PLANNING STATEMENT

Subdivision of One Existing Dwelling into Two Residential Dwellings

Cherry Orchard Farm
Lutterworth Road, Hinckley
Leicestershire LE10 3AJ



Proposed front elevation — drawing 1442-02 (subject to revision check)

Application site	Cherry Orchard Farm, Lutterworth Road, Hinckley, LE10 3AJ
Proposal	Conversion and subdivision of one existing dwelling to create two self-contained C3 dwellings, with associated external alterations and parking
Prepared for	Mr Kuljeet Sapra (as named on supplied drawings)
Prepared by	A.R. Taylor Ltd | 13 November 2026 | Draft for review

1. Introduction

1.1 This Planning Statement accompanies an application for full planning permission to subdivide the existing single dwelling at Cherry Orchard Farm into two separate, self-contained dwellinghouses (Use Class C3), together with the associated internal reconfiguration, limited elevational alterations and parking arrangements.

1.2 The scheme makes effective use of an existing substantial residential building. It will provide one additional dwelling without the need to erect a separate new residential building on undeveloped land. The proposed work largely retains the established form, height and principal roof of the host property.

1.3 This statement explains the proposal against the relevant adopted development plan and the National Planning Policy Framework (NPPF) published in August 2026. The accompanying drawings remain the definitive record of the proposed physical works.

2. Site and surrounding context

2.1 Cherry Orchard Farm lies off Lutterworth Road, within the administrative area of Hinckley & Bosworth Borough Council, Leicestershire. The application relates to an established residential property of generous size with a two-storey principal building and single-storey/conservatory elements to its rear.

2.2 The drawing location plan identifies Cherry Orchard Farm within a mixed rural-edge setting, with Cherry Orchard Cottage and nearby farm-related and other built development visible in the wider surroundings. A vehicular approach from Lutterworth Road serves the property.

2.3 The proposal is confined to the subdivision and adaptation of the existing dwelling and the land genuinely required for the two resulting residential plots, including access, parking and their amenity areas. The separately owned land shown in yellow on the applicant's indicative aerial image is not proposed for development under this application. The precise adopted settlement boundary/countryside designation, any heritage or other site-specific designations and the planning history should be checked against the council's live records before the application is finalised.

2.4 Applicant-supplied site-boundary clarification. The annotated aerial image in Appendix B identifies Plot 2 by a red outline, Plot 1 by a blue outline and further land in the same ownership by a yellow outline. These colours identify the applicant's intended land divisions only: they are not the statutory planning application red-line and other-ownership blue-line. The final location plan should show a single application red-line enclosing both residential plots and all land necessary to implement the proposal, with other adjoining land owned by the applicant outlined separately in blue. The yellow-marked land is to remain outside the development application unless any part is required for access, servicing or another component of the works.

3. Existing building and proposed development

3.1 Existing accommodation

The supplied survey drawing (1442-01A) depicts a single substantial dwelling arranged over two storeys with principal rooms, bedrooms, ancillary accommodation and rear glazed/conservatory elements. Its external character is principally domestic, with a pitched tiled roof, bay windows and existing front and rear openings.

3.2 Arrangement of the new dwellings

The proposed scheme drawing (1442-02, supplied as filename Rev D) divides the building into two independent units, identified on the ground- and first-floor plans as Plot 1 (right-hand side when viewing the front elevation) and Plot 2 (left-hand side). Each unit is shown with its own staircase, living accommodation, cooking facilities, sanitary facilities and three bedrooms:

- Plot 1: three first-floor bedrooms, with living room, sitting room, kitchen and WC/shower facilities at ground-floor level; access through the existing principal front entrance arrangement.
- Plot 2: one ground-floor bedroom and two first-floor bedrooms, with a separate living room and kitchen, ground-floor bathroom and first-floor en-suite facilities; a new independent front access arrangement is indicated.

