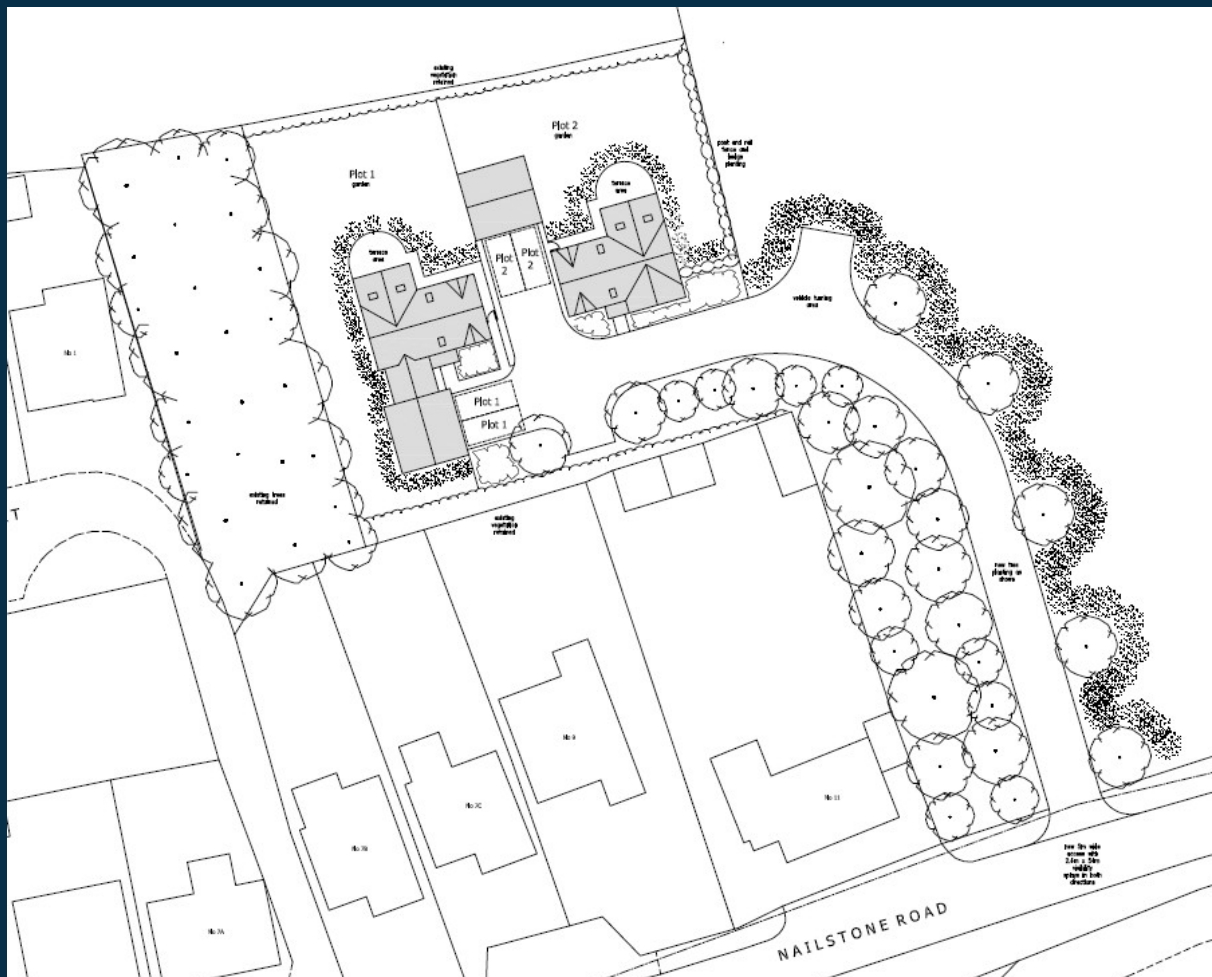




Outline Planning Application for 2 no. self-build dwellings with all matters reserved except for access

