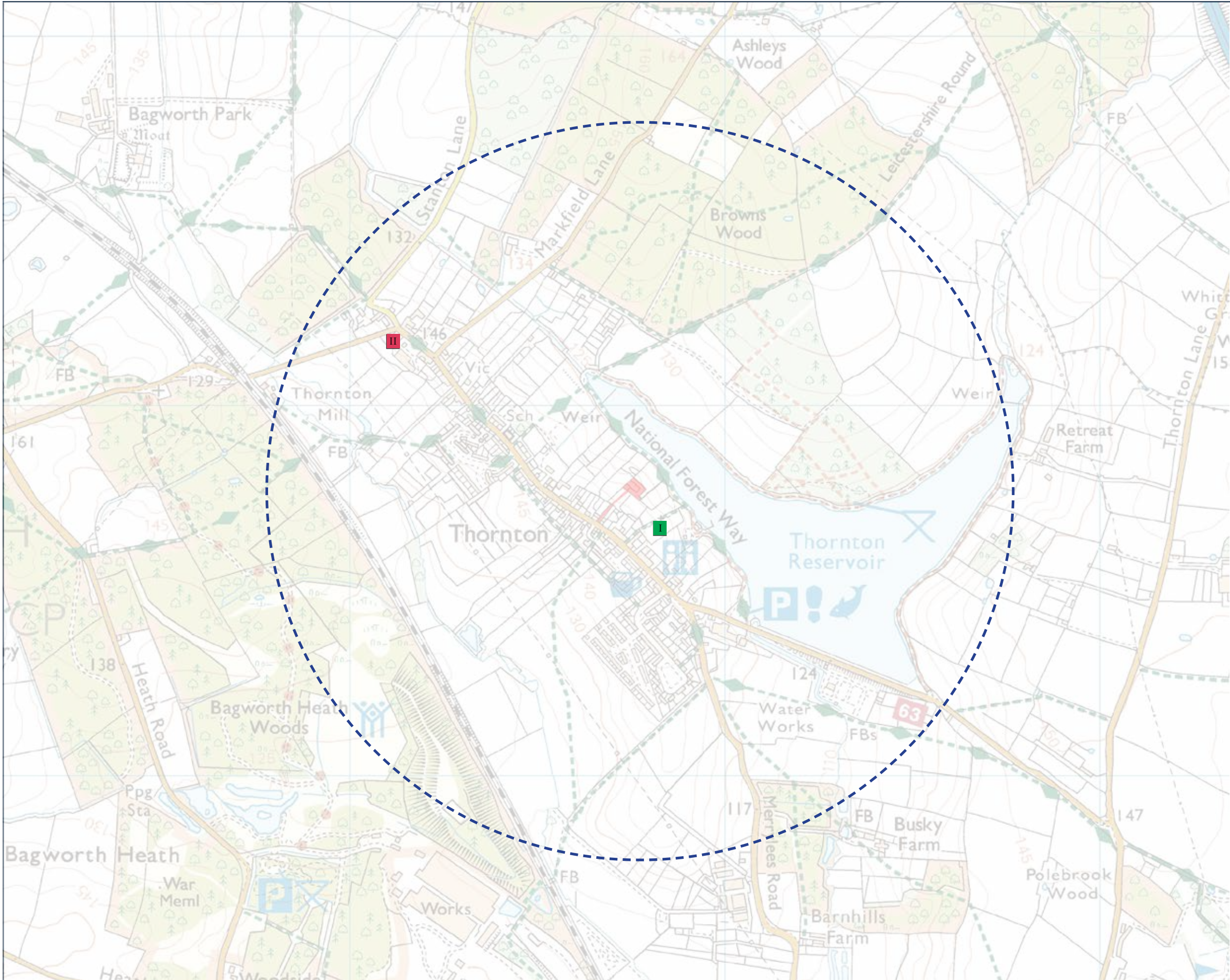
Figure No:
Figure 3 - Public Rights of Way

Project No:
LDP-25-P300

Revision: 01 Status: PLANNING

Date: January 2026 Scale: NTS





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KEY

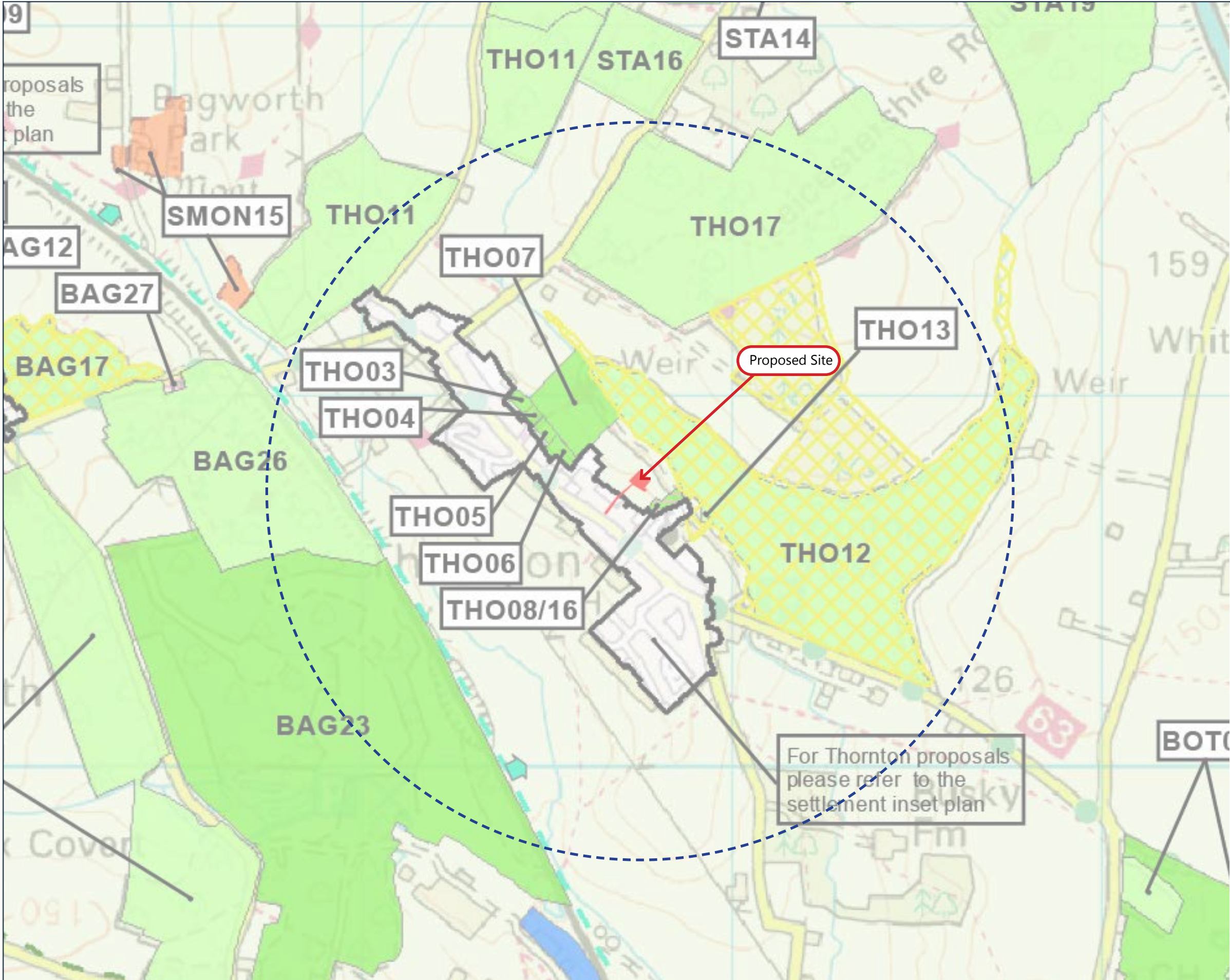
Grade I Listed Building

Grade II Listed Building

Data from Historic England
<https://historicengland.org.uk/listing/the-list/map-search/>



Client: Mr Iain Long	
Project: 223A Main Street, Thorton	
Figure No: Figure 4 - Heritage Designations	
Project No: LDP-25-P300	
Revision: 01	Status: PLANNING
Date: January 2026	Scale: NTS



KEY

Key

Bosworth Battlefield

Charnwood Forest (Core Strategy Policy 22)

Community Facility

Community Facility Boundary

Countryside

Conservation Area

Cultural and Tourism Facility

Cultural and Tourism Facility Boundary

Existing Employment Site

Employment Site with Planning Permission

Green Wedge

Local Wildlife Site

National Forest (Core Strategy Policy 21)

Natural and Semi-Natural Open Space

Natural and Semi-Natural Open Space with Planning Permission

Open Space, Sports and Recreation Facility*

Open Space, Sports and Recreation Facility Allocation

Open Space, Sports and Recreation Facility with Planning Permission

Residential Site with Planning Permission

Scheduled Monument

Site of Special Scientific Interest (SSSI)