The internal dividing construction will be required to meet the applicable Building Regulations in relation to fire separation, sound insulation, structure and services. These are technical matters to be resolved through Building Control and do not alter the principle of the proposed subdivision.

3.3 External appearance and site layout

The proposed elevations show relatively limited changes to the principal roof form and building envelope. Alterations include the formation of the separate front entrance to Plot 2, related changes to front fenestration, and refurbishment/reconfiguration of part of the rear glazed accommodation. The rear elevation annotates replacement roof tiles and facing brickwork intended to match the existing property as closely as possible, with new window/door openings as illustrated.

The block plan (1442-03A) illustrates four off-street parking positions located in two pairs in front of the building, using the established vehicular approach. The applicant's annotated aerial (Appendix B) clarifies the intended separate curtilages for Plot 1 and Plot 2 and identifies additional land in the same ownership which is not part of the proposal. The final scaled site and location plans should reconcile these indicative areas with surveyed boundaries and clearly identify any shared access, the garden and parking allocation, refuse/cycle storage and means of enclosure.

4. Planning policy framework

4.1 Development plan and national policy

Under section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The adopted Hinckley & Bosworth Local Plan comprises, among other documents, the Core Strategy (2009) and the Site Allocations and Development Management Policies Development Plan Document (2016). The emerging Local Plan 2024–2045 had reached Regulation 19 consultation in 2026 but had not been adopted at the date of this statement.

The principal policies relevant to this proposal include adopted Policy DM1 (presumption in favour of sustainable development), DM4 (safeguarding countryside and settlement separation, if the site is outside a settlement boundary), DM6 (biodiversity), DM7 (pollution and flooding), DM10 (development and design), DM17 (highways and transportation) and DM18 (vehicle parking standards). The council's Good Design Guide SPD (2020) is also material.

The August 2026 NPPF is a significant material consideration. In particular, Policy HO7 gives substantial weight to the benefits of homes that meet evidenced housing needs. Crucially, Policy HO11(1)(d) explicitly identifies subdivision of an existing residential building as a circumstance in which a proposal for an otherwise isolated home in the countryside can be supported.

4.2 Countryside policy and reuse

If the site is designated countryside, adopted Policy DM4 is particularly relevant. Criterion (b) recognises change of use, re-use or extension of existing buildings where the scheme enhances their immediate setting; additional safeguards protect countryside character, separation between settlements and against ribbon development. The policy analysis therefore turns on the reuse of the existing building and the quality of the external alterations rather than on a new freestanding building footprint.

5. Planning assessment

5.1 Principle of subdivision

The proposal would secure an additional home through the reorganisation of a building that already has an established residential use. Unlike a conventional new-build proposal, it does not require a separate house to be erected on previously undeveloped land. The resulting residential use would be the same broad use class as the existing property, albeit with two planning units instead of one.

Policy HO11(1)(d) of the current NPPF provides a clear basis for supporting this form of subdivision even if the property is found to be in an isolated countryside location. The scheme also makes efficient use of the existing built asset and would make a modest positive contribution to housing supply. On that basis, the principle of subdivision merits favourable consideration, subject to design, amenity, highways and other development-management tests.

5.2 Design, appearance and landscape

The conversion retains the established two-storey scale and primary architectural form of Cherry Orchard Farm. The separate entrance and amended glazing are integrated into existing elevations. The proposed use of matching facing brickwork and roof tiles for alterations to the rear helps retain visual coherence with the parent building.

No detached new residential building, new domestic ribbon frontage or material increase in the overall roof height is indicated. Accordingly, the subdivision should have a substantially smaller visual and landscape effect than creating a new building elsewhere on the site. Appropriate detailing, roof and brick colour selection and careful treatment of the entrance and rear elevation will be important to securing compliance with Policy DM10 and, insofar as applicable, DM4.

5.3 Living conditions and neighbouring amenity

The proposed floor plans demonstrate that each unit would contain its own habitable rooms, kitchen and bathroom accommodation, with natural light from the existing and proposed external openings. The existing building envelope and principal window positions are largely retained. This reduces the likelihood of unacceptable additional overlooking, overshadowing or overbearing impacts on adjoining properties when compared with new built form.

