



STAT Planning

# Planning Statement

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Outline Planning Application for a single self-build dwelling with all matters reserved except access

on behalf of

**Mr and Mrs Walker**

March 2025



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Client:	Mr and Mrs Walker			
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Issue:	Date:	Prepared by:	Reviewed by:	Authorised by:
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## 1. INTRODUCTION

- 1.1 This statement is submitted in support of an outline planning application for a single self-build dwelling with all matters reserved except access on Land adjacent to Welton Lodge, Hunts Lane, Newbold Verdon, Leicestershire. 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 Streetscene
  - 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 context relevant to the proposed development. This application is submitted following a previous lapsed consent. The 5 Year Housing Land Supply position remains in a similar place as the previously approved scheme.
- 1.3 This statement demonstrates that, when considering local and national 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 located at Land adjacent to Welton Lodge, Newbold Verdon and is to the north of Hunts Lane, under a mile to the east of the centre of Newbold Verdon and around a mile to the west of Desford. The site is roughly 0.5 acre and comprises grassed/paddock land bounded by trees and hedgerow. Figure 1 below shows the proposed development site outlined in red.



**Figure 1:** Application Site

- 2.2 Access to the site is from Hunts Lane via a shared private road which also serves two other dwellings. The adopted highway which runs to the south of the site is B582 Hunts Lane and connects Newbold Verdon to the west and Desford to the east.
- 2.3 The subject site is located immediately outside of the settlement boundary, along with the existing dwellings immediately east. Surrounding the site is agricultural



land to the north and residential dwellings to the east and west. To the south there is a linear ribbon of residential development running towards Newbold Verdon. Therefore, the application site is considered to be within the existing urban fabric of Newbold Verdon. It is also worth highlighting that the emerging Neighbourhood Plan for Newbold Verdon identifies the frontage of the application site to fall within the settlement boundary.

- 2.4 To the south of the site on the verge is a bus stop serviced by the 153 bus which runs on an hourly basis and connects Leicester to Market Bosworth.
- 2.5 The site is an approximately 15-minute walk to the centre of Newbold Verdon where there is access to several amenities including shops, services, education and community facilities.

### **Engagement with Council**

- 2.6 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 Committees which stated that the '*the Council can no longer demonstrate a 5YHLS, further weight should be given to the applications provision*' in relation to new homes.

### **Relevant Planning History**

- 2.7 The site benefits from a previous planning permission for a new home. Consent for the erection of a custom build eco home (ref: 20/01044/FUL) was granted in July 2021. This planning permission has not been implemented and has since lapsed. No objections were raised by highways, ecology or other statutory consultees. As such, the principle of development for a single dwelling has been established through the previous consent.