Settlement Boundary

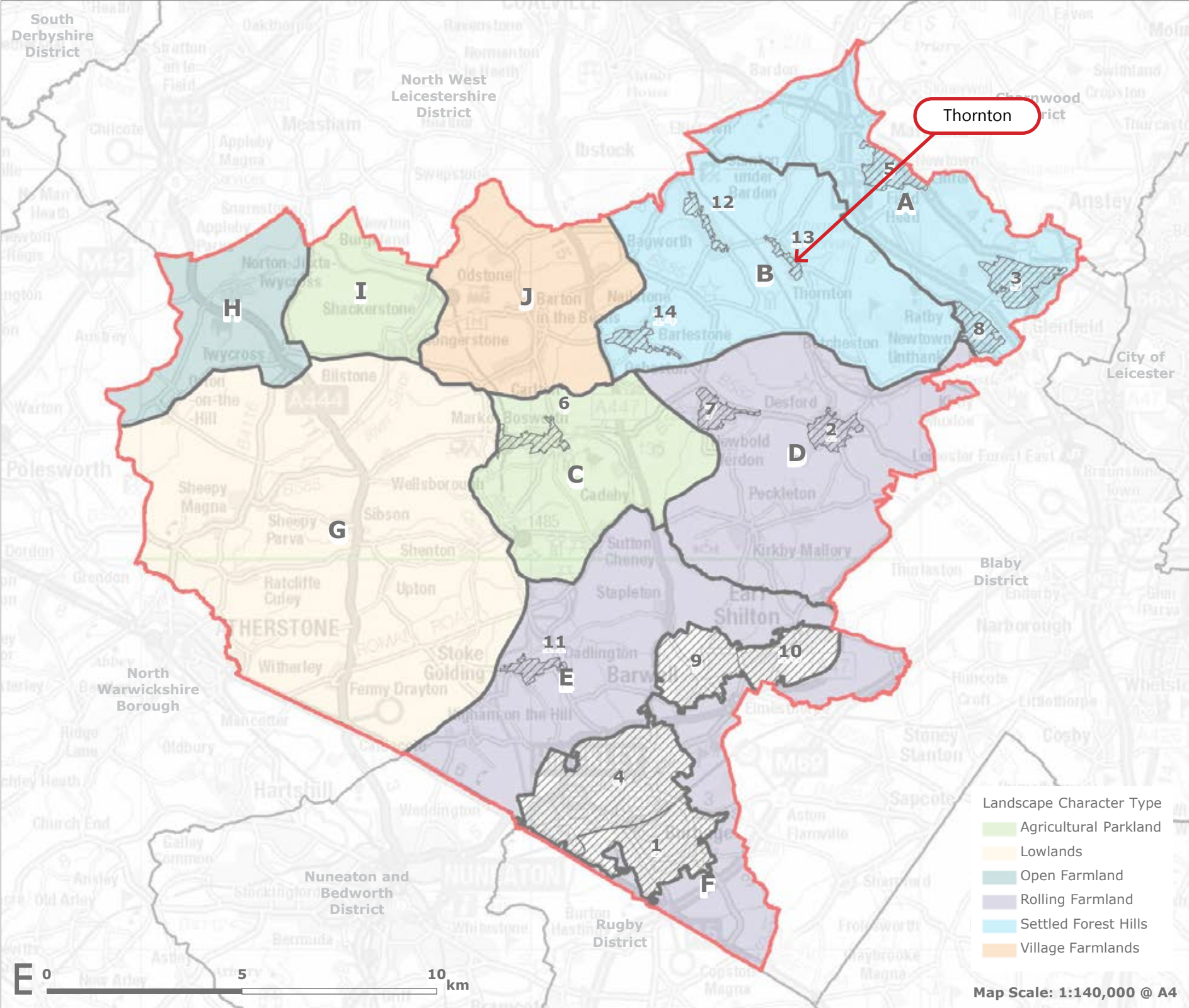
Borough Boundary

*The Ashby Canal Green Corridor (HIN41) runs the length of the canal within the Borough

Data from Hinkley & Bosworth Local Plan Policies Map 2006-2026

https://www.hinkley-bosworth.gov.uk/downloads/file/414/site_allocations_and_generic_development_control_policies_dpd

Client: Mr Iain Long	
Project: 223A Main Street, Thorton	
Figure No: Figure 5 - Planning Policy - Borough Wide Policies Map	
Project No: LDP-25-P300	
Revision: 01	Status: PLANNING
Date: January 2026	Scale: NTS



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CB:VG EB:Goosen_V LUC 6956-01_Fig7_LCA_LCT_A4L 02/10/2017

Hinckley and Bosworth Landscape Character Assessment

Figure 7: Landscape Character Areas and Types

- Hinckley and Bosworth District boundary
- Urban Character Area
- 1: Burbage
2: Desford
3: Groby
4: Hinckley
5: Markfield
6: Market Bosworth
7: Newbold Verdon
8: Ratby
9: Barwell
10: Earl Shilton
11: Stoke Golding
12: Bagworth
13: Thornton
14: Barlestone
- Landscape Character Area
- A - Charnwood Forest Settled Forest Hills
B - Charnwood Fringe Settled Forest Hills
C - Bosworth Parkland
D - Newbold and Desford Rolling Farmland
E - Stoke Golding Rolling Farmland
F - Burbage Common Rolling Farmland
G - Sence Lowlands
H - Twycross Open Farmland
I - Gopsall Parkland
J - Barton Village Farmlands



Source: Hinckley & Bosworth Borough Council, Natural England, LUC

Data from Hinckley & Bosworth Borough Council Landscape Character Assessment - 2017

https://www.hinckley-bosworth.gov.uk/downloads/file/5886/landscape_character_assessment_-_2017_part_1



Client:
Mr Iain Long

Project:
223A Main Street, Thorton

Figure No:
Figure 6 - Local Landscape Character

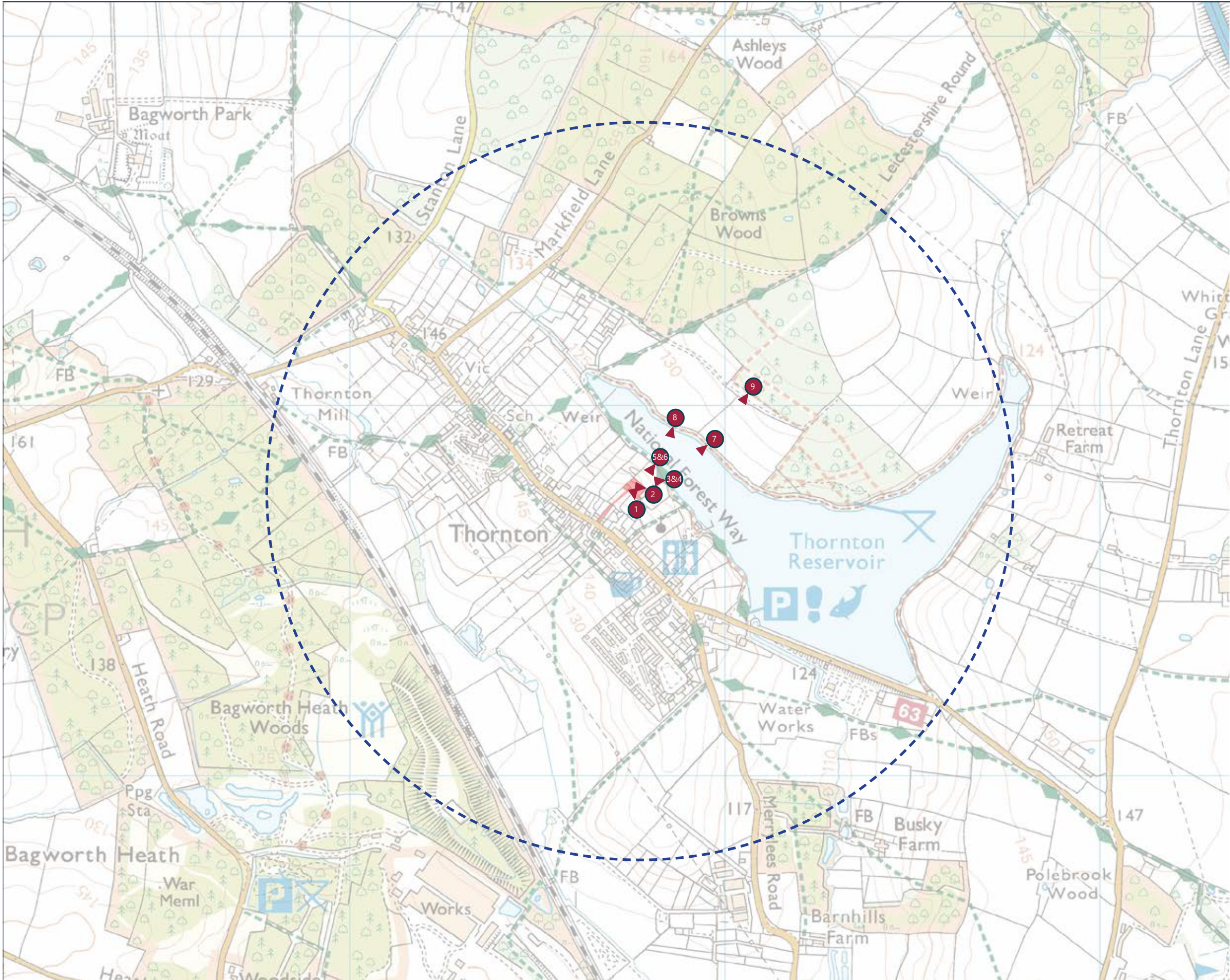
Project No:
LDP-25-P300

Revision:
01

Status:
PLANNING

Date:
January 2026

Scale:
NTS



KEY

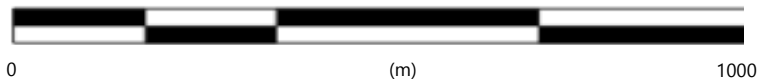


Viewpoint Reference (VP)