The internal layout is arranged to create distinct dwellings. The applicant proposes approximately 22 m of close-boarded timber fencing supported on concrete posts, set across existing grassed garden land to define the respective private rear garden areas for Plot 1 and Plot 2. The indicative plot arrangement in Appendix B suggests separate curtilages can be identified, but their exact areas and fence alignment have not been established by a measured proposed site plan. Final drawings should confirm suitably private outdoor amenity space for each unit, the proposed fence position and height, an acceptable relationship between windows and gardens, and arrangements for refuse and cycle storage. Measures to limit noise transmission between the two dwellings will be specified in the detailed construction design.

5.4 Access, parking and highway safety

The proposed block plan indicates two parking spaces associated with each three-bedroom dwelling: four spaces overall. This corresponds with the Leicestershire Highway Design Guide's published minimum of two off-street spaces for a C3 dwelling of up to three bedrooms. The use of the established access from Lutterworth Road would avoid introducing a second highway access in principle.

Any shared approach, access rights and maintenance arrangements should be clearly distinguished from the individual curtilages. Existing access visibility splays are acceptable as there is greater than 100m long the road in either direction.

5.5 Ecology, biodiversity net gain and landscape

5.5.1 Scope and statutory biodiversity test. The development principally subdivides and adapts the existing dwelling, rather than erecting a separate house on previously undeveloped land. Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 provides a de minimis exemption where the development does not affect any onsite priority habitat and impacts less than 25 m² of other onsite habitat with biodiversity value greater than zero and less than 5 m of onsite linear habitat (such as qualifying hedgerows or watercourses). For this purpose, impact means loss or degradation that reduces biodiversity value: the limit is not merely a test of building footprint.

5.5.2 Proposed dividing fence and preliminary calculation. The applicant proposes a 22 m close-boarded timber garden fence with individual concrete posts across existing managed grass. No continuous concrete strip foundation is assumed. At approximately 1.8 m post centres, an indicative installation would have around 14 posts including end posts. Depending on the actual foundations, 14 holes measuring 300 × 300 mm would directly occupy 1.26 m², 400 × 400 mm holes 2.24 m², or 450 × 450 mm holes 2.84 m² of lawn. A separate 100 mm-wide vegetation-free strip beneath the full 22 m fence, if required, would represent up to approximately 2.20 m² before accounting for any overlap with the post foundations. These are illustrative geometric areas only, not a measured habitat survey or a definitive total habitat-loss figure.

5.5.3 Wider habitat effects. The likely area of direct permanent grass loss from the fence is small compared with the 25 m² threshold, potentially of the order of a few square metres if grass remains and is reinstated elsewhere along the line. However, ground disturbance during installation, any vegetation clearance, compaction, persistent bare ground, and any shading or degradation of adjacent habitat must be included where they reduce its biodiversity value. A new close-boarded fence is not itself a hedgerow or watercourse and its 22 m length does not count as 22 m of impacted linear habitat. The proposal assumes no existing hedgerow, watercourse or priority habitat is removed or degraded; this must be verified on site. Any other works associated with the subdivision, including new hardstanding, drainage and construction access, must be considered cumulatively.

5.5.4 Exemption conclusion. A fence across ordinary managed lawn and an otherwise predominantly internal building conversion, the works appear capable of satisfying the de minimis biodiversity exemption. Reliance on that exemption should be confirmed by a simple annotated proposed site plan, photographs and a short record of the affected areas establishing that total onsite habitat lost or degraded remains below 25 m², that less than 5 m of qualifying linear habitat is affected and that no priority habitat is impacted. The separately owned wider land shown yellow in Appendix B is outside the proposed application site, provided no works there are required. The separate exemption for application sites of 0.2 hectares or less (introduced from 6 August 2026) is not relied upon until the final red-line area is measured.

