



PLANNING STATEMENT

on behalf of R Sheppard

Proposed replacement dwelling and revised site
access

At Basin Bridge Farm, Stoke Golding

Prepared by: Simon Tindle, Divisional Partner

For and on behalf of Brown & Co.

Brown & Co is a leading provider of agency, professional and consultancy services across the whole range of rural, commercial, residential, and agricultural markets.

Date: July 2023.

Reference: 044944.

1. Introduction

- 1.1 This statement has been prepared by Brown & Co to support of a full planning application submitted on behalf of Mr R Sheppard for the replacement of the dwelling and revised access at Basin Bridge Farm, Hinkley Lane, Stoke Golding.
- 1.2 The purpose of this statement is to set out the background to the applicant's proposals and the key planning issues raised by them. The statement is structured as follows:
- **Section 2:** describes the physical characteristics of the **site and its surroundings**;
 - **Section 3:** outlines the **proposed development**;
 - **Section 4:** summarises the relevant national and local **planning policy context**;
 - **Section 5:** provides a **planning assessment** of the key considerations raised by the proposal; and
 - **Section 6:** sets out in brief our overall **conclusions** on the proposal.
- 1.3 This statement should be read in conjunction with the following application documents submitted as part of the full application:
- Location Plan (portal generated)
 - 22.106.S0001_P1 - Site Plan As Existing
 - 22.106.K0001_P2 - Site Plan As Proposed
 - 22.106.K0002_P1 - Site Plan As Proposed Detail
 - 22.106.K0003_P1 - Plans As Proposed
 - 22.106.K0004_P2 - Elevations As Proposed
 - 22.106.K0005_P2 - Artists Impressions As Proposed
 - 3065 - Highways Statement - Basin Bridge Bungalow
 - C3045-1 Basin Bridge Bungalow EcIA report
 - TreeRptJAGArbCon - Updated
 - UK23.6353 Phase I Geo-Environmental Desk Study - Basin Bridge Bungalow

2. Site and surroundings

- 2.1 Basin Bridge Farm is located approximately 1-mile due south of the village of Stoke Golding and approximately 2 miles northwest of Hinckley.
- 2.2 The site is currently in agricultural use and hosts several large agricultural and a single dwelling. It is bounded by the Ashby de la Zouch Canal along its eastern boundary and agricultural land to the remainder. The site is accessed from Hinckley Lane.
- 2.3 The site is not subject to any heritage designations. The closest heritage assets are in nearby settlements.
- 2.4 Situated in flood zone 1, the site is at low to very low risk from any sources of flooding.



Figure 1 – Aerial photo of the site [source Google Maps]

3. Proposal

- 3.1 Full planning permission is sought for the demolition of the existing dwelling and the erection of a replacement, self-build dwelling, with ancillary hardstanding. The proposed dwelling is to be 1.5-storey and situated towards the centre of the site.
- 3.2 The application also seeks approval for a revised vehicular access to the site from Hinckley Lane, an adopted highway to the south of the site. The existing access currently has substandard visibility due to the proximity of the canal bridge and it is the intention to relocate the access further west to aid better visibility.
- 3.3 Save for a small section of hedge which is being removed to facilitate the revised access, present boundary landscaping is proposed to be retained.

Planning History

- 3.4 Several planning applications have been submitted on the site;
 - Erection of dwelling to replace existing dwelling; Ref. No: 95/00298/out | status: Refused
 - Erection of dwelling to replace existing dwelling; Ref. No: 95/00654/out | Status: Refused
 - Erection of replacement dwelling; Ref. No: 98/00010/out | Status: Refused
 - Erection of storage unit; Ref. No: 04/01010/gdo | Status: General Development Order
 - Extensions and alterations to framed cattle shed; Ref. No: 09/00750/ful | status: Planning Permission