- VP1 View from within the Site
- VP2 View from within the Site
- VP3 View from PRoW R80/1
- VP4 View from bank top adjacent to PRoW R80/1
- VP5 View from PRoW R80/1
- VP6 View from bank top adjacent to PRoW R80/1
- VP7 View from permissive footpath north of Thornton Reservoir
- VP8 View from bench adjacent to permissive footpath north of Thornton Reservoir
- VP9 View from permissive footpath on southern edge of woodland block north of Thornton Reservoir



Client: Mr Iain Long	
Project: 223A Main Street, Thorton	
Figure No: Figure 7 - Representative Viewpoints	
Project No: LDP-25-P300	
Revision: 01	Status: PLANNING
Date: January 2026	Scale: NTS





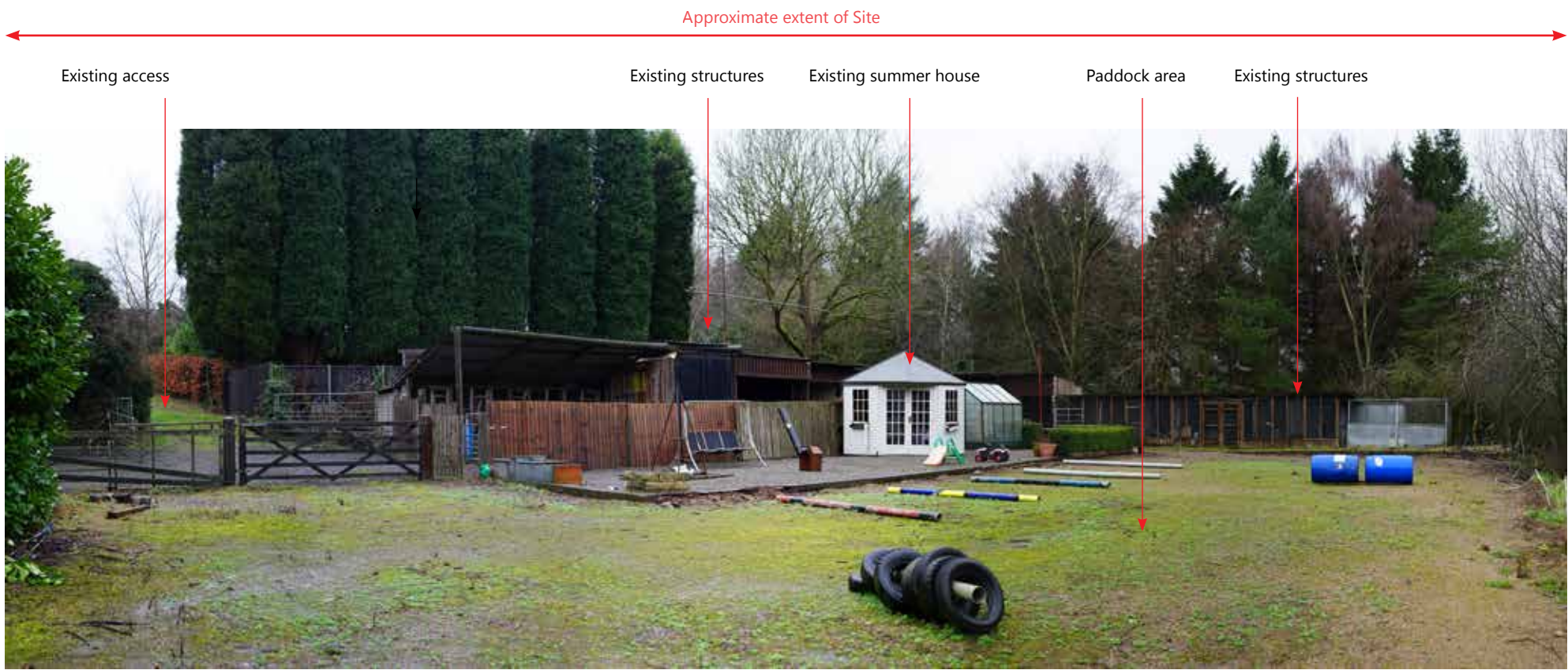
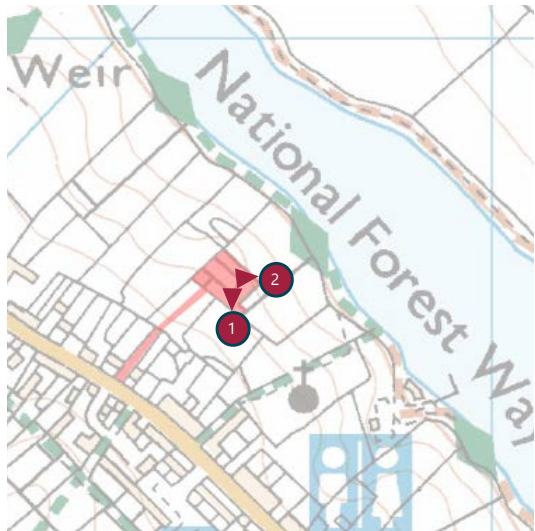
Viewpoint Ref:	VP1	Description:	View from within the Site
Date:	13.01.26	Direction:	North
Time:	12.30	Approximate Grid Reference:	446763E, 307757N

Description

VP1 is taken from within the Site. The view outlines the Site's internal character, consisting of an area of equestrian/domestic character comprising a hardstanding/track in the foreground, post-and-rail and metal field gates, timber ancillary structures, and a paddock beyond. The middle ground is dominated by a cluster of existing structures, comprising timber and corrugated metal stables/sheds which appear utilitarian and in varying states of repair. A summer house with a pyramidal roof and white weatherboarding introduces a domestic residential element. The background is framed by a substantial belt of mature deciduous trees that provides a high degree of visual filtering. Scrub vegetation and hedgerows define the paddock boundaries.

Due to the dense perimeter vegetation views into the site from the south, east and west are well-screened.

Overall the Site is already heavily modified by anthropogenic features (sheds, hardstanding, fences). It does not possess high scenic quality or rarity that would preclude sensitive development.



Viewpoint Ref:	VP2	Description:	View from within the Site
Date:	13.01.26	Direction:	West
Time:	12.35	Approximate Grid Reference:	446777E, 307774N

Description

VP2 is taken from within the Site and consists of a panoramic view across an enclosed yard and adjoining paddock. The Site is characterised by a mix of hardstanding, ancillary structures and equestrian/paddock paraphernalia, set against a strong vegetated backdrop

Existing structures comprise a disparate collection of timber stables and sheds with varying roof pitches and materials. A white summer house acts as a focal point due to its high contrast against the dark vegetation, appearing incongruous with the utilitarian sheds. A small greenhouse is also visible. The existing access is visible to the far left, marked by a timber five-bar gate.

A high degree of containment provided by the coniferous hedge, and the woodland belt isolates the Site from the wider landscape context to the south, east and west.

The Site is defined by visual clutter and a lack of stylistic coherence.



Client:	Mr Iain Long
Project:	223A Main Street, Thorton
Figure No:	Figure 8 - Representative Views 1 & 2
Project No:	LDP-25-P300
Revision:	Status:
01	PLANNING
Date:	Scale:
January 2026	NTS



Viewpoint Ref:	VP3	Description:	View from PRoW R80/1
Date:	13.01.26	Direction:	West
Time:	14.10	Approximate Grid Reference:	446844E, 307805N

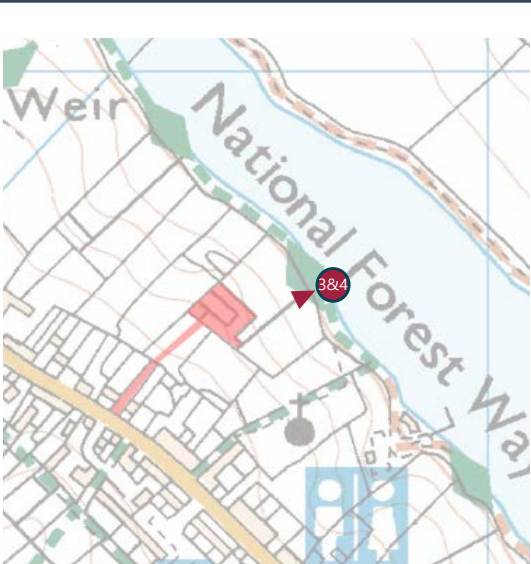
Description

The viewpoint is taken from the northern end of PRoW Aldenham 011 at its junction with Radlett Road.

The junction of Radlett Road and Church Lane provides the main focus within the view.

The view is contained by existing vegetation bounding the Site and immediately south of Church Lane

The susceptibility of footpath users is judged to be Medium, the value of the view as Low/Medium, and the sensitivity as Medium.



Viewpoint Ref:	VP4	Description:	View from bank top adjacent to PRoW R80/1
Date:	13.01.26	Direction:	West
Time:	14.05	Approximate Grid Reference:	446842E, 307802N

Description

VP4 represents a view taken from the top of the bund adjacent to PRoW R80/1.

The view looks westwards, up a rising slope, towards the eastern boundary of the proposed Site. However, given the slightly elevated nature, the view looks over the top of the hedge adjacent to the PRoW.