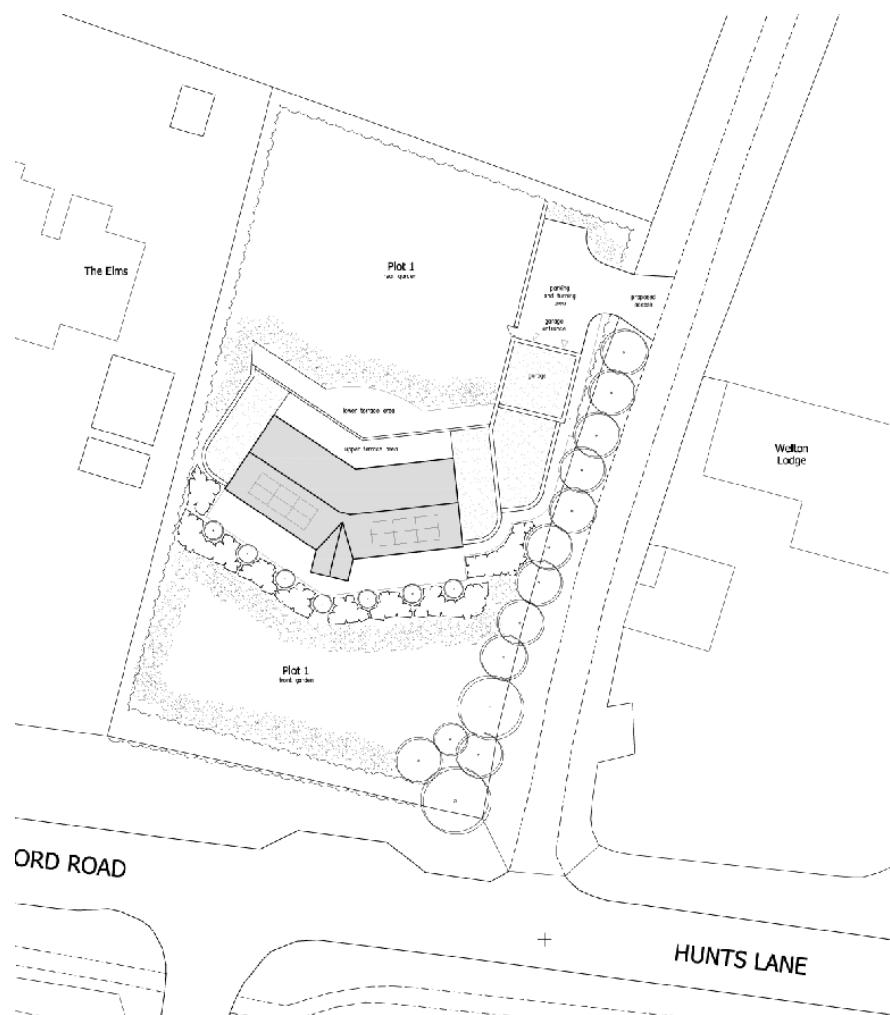
## Designations

- 2.8 The site is not within any ecological or landscape designation. 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 of flooding. The site is classified as Grade 2 agricultural land.



### 3. PROPOSED DEVELOPMENT

- 3.1 The proposal is for an outline application for one bespoke self-build home on the site, 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 dwelling.



**Figure 2:** Proposed Indicative layout

#### Access

- 3.2 Access will be provided by way of an existing private drive from Hunts Lane which serves two other dwellings, Welton Lodge, to the east of the subject site and a dwelling to the north. The proposed access is in the same location as was previously approved with the officer's report confirming that this was acceptable. The access point from the private road to access the single dwelling is located in the northeastern corner, an appropriate distance from the other dwellings access



point. Hunts Lane is also R74 bridleway. The accompanying visibility splay drawing illustrates that the access point onto Hunts Lane, the adopted highway, is safe and suitable to exit.

- 3.3 The proposal indicatively shows that a single dwelling can be located on the site. With all matters concerning the appearance, landscaping, layout and scale of the dwelling to be detailed within a subsequent Reserved Matters application. The proposed indicative layout aligns with the previously approved scheme.
- 3.4 The site contains sufficient land to comfortably accommodate a detached dwelling, garage, garden amenity space and parking. The hedgerow and trees which surround the site will be retained as part of the proposals.

### **Ecology Assessment**

- 3.5 A Preliminary Ecological Appraisal has been undertaken by Arbtech on the site which confirms that the boundaries comprising hedgerows and trees have a good habitat condition score, and the grassland has a poor habitat condition score. There were no problematic invasive or non – native species recorded on site. It is recommended 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 the Hinckley and Bosworth Borough Council Core Strategy (2009) and the Site Allocations and Development Management Policies (2016) and the Emerging Newbold Verdon Neighbourhood Plan (Pre-Submission Version 2024). 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. 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**