5.6 Flood risk assessment (proportionate site-specific review)

5.6.1 Scope and sources. This proportionate flood-risk review relates to the proposed subdivision of the existing dwelling into two self-contained homes at Cherry Orchard Farm, Lutterworth Road, Hinckley LE10 3AJ. It considers the supplied architectural drawings, the applicant's indicative plot boundaries (Appendix B), the official Environment Agency Flood Map for Planning generated on 13 November 2026 at 12:09 for grid reference 444812/291725 (Appendix A), national planning policy and available local Strategic Flood Risk Assessment guidance. The supplied map confirms the flood-zone classification for the selected location; it does not independently verify flood risks from all sources or the whole extent of the final application boundary. The wider yellow-marked land is not proposed as part of the application and is not assumed to form part of the development site.

5.6.2 Confirmed river and sea flood zone. The Environment Agency Flood Map for Planning dated 13 November 2026 confirms that the selected location at easting 444812, northing 291725 is within Flood Zone 1, described as an area with a low probability of flooding. The map is reproduced in Appendix A. In national policy terms, Flood Zone 1 represents less than a 0.1% annual probability of flooding from rivers or the sea (less than a 1-in-1,000 chance in any given year). This does not equate to 0% flood risk. The Environment Agency extract expressly states that its river and sea flood mapping excludes other potential sources; the application boundary should also be checked against the mapped extent.

5.6.3 Screening of relevant flood sources. The official extract provides positive evidence for the selected location's river and sea flood-zone classification. The further sources below have not been determined by that extract and must not be described as having zero flood risk.

Flood source	Current assessment / required confirmation
Rivers and sea	Confirmed Flood Zone 1 for the selected point (444812/291725) on the official EA extract of 13 November 2026. Low annual probability (<0.1%) of river/sea flooding; not zero. Check complete red-line extent.
Surface water / rainfall	Not covered by this supplied two-page river/sea flood-zone extract. Check present and future surface-water layers for the entire red-line area.
Groundwater, sewers and reservoirs	No plot-specific data or drainage survey supplied. Confirm available Environment Agency / SFRA information and any local drainage history.
Climate change / historic events	The supplied extract confirms the current river/sea flood zone only. Check Flood Zones plus Climate Change, SFRA findings and any known historical events.

5.6.4 Vulnerability and proposed works. Both the existing and proposed uses are dwellinghouses and are classified as more vulnerable development under NPPF Annex F; the proposal increases the number of dwellings without introducing a different vulnerability category. The drawings predominantly show internal reconfiguration and limited changes to openings and rear glazed accommodation, rather than a new dwelling footprint or substantial earthworks. No significant additional impermeable surfacing is evidenced by the supplied drawings, although the precise drainage and external-surface arrangements remain to be confirmed.

5.6.5 Drainage and measures to avoid increasing risk. Subject to final design, the existing building and finished-floor arrangement will generally be retained. Existing roof drainage and surface-water disposal should remain effective, and any changed hardstanding or downpipes should discharge through a suitable, agreed drainage arrangement without concentrating runoff towards neighbouring land or buildings. The final proposals should confirm any separate foul-water connections and discharge capacity. Existing and proposed finished floor levels and site drainage details have not been supplied; therefore no quantified flood level or freeboard is asserted.

5.6.6 Planning conclusion. Official Environment Agency mapping confirms Flood Zone 1 at the selected site location; the scheme therefore has a low mapped probability of flooding from rivers and the sea. The proposal principally adapts the existing residential building and is not shown to introduce substantial new built footprint or significant additional impermeable surfacing. National policy and Environment Agency guidance nevertheless require an FRA in Flood Zone 1 in certain circumstances, including sites of one hectare or more, identified present or future flood risk from other sources, or relevant local SFRA findings. The area within the combined Plot 1 / Plot 2 application red-line (excluding the separate wider landholding), future flood-zone/climate-change and surface-water mapping, and any relevant local drainage/flooding history remain to be checked. Subject to satisfactory outcomes on those points and suitable drainage arrangements, there is no identified river/sea flood-zone reason for objection to the subdivision. This section does not assert 0% risk.