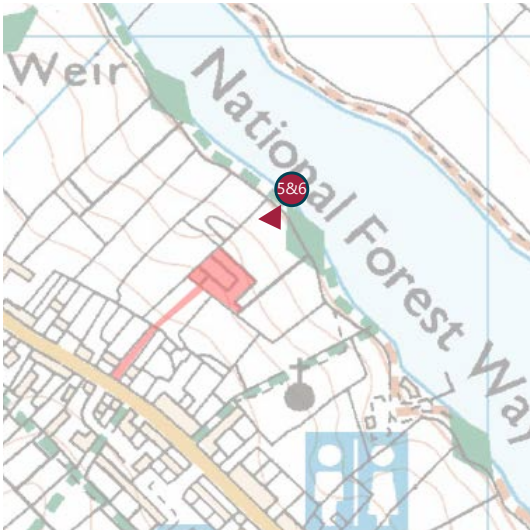
The landform creates a distinct localised horizon. The ground rises steadily from the viewpoint towards the site, creating a natural visual separation between the PRoW and the built elements on the site.

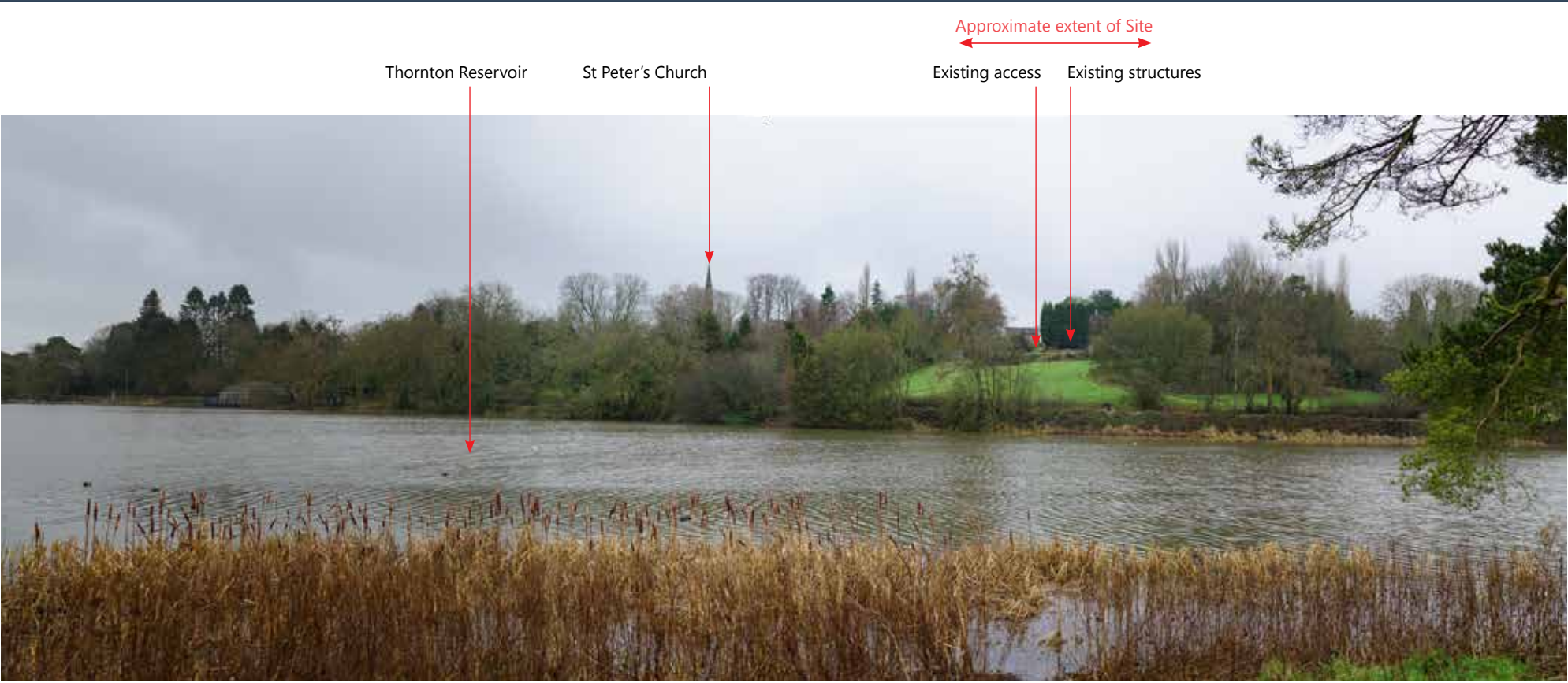
The foreground is dominated by a rough, unmanaged native hedgerow, while the background is framed by the mature evergreen tree canopy that delineates the site boundary. The existing summerhouse is barely discernible, visible only as a minor element peeking above the crest of the rising landform. The existing built form currently has a negligible influence on the visual amenity.

The Site is visually discrete when viewed from VP 4. The combination of rising topography and mature boundary vegetation creates an effective natural screen.



Client:	Mr Iain Long		
Project:	223A Main Street, Thorton		
Figure No:	Figure 9 - Representative Views 3 & 4		
Project No:	LDP-25-P300		
Revision:	01	Status:	PLANNING
Date:	January 2026	Scale:	NTS

St Peter's Church Existing structures Approximate extent of Site 				Description VP 5 is situated on Public PRoW R80/1, located northeast of the Site. A dense native hedgerow occupies the lower part of the view, providing strong screening and a textured edge to the PRoW corridor. The landform is the defining character element, with an open pasture field with a uniform sward sloping upwards from the viewpoint towards a local plateau where the site is situated. A robust wooded framework comprising mixed deciduous trees and evergreen shelter planting. A prominent dark evergreen block is located near the centre, reinforcing the enclosure around the existing structures Existing structures are indicated in the mid-distance near the centre, largely set Existing structures are present but barely perceptible as a result of the rising landform and planting, set against the conifer shelterbelt, which reduces their visual prominence.	
Viewpoint Ref: Date: Time: VP5 13.01.26 13.55 Description: Direction: Approximate Grid Reference: View from PRoW R80/1 Southwest 446874E, 307887N					
PRoW R80/1 St Peter's Church Existing structures Existing summerhouse Existing structures Approximate extent of Site 				Description VP6 represents a view taken from the top of the bund adjacent to PRoW R80/1, located to the east of the application site. The bund is not identified as a PRoW or Permissive route. Similar to VP5, the view looks south-westwards, up a rising slope, towards the northern boundary of the proposed Site. However, given the slightly elevated nature, the view looks over the top of the hedge adjacent to the PRoW. However, despite the slightly elevated nature of the view, there are no discernible differences to VP 5.	
Viewpoint Ref: Date: Time: VP6 13.01.26 13.50 Description: Direction: Approximate Grid Reference: View from bank top adjacent to PRoW R80/1 Southwest 446779E, 307873N		Client: Mr Iain Long Project: 223A Main Street, Thorton Figure No: Figure 10 - Representative Views 5 & 6 Project No: LDP-25-P300 Revision: 01 Status: PLANNING Date: January 2026 Scale: NTS			



Viewpoint Ref:	VP7	Description:	View from permissive footpath north of Thornton Reservoir
Date:	13.01.26	Direction:	Southwest
Time:	13.30	Approximate Grid Reference:	446954E, 307894N

Description

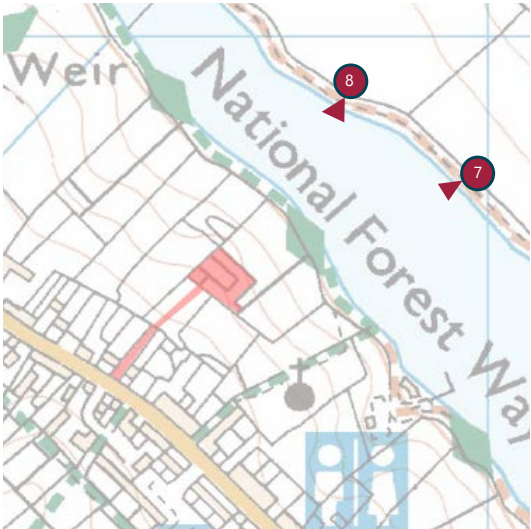
VP7 is taken from the permissive footpath on the northern margin of Thornton Reservoir, looking southwest.

Thornton Reservoir provides a broad, dominant open water element in the view, with the ground rising from the water's edge up to a wooded ridgeline.

The water's edge is fringed with riparian vegetation. The middle ground comprises an area of grazed pasture framed by mature trees and woodland, while the skyline is characterised by mature mixed woodland and specimen trees that reduces openness of the wider skyline.

The spire of St Peter's Church is visible breaking the tree line to the left of the centre. The Site is visible to the right of the church. The existing structures and the white summerhouse are discernible features set against the backdrop of the existing large evergreen conifers.

The existing access route is also visible as a gap in the vegetation.



Viewpoint Ref:	VP8	Description:	View from bench adjacent to permissive footpath north of Thornton Reservoir
Date:	13.01.26	Direction:	Southwest
Time:	13.20	Approximate Grid Reference:	446884E, 307933N

Description

VP8 is taken adjacent to a bench adjacent to the permissive footpath on the northern margin of Thornton Reservoir. The viewpoint provides an open, panoramic waterside view toward the opposite shoreline and rising landform beyond.

The expansive surface of the water in the foreground creates a large-scale, open landscape that emphasises the enclosing ridgeline.

The reservoir forms a broad horizontal plane in the foreground and middle ground. Beyond the far shore, the land rises gently, with the skyline largely formed by woodland canopies and intermittent taller tree forms. Pockets of pastoral fields and the churchyard of St. Peter's Church are visible with the tree cover.

St Peter's Church spire is visible in the left mid-distance, providing a notable vertical landmark and reinforcing settlement context beyond the immediate shoreline.