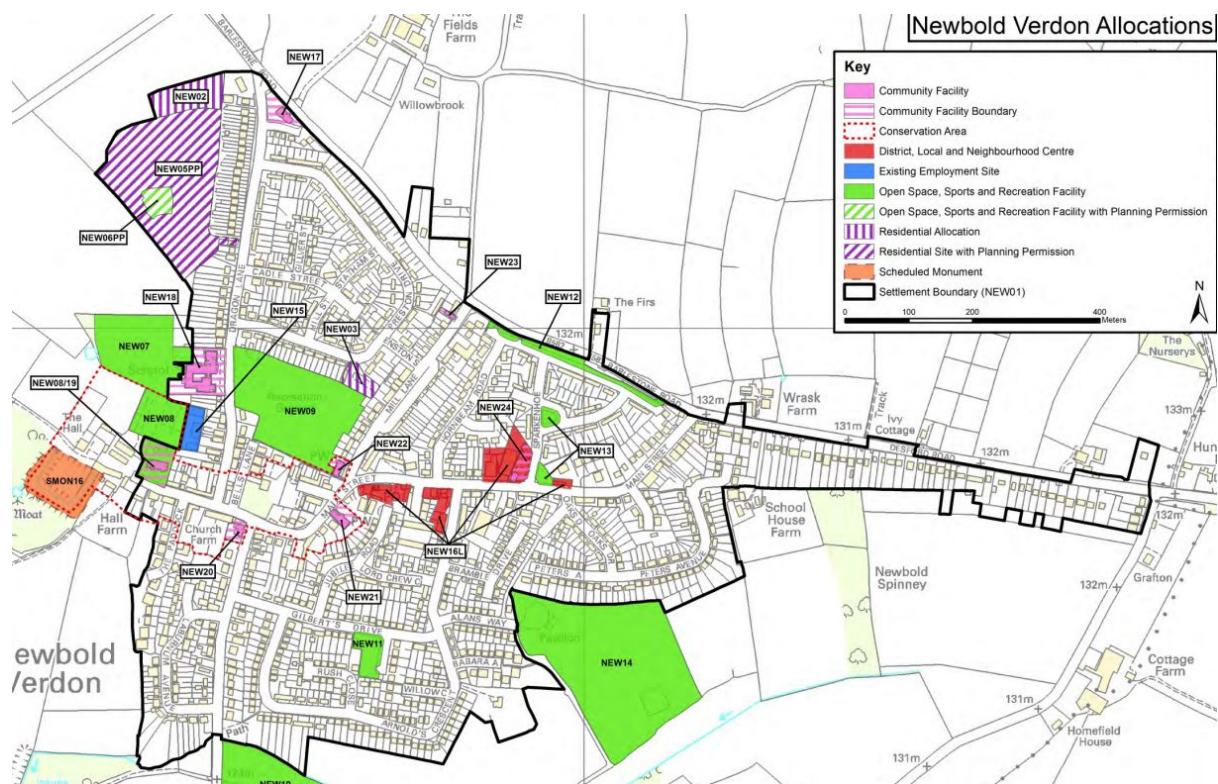
- 4.4 Policy 7: Key Rural Centres – Newbold Verdon is identified as a Key Rural Centre as there is the provision of key community facilities and services including education, leisure, employment provision and sustainable transport.

4.5 Policy 11: Key Rural Centres Stand Alone – Identifies Newbold Verdon as a Key Rural Centre Stand Alone as it provides services to the rural hinterland.