- Proposed portal framed infill to form enlarged new cattle shed (retrospective); Ref. No: 10/00877/ful | status: Planning Permission
- Proposed erection of farm building; Ref. No: 14/00667/ful | status: Planning Permission
- Erection of replacement dwelling; Ref. No: 16/00273/ful | status: Planning Permission
- Demolition of existing dwelling and erection of replacement two-storey, two-bedroom dwelling; Ref. No: 17/00695/ful | status: Refused
- Replacement dwelling; Ref. No: 19/00676/ful | status: Planning Permission

3.5 The most recent planning approval was granted on 2nd October 2019, with a condition requiring commencement of development within three years of the decision. Development has not commenced and thus this permission has lapsed, however the application at hand is very similar to that previously approved.

4. Planning policy context

4.1 Planning law requires that planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise¹. The development plan is, therefore, the starting point for the assessment of all planning proposals. Development plan policies of particular relevance to this application are summarised in paragraphs 4.3 to 4.11 below.

4.2 The Government's planning policies, as set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), are also a significant material consideration in deciding planning applications. National planning policies of particular relevance to this application are summarised in paragraphs 4.12 to 4.19 below.

Development plan policies

4.3 In Hinkley and Bosworth Borough, the Development Plan currently comprises of the Core Strategy DPD and the Site Allocations & Development Management Policies DPD

Core Strategy DPD

4.4 Spatial Objective 5: Housing for Everyone - To ensure sufficient housing is provided to meet the requirements of the East Midlands Regional Plan to enable all residents of the borough to have access to a suitable home which they can afford in a range of sustainable locations, tenures and house types. The focus of development will be in and around the Hinckley urban area, with more limited development in the rural areas to meet local needs. All housing will be high quality, locally distinctive, sustainable developments.

Site Allocations & Development Management Policies DPD

4.5 Policy DM1 - Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

¹ Section 38(6) of the Planning & Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990.

- 4.6 Policy DM6 - Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management.
- 4.7 Policy DM7 - Adverse impacts from pollution and flooding will be prevented.
- 4.8 Policy DM10 – Provides a checklist of criteria setting out the requirements of good design in the district. This includes ensuring landscape, character of the area and amenity of occupiers are protected.
- 4.9 Policy DM14 - A proposal for the demolition and rebuild of an existing dwelling outside the settlement boundary will be supported where:
- a) It leads to an enhancement of the immediate setting and general character of the area; and
 - b) The new dwelling is proportionate to the size, scale, mass and footprint of the original dwelling and situated within the original curtilage; and
 - c) The proposed development accords with Policy DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.
- 4.10 Policy DM17 - Development proposals will be supported where they amongst other things, demonstrate that there is not a significant adverse impact upon highway safety.
- 4.11 Policy DM18 - All proposals for new development will be required to provide an appropriate level of parking provision.

National Planning Policy Framework

- 4.12 The NPPF sets out the Government's planning policies and how these are expected to be applied and advises that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.13 Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses.
- 4.14 To support the government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 4.15 The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).
- 4.16 In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.

- 4.17 The NPPF advocates that Development proposals that accord with an up-to-date development plan should be approved without delay.

National Planning Practice Guidance

- 4.18 The Government's Planning Practice Guidance provides a web-based resource of national planning guidance covering a wide range of topics. Of particular relevance to this application is the guidance set in the section of the NPPG relating to self-build housing.
- 4.19 "What are the benefits of self-build and custom housebuilding? - Self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home, and can be innovative in both its design and construction".