The existing summerhouse on the Site is visible on the far side of the reservoir, appearing small in scale and partially moderated by intervening vegetation.



Client:	Mr Iain Long
Project:	223A Main Street, Thorton
Figure No:	Figure 11 - Representative Views 7 & 8
Project No:	LDP-25-P300
Revision:	Status:
01	PLANNING
Date:	Scale:
January 2026	NTS



Viewpoint Ref:	VP9	Description:	View from permissive footpath on southern edge of woodland block north of Thornton Reservoir
Date:	13.01.26	Direction:	Southwest
Time:	13.00	Approximate Grid Reference:	447049E, 308025N

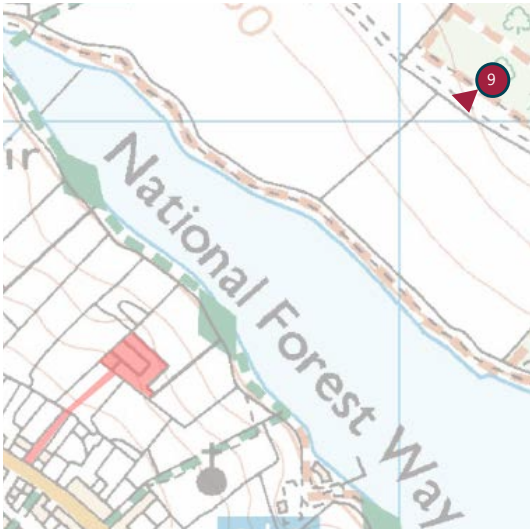
Description

VP9 represents a longer-distance, panoramic view taken from the permissive footpath network to the northeast of the site.

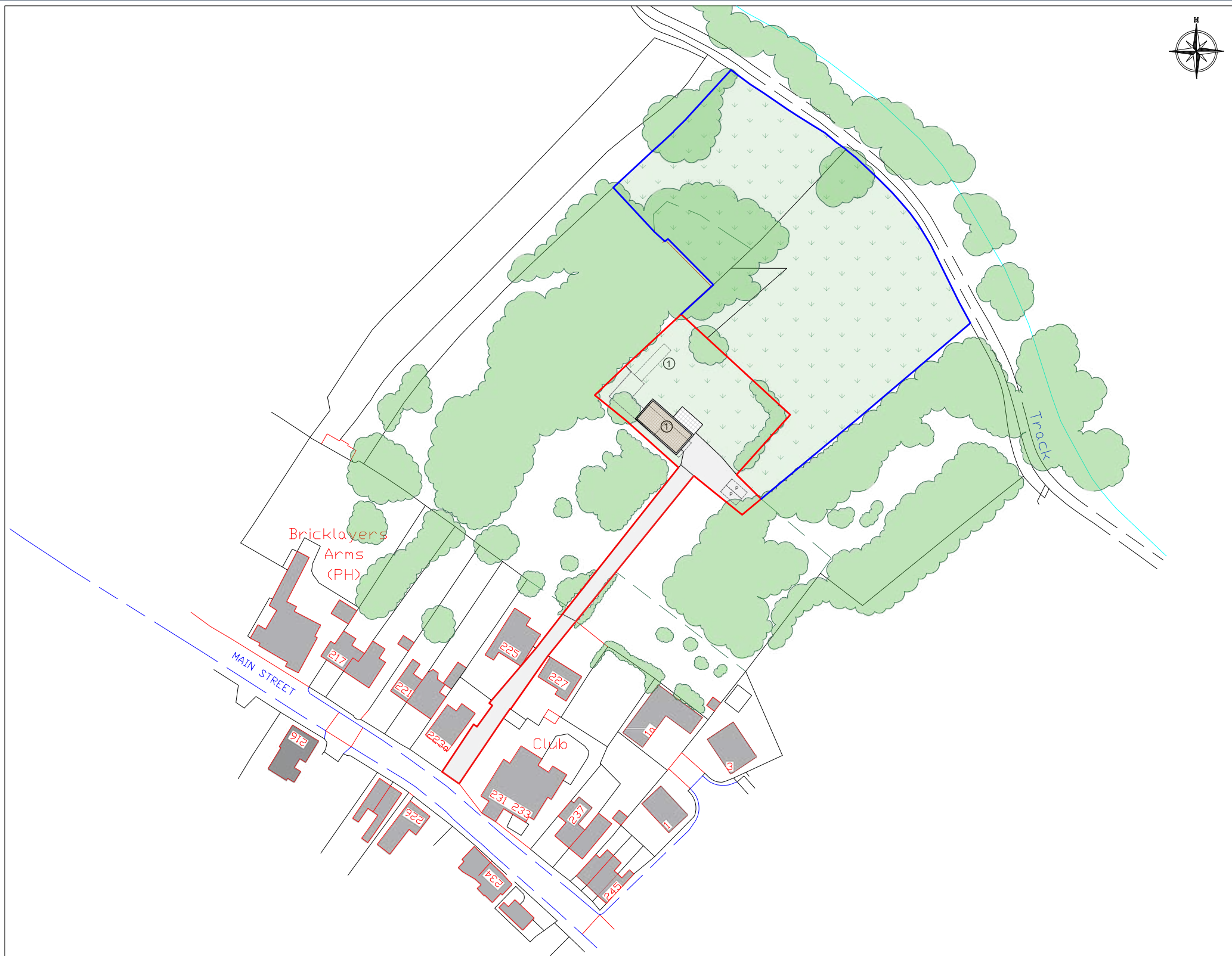
The foreground comprises a gently sloping/near-level arable field, with subtle undulations leading down toward the reservoir basin. Beyond the reservoir, land rises into wooded and pastoral slopes, with the skyline formed by tree canopies and dispersed settlement elements rather than prominent ridgelines. In the middle distance, trees and woodland belts around the reservoir form a strong horizontal band and soften the waterbody edge.

St Peter's Church spire is visible in the middle distance, with the churchyard evident transitioning down to the waters edge.

Existing structures within the Site appear small in scale and partially moderated by intervening woodland and topography. To the northwest of the site, extended domestic gardens are evident, whilst to the southeast, St. Peter's churchyard, the boathouse structure on the edge of the reservoir and existing dwellings revealed through the mature trees, blur the boundary between the settlement and the surrounding countryside.



Client:	Mr Iain Long
Project:	223A Main Street, Thorton
Figure No:	Figure 12 - Representative View 9
Project No:	LDP-25-P300
Revision:	Status:
01	PLANNING
Date:	Scale:
January 2026	NTS



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ONLY

NOTES:

Existing buildings GEA: 199.5m²

Proposed dwellings GEA: 124.8m²

Parking Allocation: Proposed dwelling
would be no more than 3 bedroom, as
per LHDG 2 parking spaces are required.

AndrewLarge
surveyors LTD

LAND TO THE REAR OF 223A MAIN
STREET
THORNTON
LEICESTERSHIRE
LE67 1AH
PROPOSED SITE LAYOUT
SCALE: 1:500@A1



Client:
Mr Iain Long

Project:
223A Main Street, Thorton

Figure No:
Figure 13 - Proposed Site Layout

Project No:
LDP-25-P300

Revision: 01 Status: PLANNING

Date: January 2026 Scale: NTS

Appendix F

HBBC Planning Committee 22 September 2026 - housing supply extract

Relevant report pages including paragraph 8.10 recording 4.48 years housing land
supply.

7.4 National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2026)
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

7.5 Other Relevant Guidance:

- HBBC Good Design Guide (2020)
- HBBC Open Space Assessment (2025)
- HBBC Council's Playing Pitch & Outdoor Sport Strategy (PPOSS) (2025)
- Leicestershire Highway Design Guide (LHDG) (2024)
- Technical Housing Standards – Nationally Described Space Standards (2015)

8. Appraisal

8.1. The key issues in respect of this application are:

- Principle of development
- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety
- Impact on flood risk and drainage
- Infrastructure and development contributions
- Planning balance

Principle of Development

8.2 Paragraph 3 of the National Planning Policy framework (NPPF) confirms that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The national decision-making policies within the NPPF are a material consideration in making planning decisions and should be read alongside the policies in the Development Plan.

8.3 Paragraph 2 of Annex A of the NPPF confirms that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies within the NPPF should be given very limited weight. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the NPPF.