July 2025





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Job Ref:	STO061			
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Address:	Land to the north of Nailstone Road, Barton in the Beans, CV13 OPU			
Issue:	Date:	Prepared by:	Reviewed by:	Authorised by:
1	15/07/25	SK	JH	JH



1 INTRODUCTION

1.1 This statement is submitted in support of an outline planning application for 2no. self-build dwellings with all matters reserved except access on Land to the north of Nailstone Road, Barton in the Beans, CV13 OPU. The statement should be read in conjunction with other supporting information supplied as part of the outline planning application including.

- Application forms
- Location Plan
- Indicative Proposed Site Plan
- Indicative Street scene
- Visibility Splays
- Preliminary Ecological Appraisal

1.2 The following sections of the statement provide a description of the site and its surroundings, details of the proposal, alongside an overview and assessment of the planning policy relevant to the proposed development.

1.3 This statement demonstrates that, when considering national and local planning policy, the development is acceptable in principle. There are no other material considerations which would render the proposal unacceptable in planning terms. Therefore, it is respectfully requested that the application is viewed favourably and approved without delay.



2 SITE AND SURROUNDING AREA

- 2.1 The site is situated on land to the north of Nailstone Road in the hamlet of Barton in the Beans, positioned on the eastern edge of the settlement. Covering approximately 0.4 acres, the site consists of underutilised grassed paddock land enclosed by mature trees and hedgerows. The proposed development site is outlined in red in Figure 1 below. The applicant also owns the land denoted in blue.



Figure 1: Location of Site

- 2.2 Access to the site is via Nailstone Road, to the east of 11 Nailstone Road. Nailstone Road connects Barton in the Beans to other surrounding villages and is the connecting road to larger settlements like Ibstock to the north and Market Bosworth to the south.
- 2.3 The site lies immediately beyond the defined settlement boundary, with properties to the south and west falling within it. The location is considered appropriate for residential development, as the site is positioned directly behind and adjacent to the existing built form along the eastern edge of Barton in the Beans, maintaining a clear relationship and with the established hamlet urban grain and not extending the built form.



Engagement with Council

- 2.4 Following the publication of the latest NPPF and PPG in December 2024, the standard methodology for calculating the local housing needs assessment has changed. Therefore, we engaged with the Planning Policy Team at Hinckley and Bosworth to understand the Council's housing land supply position with the new standard methodology. The Team confirmed that the Council are unlikely to be able to demonstrate a 5YHLS which was reaffirmed in the item notes published under item 313 and 314 of the December Planning Committee which stated that the '*Council can no longer demonstrate a 5YHLS, further weight should be given to the applications provision*' in relation to new homes.
- 2.5 The application site was submitted in the May 2025 Call for Sites Consultation and is currently being assessed for the site's suitability and deliverability for residential development to support the much-needed housing in the Borough.

Relevant Planning History

- 2.6 A search of the Hinckley and Bosworth Borough Council online planning portal search found 2 previous planning applications.
- 2.7 The previous outline planning application with all matters reserved except for access for 10 bungalows (20/00231/OUT). The application was refused in 2020, citing 2 reasons for refusal, those being that the site is outside of the settlement boundary and that the development would urbanise the site, which would be detrimental to the urban character.
- 2.8 A second application was submitted in 2021 for an outline application with all matters reserved except for access for 10 bungalows (21/00640/OUT). The application was refused in 2021 with 2 reasons for refusal, which were the same as the 2020 refusal. The application was appealed; however, the Inspector agreed with the Council's reasons for refusal and dismissed the appeal.



Designations

- 2.9 The site is not within any ecological or landscape designations. It is not within a Conservation Area and there are no Listed Buildings or other heritage assets within the immediate vicinity. The land is not at risk from flooding.



3. PROPOSED DEVELOPMENT

- 3.1 This proposal is for an outline application for two bespoke self-build dwellings, with associated parking and garage space. All matters are reserved except for the access and, therefore, the below is an indicative proposed layout of the dwellings.