5. Planning assessment

Principle of development

- 5.1 It is acknowledged that the site is located within the open countryside. However, Policy DM 14 of the SADMP is supportive of replacement dwellings subject to adherence with several criteria. In this case, the dwelling is proportionate to the existing dwelling and located within the same curtilage. The proposal should also accord with Policy DM10: Development and Design and this is discussed further in the design section below.
- 5.2 The proposed house has been slightly repositioned within the plot to provide an improved form of development, to increase the distance between the agricultural buildings and the house. This will also allow for better manoeuvring of larger agricultural vehicles and provide some separation for the family at times of the year when round the clock working is required, i.e. harvest.
- 5.3 Two planning applications have previously been approved on site². The refusal of a two-storey dwelling has also been noted and thus the proposed dwelling is proposed to be limited to 1.5 storey chalet style. The new dwelling will be slightly larger than the existing, but proportionate in size, scale and massing to the overall site.
- 5.4 The proposal will result in the removal of the less than appealing existing dwelling. It's replacement with a well-designed dwelling, constructed from quality materials which complies with Policy DM10. This will lead to an enhancement of the immediate setting and general character of the area.

Effects on Landscape/ local character

- 5.5 The site is a large, flat well contained agricultural farmstead surrounded by strong boundary hedging which acts as screening for the site.

² 16/00273/FUL and 19/00676/FUL

- 5.6 The existing vegetated site boundaries will help contain the development from the wider landscape. The site has previously been considered as an eye sore. However, since the applicant has purchased the site, he has made a concerted effort to improve the area.
- 5.7 The replacement dwelling will be an improvement of the existing and will not result in substantial harm to landscape character beyond the site boundary, nor will there be substantial detrimental effects to visual amenity across a wide area. Consequently, the proposal accords with Policy DM10 and DM14 in this respect.

Design

- 5.8 In preparing the design of the dwelling, a high-quality site-specific bespoke design has been formulated. The dwelling is proposed to be constructed from brick, a brick chimney feature and verandah.
- 5.9 A one and a half-storey dwelling, the building has been positioned more centrally to the site to make better use of the site and to provide some separation from the agricultural buildings.
- 5.10 Boundary treatments will remain in situ, save for a small section to be amended to reposition the access point. Native hedgerows are intended to be retained and strengthened. High quality landscaping is presented, along with native tree planting in suitable locations.
- 5.11 In design terms it is advocated that the development achieves high quality and locally distinctive design, whilst protecting the character and setting of the surrounding area in accordance with Policy DM10.

Access and parking

- 5.12 Vehicular access to the site is proposed from the south of the site via a repositioned access. The proposal accords with Policy DM17.
- 5.13 The existing access point is relatively close to the canal bridge, and this has in the past caused issues for large agricultural vehicles turning into and out of the site. It is therefore proposed to reposition the access around 10 metres to the west of the existing, providing increased separation from the bridge, along with increased visibility.
- 5.14 A speed survey was undertaken in April 2023, and a Highways Statement prepared by highway consultants MTC. This technical note accompanies the application. The speed survey allowed for the calculation of suitable visibility splays, commensurate with the 85th percentile speed. The survey confirmed that the average speed of vehicles approaching from the east to be 42.8kph and from the west 58.6kph. The resultant visibility splays of 38m and 59m respectively, are shown on the plan in Appendix 7 of the report. This can be addressed with a suitably worded planning condition. The proposed dwelling will consequently have minimal impact upon the surrounding highway network.
- 5.15 The part of the access abutting the highway will be undertaken in agreement with the Local Highway Authority and by authorised contractors to LHA specification. The access will be appropriately drained in order that surface water does not run off onto the highway.

- 5.16 Suitable vehicular parking is offered on site with four spaces and turning shown on site. Turning space includes an area for small delivery vehicles. Covered and secure cycle storage can be provided within the garage, in accordance with policy requirements.
- 5.17 Electric vehicle charging infrastructure can be provided and this can be secured with a well worded planning condition. The implementation of this can be controlled with a compliance condition, requiring this to be installed before occupation. Although, this is now a requirement of building regulations.