- 8.4 Paragraph 15 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest.
- 8.5 Paragraph 17 details the three overarching objectives of sustainable development: economic, social and environmental. However, Paragraph 18 confirms that these are not criteria against which every development proposal can or should be judged, and that decisions should play an active role in guiding developments towards sustainable solutions, while taking local circumstances into account, to reflect the character, needs and opportunities of each area.
- 8.6 Policy DM7(1) of the NPPF confirms that development proposals should be assessed on the basis of whether they would be an acceptable use of land.
- 8.7 Policy S4(1) of the NPPF states that development proposals within settlements 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 NPPF.
- 8.8 In applying Policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects including (but are not restricted to) situations where the development proposal would:
- Have a substantial adverse impact in relation to:
 - (i) The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or
 - (ii) The application of the policies in the NPPF for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
 - Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off site); or

- Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.
- 8.9 Of the fifteen decision-making policies within the NPPF that state development proposals should be refused in specific circumstances, the following would be relevant to the determination of this planning application: L3 (Achieving Appropriate Densities), DP3 (Well-Designed Places), TR6(4) (Transport Impacts), F7(2) (Flooding) and N2(2) (Biodiversity). These material considerations are assessed in further detail in subsequent sections of this report.
- 8.10 The Planning Policy team have reviewed the Council's Five-Year Housing Land supply in light of the changes to the NPPF. Subsequently, as of April 2026, the Council cannot demonstrate a Five-Year Housing Land Supply and currently has a housing land supply of 4.48 years.
- 8.11 Policy HO7 of the NPPF states that substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidence accommodation needs of the community, as identified through needs assessments prepared for the area by the local planning authority and other relevant evidence.
- 8.12 Policy HO8 of the NPPF confirms that development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of social rent.
- 8.13 Policy 15 of the Council's Core Strategy seeks that proposals within urban areas (including Earl Shilton) of 15 or more dwellings should provide a total of 20% affordable housing. For all sites, the tenure split is to be 75% social rented and 25% intermediate housing, however these figures may be negotiated on a site by site basis taking into account identified local need, existing provision, characteristics of the site, and viability.
- 8.14 Policy L2(1)(b) of the NPPF requires substantial weight to be given to the benefits of development proposals which make better use of vacant and underutilised land and buildings, such as by bringing back into residential use empty homes or other suitable buildings.
- 8.15 Policy HC6 of the NPPF states that development proposals should not result in the loss of key community facilities and public service infrastructure unless:

Appendix G

National Planning Policy Framework August 2026 - relevant extracts

Relevant extracts including Policies S3/S5, HO7, effective use of land and Annex A.



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

Plan-making and national decision-making policies

August 2026

- c. Land that is protected or proposed to be enhanced for specific purposes (such as habitat improvement) and which places limits on whether development proposals may be acceptable or where specific policies apply. Designations and associated policies to safeguard gaps between settlements should be used only where they are necessary to maintain the separate identities of the settlements and their physical separation, should be no larger than needed to achieve this aim, and should not apply to land in the Green Belt; and
 - d. Sites allocated for development to meet the identified need for housing and other uses in the area and for local and strategic infrastructure (including any proposals to enable the development of land around stations).
2. The spatial strategy should be illustrated on a key diagram forming part of a spatial development strategy and/or local plan (or minerals and waste plan, where relevant), with the boundaries of specific policy areas, land-use designations and allocations identified on a policies map.

National decision-making policies

S3: Presumption in favour of sustainable development

- 1. Decisions on development proposals should apply a presumption in favour of sustainable development. This means:
 - a. Policy S4 in this Framework should be applied when considering development proposals within settlements;
 - b. Outside settlements, policy S5 should be applied; and
 - c. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.
- 2. Where a development proposal falls partly within and partly outside a settlement, policies S4 and S5 should be applied to the relevant parts which are inside or outside of the settlement boundary (as appropriate), before coming to an overall view on the proposal.

S4: Principle of development within settlements

- 1. Development proposals within settlements 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 this Framework.
- 2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:
 - a. Have a substantial adverse impact in relation to:
 - i. The allocation or safeguarding of land or buildings for particular uses in the development plan, unless there is no reasonable prospect of an application coming

forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

- ii. The application of the policies in this Framework for existing recreational land and facilities (HC7), Local Green Space (HC8), areas of particular importance for biodiversity and geodiversity (N6), Protected Landscapes (N4) and development within residential curtilages (L2(1)(d)).
- b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made that does not increase the risk of flooding either on or off-site); or
- c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

S5: Principle of development outside settlements

1. Only certain forms of development should be approved outside settlements, as set out in the following list. 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 this Framework:
 - a. Development for: agriculture, horticulture and forestry; outdoor sport and recreation; allotments; cemeteries and burial grounds; mineral extraction and processing; engineering operations and infrastructure (including for transport, energy, water and telecommunications); roadside facilities in accordance with policy TR5; national defence and security; or which is solely for nature conservation, restoration and/or enhancement;
 - b. Development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary;
 - c. The reuse, extension, alteration or replacement of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building²⁵. In the case of proposals for a replacement building, it should be for the same use and not disproportionately larger than the one it replaces;
 - d. The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential);
 - e. Limited infilling within groups of houses;
 - f. An exception site as provided for in policy HO10, or development brought forward under a Community Right to Build Order or Neighbourhood Development Order;
 - g. Development which would address an evidenced unmet need for gypsy, traveller or

²⁵ The existing building is to be assessed as the property as existing on the date of the publication of this Framework.

travelling showpeople accommodation²⁶, provided it meets the criteria in policy HO12;

h. Residential and mixed-use development which would:

- i. Be within reasonable walking distance of a well-connected station (applying the definitions in the glossary at Annex B);
- ii. Be physically well-related to the station or the settlement within which the station is located;
- iii. Be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; and
- iv. Not prejudice any proposals for long-term comprehensive development in the same location.

i. The development of land allocated for that purpose in the development plan (where this lies outside settlements); and

j. Development which would address an evidenced unmet need (including, but not limited to, development proposals involving the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing sites or scores below 75% in the most recent Housing Delivery Test²⁷), and where the development would:

- i. Be physically well-related to an existing settlement²⁸ (unless the nature of the development would make this inappropriate) and be of a scale which can be accommodated taking into account the existing or proposed availability of infrastructure; or
- ii. Comprise major development for freight and logistics purposes which accords with policy E3.

2. In applying this policy, the circumstances in which the benefits of approving development proposals are likely to be substantially outweighed by adverse effects include, but are not restricted to, situations where the development proposal would fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

3. Development proposals comprising isolated homes, which are those lying outside settlements or groups of houses, should not be approved other than in accordance with policy HO11.

4. Development proposals which do not fall within one of the categories set out in this policy should only be approved in exceptional circumstances, where the benefits of the proposal

²⁶ Including (but not limited to) where the relevant local planning authority cannot demonstrate a five year supply of deliverable sites as set out in policy HO3(1)(a) or (b).

²⁷ See Annex D: Housing calculations and supply.

²⁸ Where a development proposal is located outside a settlement, and separated from the existing built-up area by virtue of being beyond the outside edge of an allocated site that has yet to be fully developed, consideration should be given to whether the proposal is in a suitable location should the allocated development not proceed.

would substantially outweigh the adverse effects, including to the character of the countryside and in relation to promoting sustainable patterns of movement.

5. This policy does not apply to development proposals in the Green Belt or on land designated as Local Green Space, which should instead be determined in accordance with policies HC8, GB6, GB7 and/or GB8 (as appropriate). However, where development would not be inappropriate in these locations (through the application of policies HC8 and GB7), proposals 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 this Framework, and applying paragraph 2 of this policy.

S6: Neighbourhood plans and the presumption

1. For development proposals involving the provision of housing, the benefits of approving development are likely to be substantially outweighed by the adverse effects where a proposal would conflict with a neighbourhood plan, 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 allocations to meet its identified housing requirement (see policy HO2).

amenity of the occupants and neighbouring residents. Sites identified for travelling showpeople should have regard to their need for mixed-use yards with both residential accommodation and space for storage of equipment.

- d. Setting expectations for an appropriate mix of tenures to be provided on allocated sites where this would be appropriate and deliverable, taking into account the needs of different groups including those assessed under policy HO1.

HO6: Planning for a diverse mix of sites

1. To support the provision of a diverse mix of sites, local plans should:
 - a. Allocate land to accommodate at least 10% of the housing requirement on sites no larger than one hectare, and a further 10% on sites of between one and two and a half hectares, unless there are strong reasons why these targets cannot be achieved; and
 - b. Allocate sites which will support and enhance the vitality of rural communities and enable villages to grow and thrive, especially where this will support local services.

National decision-making policies

HO7: Meeting the need for homes

1. In applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy HO1.

HO8: Providing affordable homes

1. Development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures relevant to the location, including the minimum proportion of Social Rent. This should be provided on-site unless:
 - a. Off-site delivery on an alternative nearby site would optimise the quality or quantity of affordable homes built; or
 - b. A cash payment in lieu of on or off-site provision can be justified robustly, and the agreed approach contributes towards the objective of creating mixed and balanced communities.
2. Development proposals that include military affordable housing should not be required to meet development plan requirements for the mix of affordable housing tenures (including the minimum proportion of Social Rent). These proposals should:
 - a. Demonstrate an evidenced unmet need for military affordable housing (as provided by the Ministry of Defence); and
 - b. Meet development plan requirements for the proportion of affordable housing on the

- i. Setting ambitious but deliverable expectations for the scale and density of development; and
 - ii. Taking opportunities to secure multiple benefits, such as through mixed-use schemes which provide retail, employment, education and community facilities that help reduce the need to travel, or securing net environmental gains (for example by enabling significant new habitat creation or improving public access to the countryside).
 - c. Not reallocate land for its previously identified purpose where there is no reasonable expectation that the use will come forward within the plan period, and consider whether allocation for an alternative use is appropriate instead.
2. Mayors and local planning authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.
 3. The extent to which development plans are making as much use as possible of previously developed land and using minimum densities to accommodate their identified development need will be tested robustly when plans are examined.