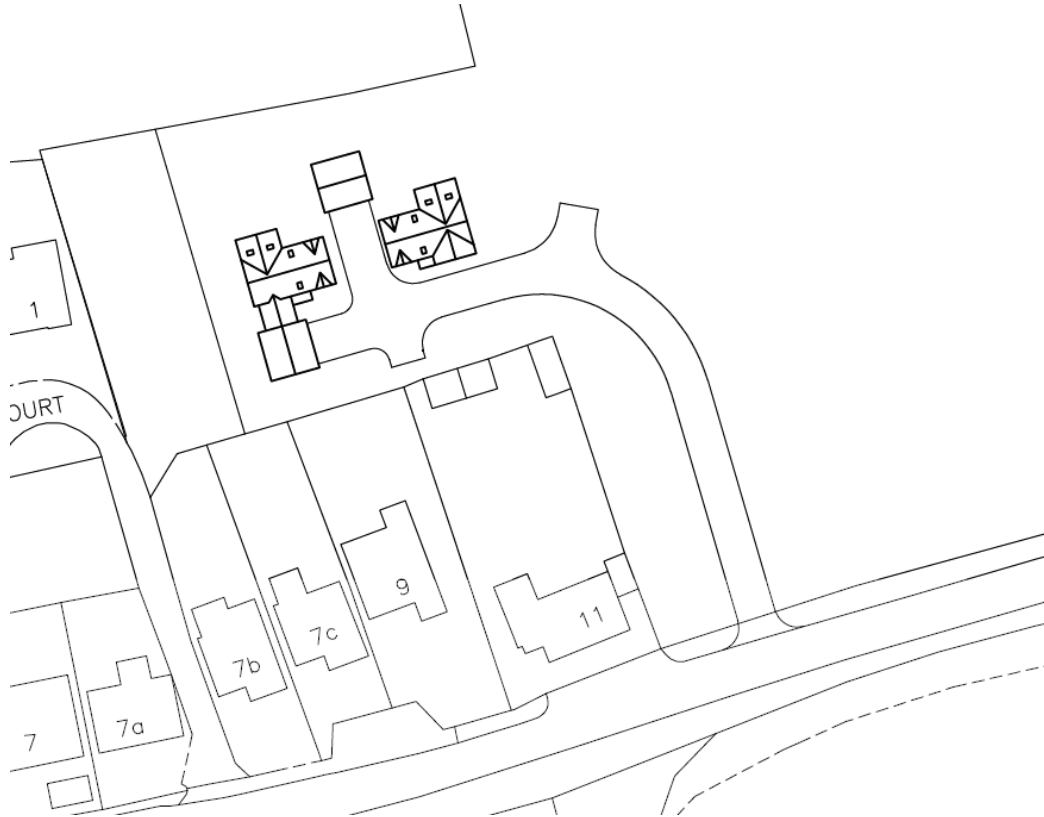


Figure 2: Proposed indicative layout

- 3.2 The proposals indicatively show that two dwellings can be located on the site. With all matters concerning the appearance, landscaping, layout and scale of the dwellings to be detailed within a subsequent Reserved Matters application. The indicative layout retains the tree belt adjacent to no.1 Barton Court.
- 3.3 It is demonstrated that the location of the dwellings would be as such that they are adjacent to the existing built form and do not pass the existing built envelope of the eastern boundary of Barton in the Beans.



- 3.4 The site contains sufficient land to comfortably accommodate two detached dwellings, garaging, garden amenity space and parking. The existing hedgerows and trees around the site will be retained and landscaping enhanced around boundaries and either side of the private drive.