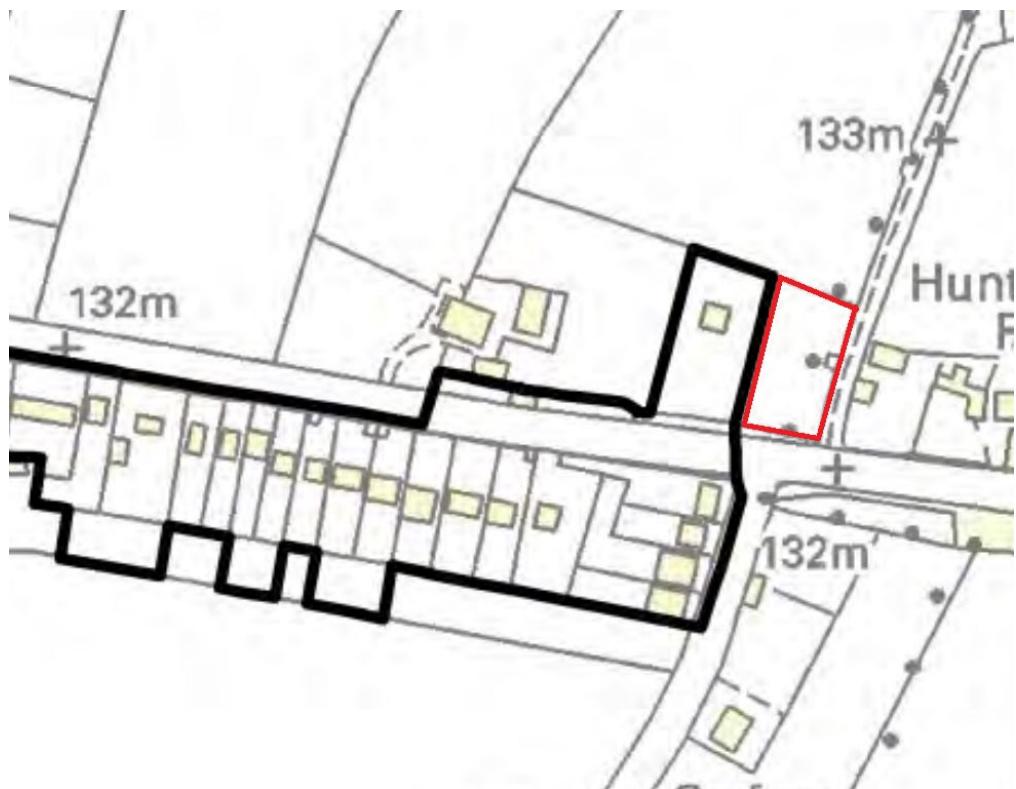
4.6 Policy 17: Rural Needs – small scale development that meets local need, 'local need' is defined as people who are resident of the village which the development is intended to serve and who have existing family or employment connection to the village. The applicant is a resident and lives in The Elms, adjacent to the site and this application will house the applicants' family.

### **Hinckley and Bosworth Local Plan 2006 - 2026 Site Allocations and Development Management Policies DPD, 2016**

4.7 The application site is identified as countryside on the adopted Policies Map, with the site located adjacent to the settlement boundary of Newbold Verdon.



**Figure 3: Newbold Verdon Settlement Boundary Map**



**Figure 4:** Proposed site outlined in red adjacent to Newbold Verdon Settlement Boundary

- 4.8 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.
- 4.9 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.
- 4.10 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.
- 4.11 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.

- 4.12 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)**

- 4.13 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 Borough Council Housing Needs Study (2024)**

- 4.14 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)**

- 4.15 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

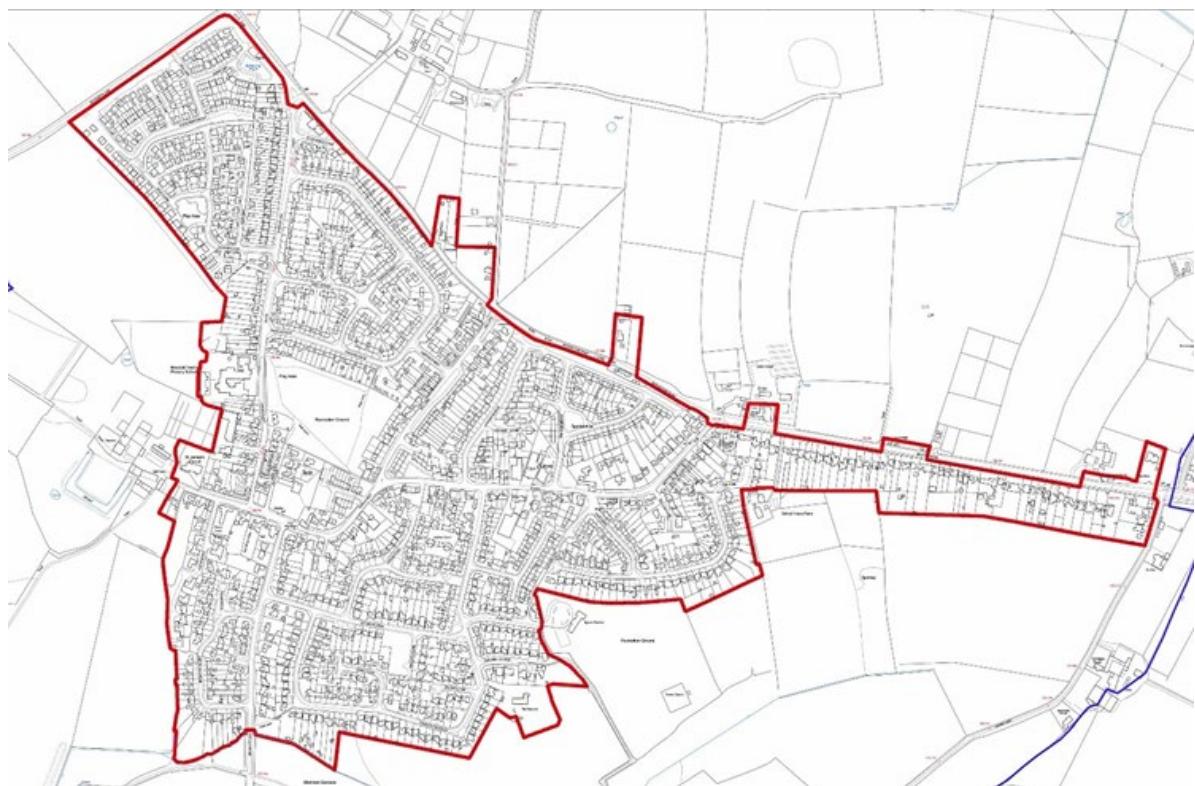
end of each base period at 34. There is currently no report on the number of permissions granted, however when looking at the previous year (2023-2024) it is noted there was a shortfall of 5.

