



TUK RURAL

PRAGMATIC ARCHITECTURAL CONSULTANTS

Planning Statement

Proposal: Proposed Change of Use of Existing
Agricultural Barn to Mixed Agricultural and Leisure
Use.

Site: Land East of Archers Lane, Peckleton,
Leicestershire

June 2026

Contents

1. INTRODUCTION	3
2. THE SITE	3
3. RELEVANT PLANNING HISTORY	3
4. PROPOSED DEVELOPMENT	3
5. HERITAGE STATEMENT	4
6. PLANNING POLICY CONTEXT	4
7. POLICY ASSESSMENT	12
8. CONCLUSION	5



1. INTRODUCTION

- 1.1. TUK Rural Ltd has been commissioned by the applicant to create this Planning Statement in support of a planning application for the change of use of an existing agricultural barn to a mixed agricultural and leisure use at Land East of Archers Lane, Peckleton.
- 1.2. The proposal seeks to facilitate the continued operation of the approved secure dog walking paddock through the provision of customer facilities within the existing agricultural building. The barn will continue to serve an agricultural function whilst also providing a covered viewing and waiting area together with toilet facilities for customers using the dog park.
- 1.3. The proposal represents a modest form of rural diversification through the re-use of an existing building and seeks to improve visitor welfare and customer experience without increasing the scale, capacity or intensity of the approved dog walking use.
- 1.4. The following paragraphs of this statement will address the applicable development plan policy and national planning policy guidance relevant to the assessment of this application, articulating the rationale for supporting the granting of planning permission.

2. THE SITE

- 2.1. The application site is located on land to the east of Archers Lane, Peckleton, within the open countryside of Hinckley and Bosworth Borough.
- 2.2. The site comprises agricultural land, an existing agricultural barn and the approved secure dog walking paddock operating under planning permission reference 22/01229/FUL.
- 2.3. The surrounding area is predominantly rural in character and consists of agricultural land, hedgerows, farm buildings and dispersed countryside development.
- 2.4. Access to the site is provided via an established vehicular access from Archers Lane, together with associated parking and turning facilities approved under the existing dog park permission.

3. RELEVANT PLANNING HISTORY

- 3.1. Planning permission was granted under application reference 22/01229/FUL for the:
- 3.2. Change of use of agricultural land to a secure dog walking paddock with associated access, parking and fencing.
- 3.3. In granting permission, Hinckley and Bosworth Borough Council accepted the principle of the recreational use within the countryside and concluded that the development complied with the relevant policies relating to countryside development, rural diversification, design quality and highway safety.

- 3.4. The current proposal is related to the approved dog park use and seeks to provide visitor welfare facilities within an existing building.

4. PROPOSED DEVELOPMENT

- 4.1. The proposal comprises the change of use of an existing agricultural barn to a mixed agricultural and leisure use.
- 4.2. The building will continue to be used for agricultural purposes whilst also accommodating facilities associated with the approved dog walking paddock.
- 4.3. The leisure element will comprise:
- A covered viewing area for customers;
 - A sheltered waiting area during periods of adverse weather;
 - Customer toilet facilities;
 - Welfare facilities associated with the operation of the approved dog park.
- 4.4. No increase in customer numbers, booking capacity, operating hours or the number of dog walking sessions is proposed.
- 4.5. The proposal is limited to the adaptation of the existing building and does not involve the erection of additional buildings or significant external alterations.

5. DESIGN CONSIDERATIONS

5.1. Existing Building

The proposal centres upon the re-use of an existing agricultural building which already forms part of the established character of the site.

The barn is functional in appearance and typical of agricultural development within the countryside.

The proposal retains the existing structure and makes effective use of an existing rural asset.

5.2. Scale and Massing

No extension to the building is proposed.

The scale, height, footprint and massing of the structure will remain unchanged.

Consequently, the proposal will have no additional visual impact when viewed from the surrounding countryside.

5.3. Appearance

The agricultural character and appearance of the building will be retained.

Any works required to facilitate the proposed use will be minor in nature and sympathetic to the existing building.

The development therefore preserves the rural character of the site and surrounding area.

6. PLANNING POLICY CONTEXT

- 6.1. The Planning and Compulsory Purchase Act 2004, Section 38(6) states an application for planning permission is to be determined in accordance with the development plan unless other material consideration indicate otherwise. The NPPF is considered as a material planning consideration as per Section 38(6).

Hinckley and Bosworth Core Strategy

6.2. Policy 13 – Rural Hamlets

Whilst the site lies within the countryside, Policy 13 supports the sustainable development of rural areas and recognises the need to support economic activity and services that contribute to the vitality of rural communities.

The proposal supports an existing rural business and provides improved facilities associated with an approved recreational use. The development therefore contributes positively to the rural economy without undermining the character of the countryside.

Site Allocations and Development Management Policies DPD

6.3. Policy DM1 – Presumption in Favour of Sustainable Development

The proposal represents sustainable development through the beneficial re-use of an existing building and support for an established rural business.

6.4. Policy DM4 – Safeguarding the Countryside and Settlement Separation

The proposal supports an approved recreational use within the countryside and represents an appropriate form of rural diversification.

The development is contained within an existing building and does not compromise the open character of the countryside.

6.5. Policy DM10 – Development and Design

No significant external alterations are proposed and the agricultural character of the building will be retained.

The proposal is therefore compatible with the appearance and character of the surrounding rural landscape.

6.6. Policy DM17 – Highways and Transportation

The proposal utilises the existing approved access from Archers Lane.



No changes are proposed to the access arrangements and there will be no material increase in vehicle movements.

6.7. Policy DM18 – Vehicle Parking Standards

Existing parking and turning facilities are retained and remain sufficient to serve the proposed use.

7. OTHER MATERIAL CONSIDERATIONS

- 7.1. The site is not located within a Conservation Area and is not affected by any designated heritage assets.
- 7.2. The site lies wholly within Flood Zone 1 and therefore benefits from the lowest probability of flooding.
- 7.3. The proposal relates to the internal adaptation and change of use of an existing building and does not affect undeveloped land or existing habitats. Consequently, the development is exempt from the statutory Biodiversity Net Gain requirements.
- 7.4. Access arrangements remain unchanged from those previously approved by the Local Planning Authority.

8. CONCLUSION

- 8.1. The proposal seeks permission for the change of use of an existing agricultural barn to a mixed agricultural and leisure use to provide facilities associated with the approved secure dog walking paddock.
- 8.2. The development supports an established rural enterprise, promotes rural diversification and improves visitor welfare through the provision of covered accommodation and toilet facilities.
- 8.3. The proposal reuses an existing building, retains its agricultural function, requires no significant external alterations and does not increase the scale or intensity of the approved use.
- 8.4. The development complies with Policies 13 of the Hinckley and Bosworth Core Strategy, Policies DM1, DM4, DM10, DM17 and DM18 of the Site Allocations and Development Management Policies DPD, and the objectives of the National Planning Policy Framework.
- 8.5. Accordingly, the proposal represents sustainable development and planning permission is respectfully requested.