Access

- 3.5 Access will be provided by a private drive, 5 metres wide, leading to the proposed two self-build dwellings adjacent to the eastern boundary of no.11 Nailstone Road. It is proposed that the area between the proposed private drive and the boundary of no.11 is landscaped with a planting scheme which would afford no.11 Nailstone Road enhanced level of amenity and would not cause harm to the existing residential amenity. The proposed access would be onto Nailstone Road and is located to the west of where previous applications had located access into the site. A previous Officer's report found Nailstone Road is an unclassified 30mph road with access onto Nailstone Road being considered acceptable and resulting in a minimal impact on highway safety. Due to the location of the access being broadly similar it is considered that the same conclusions can be reached about the acceptability of the proposed access, which forms part of this application, allowing for the safe and suitable entry and exit on the highway. The accompanying indicative layout illustrates how appropriate visibility splays can be achieved at the access point onto Nailstone Road with 2.4m x 54m visibility splays.

Ecology

- 3.6 A Preliminary Ecological Appraisal has been undertaken by Dr S. Bodnar on the site which confirms that the majority of the construction zone is of low ecological value with native hedgerow and in hedge trees as boundary features are of higher ecological value. There were no Statutory or Non-Statutory Designated Nature Conservations Sites on or within the site, no evidence of non-native invasive species and no further surveys were recommended. It is advised that the supporting PEA is read in full alongside this Planning Statement.



4 PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (the Act) requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In addition, Government policy, principally the National Planning Policy Framework 2024, is material to the determination of planning applications.
- 4.2 The statutory Development Plan against which this application should be determined comprises of the Hinckley and Bosworth Borough Council Core Strategy (2009) and the Site Allocations and Development Management Policies (2016). The Hinckley and Bosworth Local Plan 2020–41 has required further Regulation 18 consultation following the emergence of evidence suggesting that the spatial strategy that was consulted on was no longer deliverable, alongside significant updates to the NPPF which have not been fully considered. Therefore, the emerging Local Plan is given no weight at present.
- 4.3 Hinckley and Bosworth are unlikely to be able to demonstrate a 5-year housing land supply as required by the NPPF. Liaison with Planning Policy Officers in January 2025 confirmed that due to the revisions in the NPPF and Planning Practice Guidance the standard method for calculating the local housing need assessment has resulted in the Council being unlikely to demonstrate a 5-year supply. The latest Monitoring Report was published on 1st April 2023 and is yet to be updated following the revised NPPF. Additionally, the adopted Core Strategy is outdated and, therefore, the tilted balance in Paragraph 11(d) of the NPPF is triggered, which requires planning permission to be granted unless any adverse impacts of doing so would significantly or demonstrably outweigh the benefits.



Hinckley and Bosworth Local Plan 2006 – 2026 Core Strategy: Adopted 2009

- 4.4 Policy 13: Rural Hamlets – Barton in the Beans is identified as a rural hamlet with planning policy limiting housing development to be within the settlement boundary.
- 4.5 Policy 17: Rural Needs – small scale development that meets local need, 'local need' is defined as people who are resident of the village which the development is intended to serve and who have existing family or employment connection to the village.

Hinckley and Bosworth Local Plan 2006 –2026 Site Allocations and Development Management Policies DPD, 2016

- 4.6 The application site is identified as countryside on the adopted Policies Map, with the site located adjacent to the settlement boundary of Barton in the Beans.



Figure 3: Barton in the Beans Settlement Boundary Map

- 4.7 Policy DM1: Presumption in Favour of Sustainable Development states that planning applications that accord with the policies in the Local Plan will be approved without delay, and where there are no policies relevant to the



application or the relevant policies are out of date at the time of making a decision, then the Borough will grant permission.