5.7 Drainage, waste and sustainability

The subdivision does not itself require wholesale new impermeable development. Existing drainage to be used and bin stores shown on block plan.

Re-use and adaptation of the existing residential building avoids some of the embodied-material impacts associated with construction of an entirely separate dwelling. Fabric improvements and separate compliant building services can be designed into the conversion under the applicable Building Regulations.

6. Conclusion

The application proposes an efficient and proportionate way to deliver one additional family home from the existing residential accommodation at Cherry Orchard Farm. The two dwellings would remain within the established building, with carefully related alterations to the front and rear elevations, and an illustrated total of four off-street parking spaces. The applicant's indicative aerial identifies separate Plot 1 and Plot 2 curtilages and wider adjoining land which is not included in the proposed development. The official Environment Agency Flood Map for Planning of 13 November 2026 confirms a Flood Zone 1 classification at the selected site location, subject to the additional flood-source and application-boundary checks identified in Section 5.6.

Of particular significance, the current NPPF at Policy HO11(1)(d) expressly supports subdivision of an existing residential building as a relevant exception for an isolated home in the countryside. Together with the limited visual change and reuse of established residential floorspace, this provides a sound basis for the principle of development. The proposal is considered capable of complying with the relevant development-management objectives and should be supported.

7. Drawings and reference documents

Application drawings reviewed (as supplied, 13 November 2026):

- 1442-01A — Survey Drawing, Cherry Orchard Farm (existing plans and elevations).
- 1442-02 — Sketch Scheme, scheme/elevations (file supplied as “1442-02D”; visible drawing title block reads revision “C” — resolve prior to issue).
- 1442-03A — Sketch Scheme Block Plan, Cherry Orchard Farm.
- Applicant-supplied aerial screenshot with indicative Plot 1 (blue), Plot 2 (red) and additional owned land (yellow), dated 13 November 2026; reproduced for context in Appendix B (not a formal scaled location plan).

Policy sources consulted:

National Planning Policy Framework (August 2026), particularly Policies HO7 and HO11 [Source]
Hinckley & Bosworth SADMP DPD, adopted July 2016 (particularly DM4 and DM10, DM17, DM18) [Source]
Hinckley & Bosworth Good Design Guide SPD 2020 [Source]
Hinckley & Bosworth Local Plan Examination status [Source]
Leicestershire Highway Design Guide: off-street residential parking [Source]
Government guidance: BNG exempt developments (updated 6 August 2026) [Source]
Fence footprint estimates: indicative 22 m fence on existing lawn, 16 November 2026.
Biodiversity Gain Requirements (Exemptions) Regulations 2024, Regulation 4 (de minimis exemption; current version) [Source]
NPPF (2026), Chapter 18: Managing flood risk and coastal change (Policies F4-F7) and Annex F (flood zones and vulnerability) [Policy F4-F7] [Annex F]
Environment Agency: Flood risk assessments when applying for planning permission (updated 28 May 2026) [Source]
Environment Agency: Flood Map for Planning, official extract dated 13 November 2026, location 444812/291725; reproduced in Appendix A. [Source]
Hinckley & Bosworth Borough Council: Strategic Flood Risk Assessment Level 1 (2025) and Level 2 (2026) [Source]
This document has been assisted with AI.

Appendix A — Environment Agency Flood Map for Planning

Official source extract • Issued 13 November 2026 at 12:09 • Selected point: 444812 E / 291725 N. The extract states that the selected point is in Flood Zone 1 (low probability). The map relates to river and sea flooding only; other sources are not covered.