National decision-making policies

L2: Making effective use of land

1. Substantial weight should be given to the benefits where a development proposal would achieve one or more of the following:
 - a. Remediating despoiled, degraded, derelict, contaminated or unstable land;
 - b. Making better use of vacant and underutilised land and buildings (such as: by bringing back into residential use empty homes and other suitable buildings; converting space above shops; redeveloping underutilised retail and business sites; and building on or above service yards, lock-ups, car parks and other transport infrastructure which are no longer required);
 - c. Making effective use of previously developed land and buildings through temporary uses, in situations where alternative development is anticipated within a reasonable period (including as a result of the land being allocated for an alternative purpose in the development plan); or
 - d. Creating additional homes or floorspace within settlements by using the airspace above existing residential and commercial premises, or through sensitive redevelopment or additional development within existing plots (including, but not limited to, the addition of mansard roofs, proposals to fill gaps in the existing roof line,

the introduction of higher buildings at street corners and additional units within residential curtilages). Such proposals should:

- i. Be consistent with the overall street scene, other than where: it is appropriate to have larger buildings (such as at street corners, or where building upwards would not cause substantial harm to the character of a building and its surroundings); the development would not be visible from the street frontage; or where specific changes are provided for through a design code which forms part of the development plan;
 - ii. Maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space; and
 - iii. Where the development would involve the use of residential curtilages, not occupy more than twice the footprint of all the existing buildings on the site, and, following development, would retain at least 50% of the non-developed area within the curtilage of the existing buildings³⁸; unless additional development can be accommodated without harm to the overall character of the area, and taking into account the availability of infrastructure and the importance of locating development in sustainable locations (in accordance with policy TR3).
2. A condition of simultaneous development should not be imposed on an application for multiple upward extensions unless there is a clear justification.

L3: Achieving appropriate densities

1. Development proposals should make efficient use of land, taking into account the identified need for different types of housing and other development, local market conditions, the availability of infrastructure (including that supporting sustainable transport modes) and its scope for improvement, a site's connectivity and the importance of securing well-designed, attractive and healthy places.
2. To contribute to making efficient use of land:
 - a. Within settlements, development proposals for residential and mixed-use development should contribute to an increase in the density of the area in which they are situated. The only exception is where there is a clear justification that this is either inappropriate or not possible (for example, where the prevailing density is already very high, the nature of the accommodation required precludes higher densities, or where it would conflict with other policies in this Framework). In considering the potential to increase densities, the existing character of an area should be taken into account, in accordance with policy DP3, but should not preclude development which makes the most of an area's potential;
 - b. Outside settlements, and on land at the edge of existing built-up areas which is allocated or has permission for development and so will form part of a settlement (as defined in the glossary at Annex B), development footprints should make the best use

³⁸ The existing buildings are to be assessed as the buildings as existing on the date of the publication of this Framework.

Annex A: Implementation

For the purposes of decision-making

1. The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication.
2. Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted⁶⁶ or made against this Framework. Other development plan policies⁶⁷ should not be given reduced weight simply because they were adopted prior to the publication of this Framework.
3. Where a local planning authority can demonstrate a five year supply of deliverable housing sites (with the appropriate buffer) and where the Housing Delivery Test indicates that the delivery of housing is more than 75% of the housing requirement over the previous three years, for the purposes of policy S5(1)(j), if the most up-to-date local housing need figure (calculated using the standard method set out in Annex D) is greater than the housing requirement set out in adopted development plan policies, this should not be considered as evidence of unmet need, for a period of five years from the date of the plan's adoption.

For the purposes of plan-making

4. Any local plans minerals and waste plans and supplementary plans being prepared under Part 2 of the Planning and Compulsory Purchase Act 2004 (as amended by the Levelling-up and Regeneration Act 2023) and the Town and Country Planning (Local Planning) (England) Regulations 2026 should be produced in accordance with this Framework.
5. Spatial development strategies should be produced in accordance with this Framework.
6. Neighbourhood plans that have been submitted to the local planning authority under Regulation 15⁶⁸, on or before, the date of publication of this Framework should be prepared in accordance with the Framework published in December 2024. Any neighbourhood plans that have not been submitted must comply with this Framework. For neighbourhood plans that have already been submitted, the qualifying body may choose to withdraw the plan and update it to take account of this Framework.
7. For all plans that should be produced in accordance with this Framework this means the policies in this version of the Framework will apply from 17 August 2026.
8. Any other plans should be produced in accordance with the version of this Framework published in December 2024, unless any of the transitional arrangements in Annex 1 to that Framework apply (in which case those transitional arrangements continue to apply).

⁶⁶ Reference to the 'adoption' of a plan in annex A also applies to where a plan has been 'approved' by the Secretary of State.

⁶⁷ Including policies in made neighbourhood plans.

⁶⁸ Neighbourhood Planning (General) Regulations 2012.

Appendix H

GOV.UK Biodiversity Net Gain exemption guidance

Short official-guidance reference note for the 0.2 hectare exemption.

Appendix H

GOV.UK Biodiversity Net Gain exemption guidance - current from 6 August 2026

Official source: GOV.UK, “Biodiversity net gain: exempt developments” and Planning Practice Guidance “Biodiversity net gain”.

The current guidance states that, for planning applications made from 6 August 2026, mandatory BNG does not apply where the development site within the red-line boundary is 0.2 hectares or below. The exemption does not apply where the development impacts onsite priority habitat. The former self-build/custom-build exemption no longer applies to new planning applications made on or after 6 August 2026.

The guidance also confirms that the location plan submitted with the planning application can be used as the starting point for assessing the size of the development site for the 0.2 hectare exemption.

Application position: the red-line site at 223A Main Street is 1,973 sq m (0.1973 ha). The reduced site comprises the existing developed core of buildings, ménage, hardstanding and made ground. The applicant confirms that the proposal does not impact onsite priority habitat.

Web references:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

<https://www.gov.uk/guidance/biodiversity-net-gain>

Appendix I

Leicestershire County Council Speed Survey - Main Street, Thornton

Automatic Traffic Counter survey undertaken 23-30 June 2025. Relevant speed summary extracts included.

Appendix I

Leicestershire County Council Speed Survey

Main Street, Thornton

Source: Leicestershire County Council, Network Data & Intelligence.

Survey: Automatic Traffic Counter speed/volume survey, Site ID 880088029570.

Survey period: 23 June 2025 to 30 June 2025.

Description in survey: Main Street, Thornton. Speed units: mph.

Results issued: by Ross Tebbatt, Transport Analyst, Leicestershire County Council, on 30 June 2025.

Relevant 24-hour (00-24) 85th-percentile speeds:

- Northwestbound: 19.7 mph.
- Southeastbound: 19.9 mph.

The submitted access/visibility drawing applies visibility splays of **24.4m to the northwest** and **24.7m to the southeast** based on these measured speeds. The splays are shown within land under the applicant's control and do not cross third-party land.

The following pages reproduce the relevant extracts from the LCC survey workbook supplied with the results email.

Appendix I - Speed survey: site details and all-direction summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
1	Speed Bins Report LEICESTERSHIRE_TEMP 880088029570 2025-06-23 to 2025-06-30																
2	Site Name		8.80088E+11														
3	Site ID		8.80088E+11														
4	Grid		4.46672E+11														
5	Description		Main Street, Thornton														
6																	
7	Setup	LEICS_SDR															
8	Lanes	Each Lane															
9	Show	Average															
10	Time Period	1 hour															
11	Averaged over	All days															
12	Speed units		mph														
13	Exclude data:	None															
14																	
15	All directions																
16		Average	<5.0mph	5.0-10.0mp	10.0-15.0m	15.0-20.0m	20.0-25.0m	25.0-30.0m	30.0-35.0m	35.0-40.0m	40.0-45.0m	45.0-50.0m	>50.0mph	Invalid	85th	Mean	Std Dev
17		Flow		h	ph	ph	ph	ph	ph	ph	ph	ph		Reading	%ile	Speed	
18	00:00:00	3	0	1	1	1	0	0	0	0	0	0	0	0	23.8	16.3	6.6
19	01:00:00	2	0	0	1	1	0	0	0	0	0	0	0	0	19.3	15.4	3.5
20	02:00:00	3	0	0	1	1	0	0	0	0	0	0	0	0	19.1	15	4.4
21	03:00:00	2	0	0	1	1	0	0	0	0	0	0	0	0	18.8	14.4	3.9
22	04:00:00	4	0	0	2	2	1	0	0	0	0	0	0	0	23.1	16.9	5.1
23	05:00:00	15	0	1	4	7	3	0	0	0	0	0	0	0	21.1	17.1	4.1
24	06:00:00	40	0	4	12	15	7	1	1	0	0	0	0	0	20.9	16.6	5
25	07:00:00	123	0	9	32	52	24	4	1	0	0	0	0	0	21.6	16.9	4.8
26	08:00:00	158	0	10	44	68	31	5	0	0	0	0	0	0	21.4	16.8	4.5
27	09:00:00	96	0	9	28	39	15	4	0	0	0	0	0	0	20.9	16.5	4.8
28	10:00:00	105	0	12	38	39	12	2	0	0	0	0	0	0	19.7	15.5	4.5
29	11:00:00	106	0	9	37	40	16	3	0	0	0	0	0	0	20.6	16	4.5
30	12:00:00	120	0	9	38	50	21	3	0	0	0	0	0	0	21.3	16.3	4.3
31	13:00:00	104	0	12	37	37	13	4	0	0	0	0	0	0	20.6	15.6	4.8
32	14:00:00	120	0	19	43	43	13	1	1	0	0	0	0	0	19.6	15.1	4.7
33	15:00:00	156	0	23	63	53	14	2	0	0	0	0	0	0	18.9	14.6	4.3
34	16:00:00	149	0	20	60	51	15	2	0	0	0	0	0	0	19.4	15	4.3
35	17:00:00	151	0	24	68	49	10	2	0	0	0	0	0	0	18	14.1	4
36	18:00:00	99	0	18	45	29	6	1	0	0	0	0	0	0	17.5	13.8	4.1
37	19:00:00	82	0	14	44	19	4	1	0	0	0	0	0	0	17	13.5	3.8
38	20:00:00	53	0	10	29	11	2	0	0	0	0	0	0	0	16.9	13.3	3.9
39	21:00:00	39	0	4	20	12	2	0	0	0	0	0	0	0	18.1	14.3	3.5
40	22:00:00	26	0	4	11	10	1	0	0	0	0	0	0	0	18.3	14.4	4.2
41	23:00:00	10	0	1	4	3	1	0	0	0	0	0	0	0	19.1	15.2	4.5
42																	
43	07-19	1486	0	174	533	550	190	33	4	2	0	0	0	0	20.1	15.5	4.6
44	06-22	1699	0	206	638	607	205	36	5	2	0	0	0	0	19.9	15.3	4.5
45	06-24	1734	0	211	653	620	207	37	5	2	0	0	0	0	19.8	15.3	4.5
46	00-24	1764	0	213	662	633	211	38	6	2	0	0	0	0	19.9	15.3	4.5
47																	