- 4.8 Policy DM4: Safeguarding the Countryside and Settlement Separation aims to protect the intrinsic value, beauty, open character and landscape character through safeguarding the countryside from unsustainable development.
- 4.9 Policy DM6: Enhancement of Biodiversity and Geological Interest states that development should conserve and enhance features of nature conservation and geological value with on site features being retained, buffered and managed favourably to maintain their ecological value.
- 4.10 Policy DM10: Development and Design provides criterion which proposals are assessed against with development being permitted provided that the requirements of the policy are met including not having a significant adverse impact on neighbouring amenity, complements or enhances character of the surrounding area, use of materials and high standard of landscaping.
- 4.11 Policy DM18 Vehicle Parking Standards clarifies that all proposals for new development will be required to have an appropriate level of parking justified by the location, type of housing and other modes of transport available.

Good Design Guide Supplementary Planning Document (2019)

- 4.12 The Good Design Guide offers guidance on what Hickley and Bosworth Borough Council expect in terms of design of schemes to create sustainable developments. The Guide makes it clear that new residential development should appreciate the context by understanding the site's features, having a clear vision and detailing private amenity space, relationship with existing buildings, space standards, boundary treatments and design quality.



Hinckley and Bosworth Council Housing Needs Study (2024)

- 4.13 The Housing Needs Study provides an update to the overall housing need using the Standard Method; however, it is noted that this report was published using the approach set out in the NPPF and PPG, which since its publication have both been revised. Therefore, it is considered that the HNS is not in line with the current published versions of the NPPF and PPG. At the time of publication, it was concluded that the Standard Method was a reasonable assessment for housing and the overall housing need was shown at 468 dwellings per annum, which was based on household growth of 364 dwellings per annum and an uplift for affordability of 28%. The demographic projection of the population was developed in terms of if 468 dwellings per annum were delivered over the 2020–41 period and showed continued population growth with an ageing population.

The Self-build and Custom Housebuilding Monitoring Position (24–25)

- 4.14 The current Self-build and Custom Housebuilding position for October 2024–2025 states that there is currently one individual on the register. With the number to permit by the end of the base period at 15 and the cumulative need for the end of each base period at 34. There is currently no report on the number of permissions granted, however when looking at the previous year (2023–2024) it is noted there was a shortfall of 5.

National Planning Policy Framework (2024)

- 4.15 The National Planning Policy Framework (NPPF) provides overarching guidelines for the planning system and the purpose of planning is to help achieve sustainable development. Paragraph 11 of the Framework states “plans and decisions should apply a presumption in favour of sustainable development”. As previously mentioned, the tilted balance is engaged. Paragraph 11(d) makes clear that where the most important policies for determining an application are out of date then proposals can be granted permission.



- 4.16 Paragraph 39 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.
- 4.17 Paragraph 61 states that to support the Government's objective to significantly boost the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed and that land with permission is developed without unnecessary delay.
- 4.18 Paragraph 63 states that size, type and tenure of housing needed for different groups in the community should be assessed including those who require **families with children, older people and people with disabilities.**
- 4.19 Paragraph 73 emphasise the important contribution that small and medium sized sites can make to meeting the housing requirement of an area due to the build out being relatively quick.
- 4.20 Paragraph 78 explains that local planning authorities should identify and update annually a supply of deliverable sites sufficient to provide a five year supply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old.
- 4.21 Paragraphs 82–84 covers rural housing with policies and decisions being responsive to the local circumstances and promoting sustainable development in rural areas.
- 4.22 Section 9 addresses the need to promote sustainable transport. Paragraph 116 states development should only be prevented or refused on highway grounds if



there would be an unacceptable impact on highway safety or residual cumulative impact on the road network. Paragraph 117 goes on to ensure that highway design should prioritise pedestrian and cycle movements both within the scheme and neighbouring areas.

4.23 Paragraph 129 states that decisions should support development that makes efficient use of land taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

4.24 Paragraphs 131 – 141 covers achieving well designed places through the creation of high quality, beautiful and sustainable buildings. This includes landscaping details and trees which make an important contribution to character.

4.25 Paragraph 187 recognises the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland. It advises that planning decisions should contribute to and enhance the natural and local environment by, amongst other things, minimising impacts on and providing net gains for biodiversity.



- 4.26 Paragraph 193 states that opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.