### **Agricultural Quality of Land Surrounding Settlements in the Hinckley and Bosworth District (2020)**

- 4.16 The report shows that land surrounding Newbold Verdon was surveyed and found that there is a mixture of Grade 2, provisional Grade 2 and provisional Grade 3 land. The report confirms that the site is Grade 2 agricultural land.

### **Pre-Submission Newbold Verdon Neighbourhood Plan 2022-2039 (2024)**

- 4.17 Although the Neighbourhood Plan has not yet been 'made', it is considered to be more up to date than the adopted policies. The defined settlement boundary is shown below.



**Figure 5: Newbold Verdon Settlement Boundary**

- 4.18 Newbold Verdon is classified as a Key Rural Centre which aims to allow for managed growth to support settlements and their rural hinterlands. Policy H1 states that development outside the settlement boundary is to be treated as



open countryside and managed in line with local and national policy. It could be argued that the frontage of the application site is recognised as falling within the settlement boundary. The Housing Needs Assessment (2022) supports the NP which details that there have been 136 new dwellings completed in the Neighbourhood Plan Area since 2011 and provides further insight into the housing mix within Newbold Verdon.

### **National Planning Policy Framework (2024)**

- 4.19 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.
- 4.20 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.
- 4.21 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.
- 4.22 Paragraph 62 states to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance.



4.23 Paragraphs 82-84 covers rural housing with policies and decisions being responsive to the local circumstances and promoting sustainable development in rural areas.



## 5. ASSESSMENT AND CONCLUSION

- 5.1 This outline planning application is for one self-build dwelling with all matters reserved except for access. It is considered that the Reserved Matters applications will be undertaken by individuals who will reside in the dwelling once completed to accord with definition of 'self-build'.

### 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 has good access to public transport and connectivity on foot to the centre of Newbold Verdon. Newbold Verdon is a sustainable settlement and is classed as Key Rural Centre offering a range of amenities to the local community including education, shops, leisure and employment. The site previously established permission for a single dwelling (ref: 20/01044/FUL) which has since lapsed.
- 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 Housing Delivery Test (2024) reports that from 2012 – 2022 there has been an oversupply of 2.2% of dwellings over the average requirement of the 10-year plan. However, there has been a downward trend in completions. When comparing the number of permissions to the number of lapsed permissions it is found that the Council did not permit enough dwellings to cover the 10-year period and therefore, more dwellings need to be permitted to meet the housing requirement and the past deficit.
- 5.5 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 17<sup>th</sup> December 2024 Planning Committee 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.