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	**444812/291725**	**13 November 2026 12:09**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

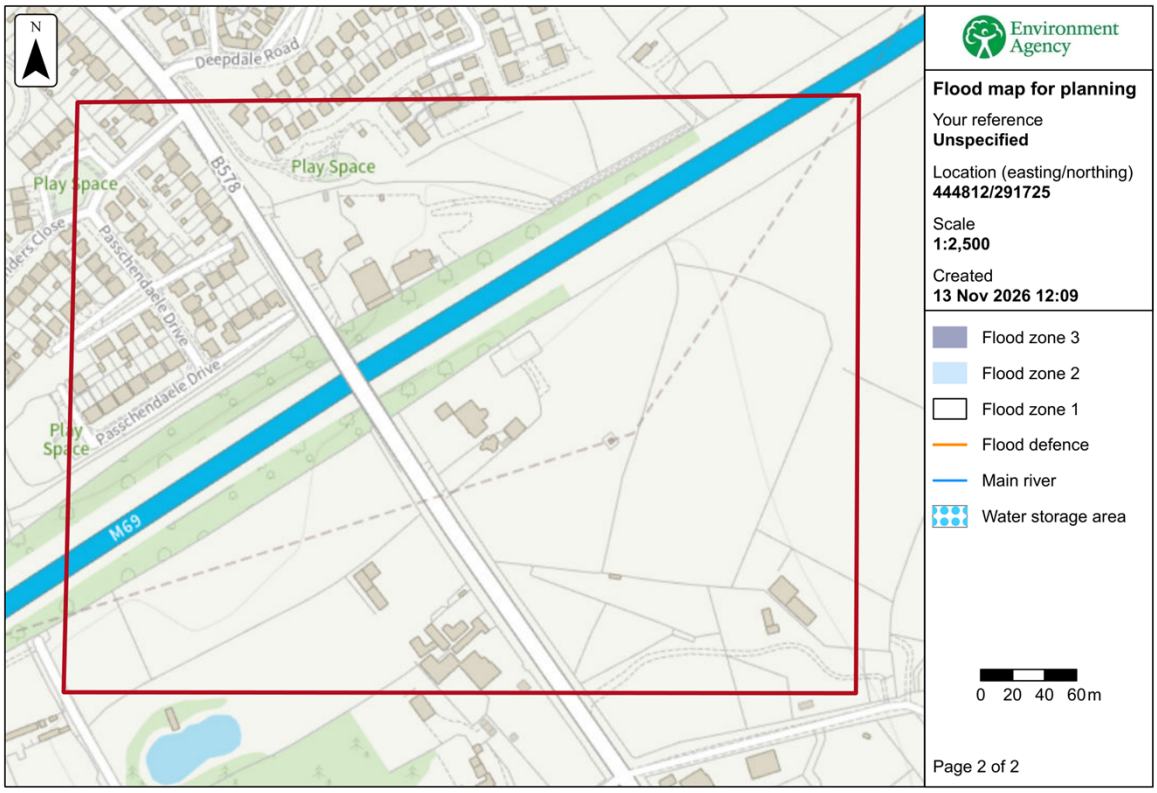
This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms

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Appendix A — official map (page 2 of 2)



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Note: the red rectangle shown on the Environment Agency sheet frames the map extract; it does not indicate the application red-line boundary. The final formal site location plan must define that boundary and show any additional owned land in blue.

Appendix B — Indicative plot boundaries and other owned land

Applicant-supplied annotated Google Maps aerial screenshot (13 November 2026). Colours in this illustrative image show the intended individual plots and the separate wider landholding; they are NOT the formal red-line/blue-line application boundaries. The screenshot is not to scale and should not be used as a replacement for an up-to-date OS-based site location plan.



Key to applicant's image: Red = Plot 2; blue = Plot 1; yellow = further land owned by the applicant but excluded from the proposed development. The precise limits and any shared access must be confirmed on the final statutory plans.

Planning plan convention: one application RED boundary around both plots and all necessary development land; additional adjoining owned land outlined in BLUE. The plot-colour diagram above is explanatory only. (Map image attribution: Google Maps / imagery providers as shown in the applicant's original screenshot.)