Appendix I - Northwestbound speed summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
52	Northwestbound																
53																	
54																	
55	Average Flow	<5.0mph	5.0-10.0mph	10.0-15.0mph	15.0-20.0mph	20.0-25.0mph	25.0-30.0mph	30.0-35.0mph	35.0-40.0mph	40.0-45.0mph	45.0-50.0mph	>50.0mph	Invalid Reading	85th %ile	Mean Speed	Std Dev	
56	00:00:00	1	0	0	0	0	0	0	0	0	0	0	0	0	26.5	14.7	7.3
57	01:00:00	0	0	0	0	0	0	0	0	0	0	0	0	0	14.9		
58	02:00:00	2	0	0	0	1	0	0	0	0	0	0	0	0	22.7	16.3	4.5
59	03:00:00	1	0	0	1	0	0	0	0	0	0	0	0	0	13		
60	04:00:00	2	0	0	1	1	0	0	0	0	0	0	0	0	19.7	16.9	5.7
61	05:00:00	6	0	1	3	3	0	0	0	0	0	0	0	0	18.1	14.7	3.4
62	06:00:00	17	0	3	5	5	3	0	0	0	0	0	0	0	20.9	15.9	5.5
63	07:00:00	49	0	7	17	17	7	1	1	0	0	0	0	0	20.8	15.6	5.1
64	08:00:00	81	0	6	24	32	16	3	0	0	0	0	0	0	21.4	16.8	4.9
65	09:00:00	46	0	6	12	17	7	2	0	0	0	0	0	0	21.3	16.6	5.4
66	10:00:00	55	0	8	19	20	6	1	0	0	0	0	0	0	19.9	15.2	4.8
67	11:00:00	61	0	6	22	21	9	1	0	0	0	0	0	0	20.6	15.6	4.4
68	12:00:00	64	0	5	21	24	12	2	0	0	0	0	0	0	21.4	16.3	4.4
69	13:00:00	54	0	8	19	19	6	2	0	0	0	0	0	0	20.5	15.4	4.9
70	14:00:00	72	0	12	24	27	8	1	1	0	0	0	0	0	19.6	15.2	4.9
71	15:00:00	71	0	12	29	24	5	1	0	0	0	0	0	0	18.5	14.3	4.2
72	16:00:00	73	0	12	28	25	7	1	0	0	0	0	0	0	19.1	14.6	4.4
73	17:00:00	74	0	15	33	21	5	1	0	0	0	0	0	0	17.8	13.6	4.1
74	18:00:00	56	0	14	23	15	3	0	0	0	0	0	0	0	17.3	13.3	4.2
75	19:00:00	43	0	12	23	7	2	0	0	0	0	0	0	0	16	12.4	3.5
76	20:00:00	29	0	7	16	5	1	0	0	0	0	0	0	0	16.2	12.7	3.7
77	21:00:00	19	0	2	11	5	1	0	0	0	0	0	0	0	16.9	13.9	3.6
78	22:00:00	12	0	3	5	3	1	0	0	0	0	0	0	0	18	13.5	4.6
79	23:00:00	5	0	1	2	1	0	0	0	0	0	0	0	0	19.1	14.6	5.1
80																	
81	07-19	757	0	111	271	261	93	17	3	1	0	0	0	0	19.9	15.2	4.7
82	06-22	865	0	135	326	283	100	18	3	1	0	0	0	0	19.7	14.9	4.7
83	06-24	882	0	139	333	287	101	18	3	1	0	0	0	0	19.7	14.9	4.7
84	00-24	895	0	140	339	292	102	19	3	1	0	0	0	0	19.7	14.9	4.7
85																	
86	am Peak	8:00:00		10:00:00	8:00:00	8:00:00	8:00:00	8:00:00	7:00:00	8:00:00	7:00:00				0:00:00	4:00:00	
87	Peak Volume	81		8	24	32	16	3	1	0	0				26.5	16.9	5.5
88	pm Peak	17:00:00		17:00:00	17:00:00	14:00:00	12:00:00	13:00:00	14:00:00	14:00:00					12:00:00	12:00:00	
89	Peak Volume	74		15	33	27	12	2	1	0					21.4	16.3	4.4
90																	
91	Southeastbound																

Appendix I - Southeastbound speed summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
91	Southeastbound																
92		Average	<5.0mph	5.0-10.0mph	10.0-15.0m	15.0-20.0m	20.0-25.0m	25.0-30.0m	30.0-35.0m	35.0-40.0m	40.0-45.0m	45.0-50.0m	>50.0mph	Invalid	85th	Mean	
93		Flow		h	ph	ph	ph	ph	ph	ph	ph	ph		Reading	%ile	Speed	Std Dev
94	00:00:00	1	0	0	0	1	0	0	0	0	0	0	0	0	23.8	17.8	5.7
95	01:00:00	2	0	0	1	1	0	0	0	0	0	0	0	0	19.8	16.1	3.3
96	02:00:00	1	0	0	1	0	0	0	0	0	0	0	0	0	14.2		
97	03:00:00	1	0	0	0	1	0	0	0	0	0	0	0	0	19.8		
98	04:00:00	2	0	0	1	0	1	0	0	0	0	0	0	0	23.1	16.9	4.5
99	05:00:00	9	0	0	1	5	2	0	0	0	0	0	0	0	21.5	18.9	3.6
100	06:00:00	23	0	1	7	10	3	1	1	0	0	0	0	0	20.9	17.1	4.6
101	07:00:00	73	0	2	16	35	17	3	1	0	0	0	0	0	22.1	17.8	4.4
102	08:00:00	77	0	4	20	36	15	2	0	0	0	0	0	0	21.3	16.8	4.1
103	09:00:00	50	0	3	16	22	8	2	0	0	0	0	0	0	20.7	16.4	4.3
104	10:00:00	50	0	4	19	20	6	1	0	0	0	0	0	0	19.6	15.8	4.2
105	11:00:00	45	0	3	15	19	7	2	0	0	0	0	0	0	20.8	16.5	4.6
106	12:00:00	56	0	4	16	26	8	1	0	0	0	0	0	0	20.4	16.4	4.2
107	13:00:00	49	0	4	18	18	7	2	0	0	0	0	0	0	20.6	15.8	4.6
108	14:00:00	48	0	7	20	16	5	0	0	0	0	0	0	0	19.4	15	4.5
109	15:00:00	85	0	12	34	29	9	1	0	0	0	0	0	0	19.3	14.9	4.4
110	16:00:00	76	0	7	32	27	8	1	0	0	0	0	0	0	19.7	15.4	4.2
111	17:00:00	77	0	8	35	28	5	1	0	0	0	0	0	0	18.5	14.6	3.9
112	18:00:00	43	0	5	22	14	2	1	0	0	0	0	0	0	17.6	14.3	3.9
113	19:00:00	38	0	3	21	12	3	1	0	0	0	0	0	0	18.3	14.7	3.8
114	20:00:00	23	0	3	13	6	1	0	0	0	0	0	0	0	17.3	14	4
115	21:00:00	19	0	2	10	7	1	0	0	0	0	0	0	0	18.5	14.8	3.3
116	22:00:00	14	0	1	6	7	0	0	0	0	0	0	0	0	18.6	15.2	3.8
117	23:00:00	5	0	0	2	2	0	0	0	0	0	0	0	0	19.9	15.8	3.6
118																	
119	07-19	729	0	62	261	289	98	16	1	1	0	0	0	0	20.3	15.8	4.4
120	06-22	834	0	71	312	324	105	19	2	1	0	0	0	0	20	15.7	4.3
121	06-24	852	0	72	320	334	106	19	2	1	0	0	0	0	19.9	15.7	4.3
122	00-24	868	0	72	323	341	109	19	2	1	0	0	0	0	19.9	15.7	4.3
123																	
124	am Peak	8:00:00		8:00:00	8:00:00	8:00:00	7:00:00	7:00:00	6:00:00	10:00:00					0:00:00	5:00:00	
125	Peak Volume	77		4	20	36	17	3	1	0					23.8	18.9	3.6
126	pm Peak	15:00:00		15:00:00	17:00:00	15:00:00	15:00:00	13:00:00	14:00:00	17:00:00					13:00:00	12:00:00	
127	Peak Volume	85		12	35	29	9	2	0	0					20.6	16.4	4.2
128																	
129	Event key:	0	QC Failure	0	QC Outlier	0	QC Atypical	0	Events	0	Special	0	Holiday	0	Offline		
130			0	Weekends and defined holidays					0	Holiday-affected days							
131	Notes on data:																
132																	