- 5.6 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.
- 5.7 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 Newbold Verdon is strong with the proposals presenting limited harm on the countryside.
- 5.8 The Newbold Verdon Housing Needs Assessment (April 2022) suggests that the future housing mix shows a slight increase in the need for larger 4-bedroom dwellings for families. In order to reach the indicative housing mix up to the period of 2039 it is suggested that a relatively broad mix of housing is delivered on sites coming forward in the plan period. The Assessment also identifies that occupiers of new homes will have a range of circumstances and preferences; hence, a range of choices should be available. This objective aligns with the applicants wishes who lives in Newbold Verdon and is wanting family to move into the self-build.
- 5.9 In light of the above, the provision of a single self-build on a site where permission has lapsed, will support the Borough's supply and choice of housing is considered



to attract moderate weight within the planning balance.

### Access

- 5.10 Access to the site is good, with the use of a private drive and is not considered to present a significant intensification of the road nor cause safety concerns to the existing residents who use the private drive or those who use the bridleway. There is sufficient room to accommodate parking on site and to enable cars to enter and exit the site in forward gear. Turning from the private drive onto the main highway of Hunts Lane is considered to provide good visibility splays of 65m onto the 40mph highway. The volume of increased traffic produced by one additional dwelling is considered to be negligible and would not have a detrimental impact on the highway network.

### Layout, Appearance and Scale

- 5.11 Matters concerning layout, scale, appearance and landscaping will all be considered in a subsequent Reserved Matters application. However, the indicative proposals show that a single dwelling, associate garaging, parking and private amenity garden space can be accommodated on site. The proposed indicative scheme is similar to the previous approved permission for a single residential dwelling with associated parking and garage space. The indicative streetscene is shown below which views the scheme from within the site.



**Figure 6:** Indicative Streetscene



## Landscape and Rural Character

- 5.12 All boundary vegetation which is present on site will be retained as part of the proposals. The previous officers report states that the retention of the boundary treatments would provide ecological enhancements as well as maintain the current character. The views of the site would be filtered by the existing mature landscaping found along the boundaries and therefore the proposals would have a limited impact.
- 5.13 The site presents an infill development plot within the existing ribbon of development. The proposals would be bound by dwellings on both the east and west. The previous Officers Report found that development in this location "*will result in some localised harm to the character of the countryside, due to the fact that it would introduce infill development in an otherwise undeveloped parcel of land.*" When balanced against the fact that the Development Plan is out of date the localised and limited harm would not significantly or demonstrably outweigh the benefits of the proposals.

## Ecology

- 5.14 The Preliminary Ecological Appraisal did not find any invasive or non-native species on site, nor was there any protected species found on site. The boundary vegetation which scored in good condition will be retained. The PEA should be read in conjunction with this Statement. Given that the application seeks permission for a self-build the proposal is exempt from demonstrating Biodiversity Net gain.

## Summary

- 5.15 Overall, the application is only for one new dwelling which will contribute to the delivery of housing at a time when the Council is unlikely to meet the requirement. In addition to the tilted balance being engaged through the relevant policies being outdated and the proposals presenting no adverse impact on the site or surrounding area, should be weighed positively in the balance when determining this proposal.



## Conclusion

- 5.16 This statement has demonstrated that when considering the Development Plan, National Planning Policy Framework and relevant reports, the proposed outline application for a single self-build dwelling with all matters reserved 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 then tilted balance being engaged, the proposal would not present any adverse impacts which would negatively harm the site or surrounding neighbouring amenity and is considered acceptable in planning terms. The titled balance applies where permission should be granted unless impacts would significantly and demonstrably outweigh the benefits.
- 5.17 The siting of the proposed dwelling would be confined due to it being flanked either side by existing dwellings, 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 dwelling would reflect individually designed dwellings, being custom-built, which harmonises with the immediate surroundings.
- 5.18 Economically, the proposal would generate jobs and construction spends through the construction of the scheme, albeit for a temporary period. Although a single dwelling the occupiers will contribute to the local economy.
- 5.19 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.
- 5.20 Environmentally, the proposed dwelling will be designed to efficient and eco-standards and the retention of existing boundary treatments is of benefit. Landscape enhancements will be incorporated into the detailed design which will provide ecological enhancements. The loss of some Grade 2 land is not considered to be significant in the planning balance due to the small scale of the land and its context.



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