Ecology

- 5.18 The application is accompanied by a Preliminary Ecological Appraisal which sets out the baseline ecological conditions and suggests enhancement.
- 5.19 Comments from LCC Ecology on the previous application (19/00676/FUL), have been taken into account. The Council's ecologist suggested a bat survey be undertaken along with a survey for badgers. This was secured by Condition 10.
- 5.20 Consequently, a Preliminary Roost Assessment of the buildings and trees was conducted, no evidence of bat use was recorded during the external and internal inspections of the building. The visible portion of the roof void is filled with thick cobwebs, indicating no recent use by bats.
- 5.21 Relocation of the access to the west will result in the removal of approximately 17m of species poor hedgerow. As a part of the development, new native species-rich hedgerow will be planted along the new access road and to infill the existing site access point.
- 5.22 Mitigation and enhancement can be provided in accordance with the recommendations of the report. A net gain in biodiversity will be achieved on site.
- 5.23 It is not considered further surveys are required to be secured by condition.

Ground Investigation

- 5.25 A Phase I Environmental Desk Study prepared by EPS accompanies the application. The report advises a Phase II assessment prior to commencement of development. This can be controlled via a well worded planning condition, with any remediation being undertaken prior to commencement.
- 5.26 No objection was received to the previous application from environmental health, subject to a condition requiring pre commencement investigation.

Trees

- 5.27 An Arboricultural Implication Study, Method Statement and Tree Constraints Protection Plan has been undertaken by JAG Arboricultural Consultancy and accompanies the application. No category A trees were present on site.
- 5.28 The report concludes that the development will not result in the removal of any trees and where development is proposed within the root protection area of trees, tree protection is suggested along with a method statement, to ensure existing trees are protected.

- 5.29 The tree constraints plan indicates the location of the new hedge and provides a specification. It is considered that the tree protection and planting of new hedge can be controlled by a suitably worded planning condition.

Landscaping

- 5.30 Save for a small section of hedge being removed to facilitate access, the boundary landscaping will remain in situ.
- 5.31 No significant changes in levels are proposed.
- 5.32 Additional landscaping is proposed, however, given that the proposal is a replacement dwelling, it is considered unnecessary to impose a landscaping scheme upon any approval.

Other matters

Flood Risk

- 5.33 The application site falls within Flood Zone 1 is therefore considered to be at low risk of flooding. The site is at low risk of surface water flooding.

Drainage

- 5.34 Surface water drainage will be dealt with via on site attenuation and permeable surfacing. The site is sufficiently large to accommodate drainage on site.
- 5.35 Foul water drainage will be connected to a package treatment plant to be located on site.

Residential waste

- 5.36 Suitable area for storage of waste and recyclables is provided for on-site to the rear of the property. The receptacles will be brought to the edge of the highway for collection.

Lifetime Homes

- 5.37 The proposed dwelling is designed to Accessibility Category M4 (2) (Optional – equivalent to Lifetime Homes standard).

Permitted Development Rights

- 5.38 Given the size of the site and the distance to neighbouring properties, it is not considered necessary to restrict the landowner's use of permitted development rights.

6. Summary

- 6.1 We advocate that the proposal is in accordance with the development plan and therefore and should be considered in accordance with the NPPF's presumption in favour of sustainable development.
- 6.2 It is considered that the proposal is appropriate in principle and is an efficient use of land. While it is acknowledged that the site is outside of the limits of a settlement, the proposal is for a replacement dwelling which is supported by the development plan.
- 6.3 In design terms it is advocated that the development is of a reasonable scale, achieves a high quality and distinctive design, using high quality materials and protects the character and setting of the surrounding area.
- 6.4 With a strong boundary surrounding the site, visual effects will be restricted to a localised geographical area and will not result in substantial harm to landscape character beyond the site boundary, nor will there be substantial detrimental effects to visual amenity across a wide area.
- 6.5 Suitable revised access is available from the public highway with appropriate visibility. Vehicular parking is offered on site with parking spaces and turning shown on site. All vehicles will be able to enter and leave the site in a forward gear. The revised access will provide a significant improvement from that as existing.
- 6.6 Accordingly, the proposals are in accordance with the development plan and therefore the application should be considered acceptable.