5

ASSESSMENT

- 5.1 The outline planning application is for two self-build dwellings with all matters reserved except for access. It is considered that the Reserved Matters application(s) will be undertaken by individuals who will reside in the dwellings once completed to accord with the 'self-build' definition.

Principle of Development

- 5.2 The application site lies within the countryside albeit adjacent to the settlement boundary and is, therefore, argued to be a sustainable location. The site is located adjacent the existing built form and is bounded by existing residential development to the southern and western boundaries. The site is stepped back from the eastern dwelling on Nailstone Road (no.11) and, therefore, proposals within this contained parcel of land is considered to not advance beyond the existing built form envelope of the eastern edge of Barton in the Beans. The rural nature of the hamlet has been preserved by not advancing into the wider site and remaining in line with the edge of development at no.11 Nailstone Road, therefore, the openness of the countryside and rural character and appearance has been preserved. As proposed, the scale and location of the development plot could not be considered as 'urbanising' Barton in the Beans as it would not result in extending domestic development beyond the existing urban grain.
- 5.3 The Strategy Housing and Economic Land Availability Assessment (SHELAA) was last updated in 2022 and states that the Borough has sufficient land available for the housing requirement. However, it is crucial to note that the standard method for assessing housing need was published in Planning Practice Guidance in December 2024, therefore, it is considered that the SHELAA is not up-to-date and does not reflect the current position of the Borough.
- 5.4 The most recent 5 Year Housing Land Supply Statement was published April 2023 and states that the Borough has a supply of 5.6 years. However, recent revisions of the NPPF and PPG in December 2024, which changed the standard method for calculating the local housing need assessment, have not been shown in an



updated report. Engagement with Officers at Hinckley and Bosworth confirmed that they are unlikely to be able to demonstrate a 5 Year Housing Land Supply. The 17th December 2024 Planning Committee, following the revised NPPF, allowed an outline application of 33 dwellings in Earl Shilton due to the Council no longer being able to demonstrate a 5 YHLS, further weight was given to the provision of dwellings.

- 5.5 Additionally, the age of the Local Plan documents and adopted policies leads to the tilted balance in Paragraph 11(d) to be engaged. Hinckley and Bosworth's Core Strategy and Site Allocations and Development Management Policies Development Plan Document are both significantly out of date and, therefore, are considered to hold little weight in decision making.
- 5.6 The NPPF has a clear message of presumption in favour of sustainable development, with the tilted balance being engaged and the Council being unlikely to demonstrate a 5 YHLS, paragraph 11(d) states that planning permission is granted unless there are any adverse impacts that would significantly outweigh the benefits. The proposed outline application is considered to not present any adverse impacts. The site is outside the settlement boundary, however, the relationship between the site and the settlement of Barton in the Beans is strong with the proposals presenting limited harm on the countryside.
- 5.7 The Housing Need Study, published in April 2024, demonstrates that there is a boost for larger homes (4+bedrooms), recognising the potential for a general increase in home working, as such 60% of the housing need is for 3+ bedrooms. The application site is fully capable of accommodating this size and type of homes.
- 5.8 In light of the above, the provision of two self-build dwellings on a site which is adjacent to existing settlement and considered to not cause harm on the countryside, would also support the Borough's supply and choice of housing is considered to attract moderate weight within the planning balance.



Access

- 5.9 Access to the site is suitable and appropriate visibility splays can be achieved for the access directly off Nailstone Road. The introduction of a private drive for 2 self-build dwellings is not considered to present a significant intensification of the main road. There is sufficient room to accommodate parking on site and to enable cars to enter and exit in forward gear. The volume of traffic produced by two additional dwellings is considered to be negligible and would not have a detrimental impact on the highway network. The proposed indicative layout and access design accords with the Leicestershire Highway Design Guide.

Layout, Appearance and Scale

- 5.10 Matters concerning layout, scale, appearance and landscaping will all be considered in a subsequent Reserved Matters Application. However, the indicative proposals show that two larger homes with associated parking, private amenity garden space and garage can be accommodated on site. The street scene (refer to Figure 4) is of a similar character to number 11 with gables, fenestration and chimneys to add visual interest. It is evident that at reserved matters stage the site is capable of being sensitively designed to reflect the countryside character of Barton in the Beans.



Figure 4: Indicative Street scene

Landscape and Rural Character

- 5.11 All boundary vegetation which is present on site will be retained as part of the proposals, other than to accommodate the access point. The retention of boundary treatments would provide ecological enhancement as well as maintain the current character. To soften the private drive, it is proposed to provide a



landscape and tree buffer either side of the 5-metre-wide drive. With a dense edge for visual and amenity benefits. Views of the site would be filtered predominantly by the existing residential dwellings and where visible on the eastern edge would be filtered by landscaping. As such the proposals would have a limited visual impact.

- 5.12 The site represents an infill development plot within the existing ribbon of development. The proposals would align with the existing settlement boundary. The previous applications were assessed on the basis of 10 bungalows which would have extended the built form beyond number 11, which would have impacted the wider landscape and environmental harm. When balanced against the fact that the Development Plan is out of date the localised and limited harm of 2 dwellings would not significantly or demonstrably outweigh the benefits of the proposal.

Ecology

- 5.13 The PEA did not find any non-native invasive species on site, nor were there any protected species found on site. The boundary vegetation is considered to be of high ecological value and is to be retained. The PEA should be read in conjunction with this Statement. Given that the application seeks permission for two self-builds the proposal is exempt from demonstrating Biodiversity Net Gain, although there would be a biodiversity net gain in comparison to the poor grassland to accord with national requirements.

Planning Benefits

- 5.14 When the policies of the Framework are taken as a whole, there is no doubt that the benefits of the redevelopment of the site for residential use must be given significant weight. The key benefits would, therefore, include:
- Provision of high-quality housing contributing towards a continued supply in the District
 - Make efficient use of land which correlates to the existing urban fabric
 - Deliver local planning policy objectives for new housing



- Creation of jobs during construction and operational phases of development
- Biodiversity and ecological enhancements compared to current low-quality pasture
- Delivering house types and sizes required within the Borough and a variety of mix to promote social cohesion in Barton in the Beans.



6 CONCLUSION

- 6.1 This statement has demonstrated that when considering the Development Plan, National Planning Policy Framework and relevant reports, the proposed outline application for two self-build dwellings with all matters except for access is acceptable. When considered against the Council being unlikely to demonstrate a 5-year housing land supply, the need to allow more housing across the Borough and tilted balance being engaged, the proposals would not present any adverse impacts which would negatively harm the site or surrounding neighbouring amenity and is considered acceptable in planning terms. The tilted balance applies where permission should be granted unless impacts would significantly and demonstrably outweigh the benefits.
- 6.2 The siting of the proposed dwelling would be confined to the existing ribbon of development and by development to the south and west, harm to the wider character of the countryside would be limited and localised. The proposed development is not considered to result in demonstrable adverse harm and the dwellings would reflect individual designs being custom-built, which would harmonise with the immediate surroundings.
- 6.3 Economically, the proposal would generate jobs and construction spends through the construction of the scheme, albeit for a temporary period. Although the proposal only creates two dwellings the occupiers will contribute to the local economy.
- 6.4 Socially, the future occupiers would add to the supply of housing including choice and mix, in a location with reasonable access to services and facilities.
- 6.5 Environmentally, the proposed dwellings would be designed to efficient and eco-standards and the retention of existing boundary treatment is of benefit. Landscape enhancements will be incorporated into the detailed design which will provide ecological enhancements.



6.6 In accordance with the Act, it is therefore respectfully requested that the application is viewed favourably and approved without delay.

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**Working together to deliver positive
planning solutions.**

Edwinstowe House
Edwinstowe
Nottinghamshire