

## Delegated Report

**Planning Reference** 26/00184/FUL  
**Applicants** Mr and Mrs G Johnson  
**Ward** Ambien



Hinckley & Bosworth  
Borough Council

**Application Site** Lodge Farm, Market Bosworth  
Road, Dadlington

**Proposal** Proposed replacement stable and workshop, waste  
treatment plant, and new vehicular access and gates

**Case Officer** Sullivan Archer (Senior Planning Officer)

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### 1. Recommendations

- 1.1. **Grant planning permission** subject to planning conditions detailed at the end of this Report.

### 2. Planning Application Description

- 2.1. This planning application seeks full planning permission for the provision of a replacement stable block and workshop, a waste treatment plant, and a new vehicular access and 1.5m high timber gates at Lodge Farm, Market Bosworth Road, Dadlington.
- 2.2. The proposed 43sqm workshop would externally measure 4.7m in width by 8.6m in depth, and the proposed 44.2sqm stable block would externally measure 4m in width by 3.7m in depth. Both structures would be constructed with a timber cladded finish, and a 15-degree dual pitched tiled roofs, which would have a height of 3.2m and 3.3m respectively. The waste treatment plant would be 2.1m high and 1.8m wide and sited below ground level to the south of the site.
- 2.3. The application was originally submitted as a householder application and has since been converted into a full planning application alongside a full re-consultation of the scheme following concerns raised by the Local Planning Authority.

### **3. Description of the Site and the Surrounding Area**

- 3.1. The application site is located on the western side of Market Bosworth Road to the north of Dadlington in the designated open countryside and within the identified boundaries of the Bosworth Battlefield. Market Bosworth Road to the east, which is an adopted and classified 'C' Road that is subject to the National Speed Limit.
- 3.2. The site consists of the two-storey residential property, Lodge Farm, and its associated residential garden space, and a timber stables and store. Lodge Farm is identified within the Dadlington Neighbourhood Plan ('DNP') as a local heritage interest. The existing 30.3sqm store is 3m high and externally measures 7.4m in width by 4.1m in depth, whereas the existing 27.7sqm stable block is 3.3m in height and externally measures 7.4m in width by 3.8m in depth.
- 3.3. To the north of the application site is a courtyard of agricultural outbuildings (The Granary, The Mill, and The Dairy), which have been converted into three residential properties via planning permissions 04/00265/FUL and 05/00689/FUL. In 2024, the Case Officer for the approved planning application 24/00662/FUL noted The Dairy was being utilised as a short-term holiday let. A further dwelling has been approved within the wider Lodge Farm complex via planning permissions 25/00464/FUL, 24/00624/FUL and 23/00617/CLE. There are also several isolated farmsteads in the vicinity of the site including Apple Orchard Farm to the west and Ashwood Farm to the east, but beyond these elements the site is wholly surrounding by agricultural fields.

### **4. Relevant Planning History**

- 4.1 **25/00743/FUL** Permitted (determined: 07.11.2025)  
New vehicular access

### **5. Publicity**

- 5.1 The application has been publicised by sending out letters to local residents and a site notice was posted within the vicinity of the site.
- 5.2 No responses have been received.

### **6. Consultation**

- 6.1 Following the submission of additional supporting information, no objections have been received from Battlefields Trust or Historic England.

6.2 The County Council's Archaeology Department noted the initial concerns of Historic England and welcomed the opportunity to review any additional information but did not respond to the re-consultation on the application in light of these further details, which were submitted on 14 May 2026.

6.3 No further responses have been received.

## **7. Policy**

7.1 Core Strategy (2009):

- No applicable policies.

7.2 Site Allocations and Development Management Policies Development Plan Document ('SADMP') (2016):

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3 Dadlington Neighbourhood Plan 2020 – 2041 ('DNP') (2026):

- Policy D6: Features of Local Heritage Interest
- Policy D7: Design

7.4 National Planning Policies and Guidance:

- National Planning Policy Framework ('NPPF') (2026)
- Planning Practice Guidance ('PPG')

7.5 Other Relevant Guidance:

- Good Design Guide (2020)
- Leicestershire Highway Design Guide ('LHDG') (2024)

## **8. Appraisal**

8.1. The key issues in respect of this application would therefore be:

- Principle of development
- Impact upon the significance of the historic environment
- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety

### Principle of Development

8.2 The development would be outside of any identified settlement, but it would be would for the replacement of existing buildings for the same use. As such, the proposal would be considered to accord with NPPF Policy S5(1)(c) in principle, subject to the development not being disproportionately larger than the existing structures, and subject to the assessment of all other material considerations. Other material considerations are set out within the next sections of this Report.

### Impact upon the Significance of the Historic Environment

8.3 NPPF Policy HE6(1) states that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

8.4 NPPF Policy HE6(3) confirms that any harm to a designated heritage will be a matter of considerable importance and weight. Where a development proposal would harm the significance of a non-designated heritage asset, NPPF Policy HE7(2) confirms that this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

8.5 Policy DM11 of the SADMP states that the Borough Council will protect, conserve and enhance the historic environment throughout the Borough through the careful management of development that might adversely impact both designated and non-designated heritage assets.

8.6 Policy DM12 of the SADMP confirms that proposals which adversely affect the Bosworth Battlefield or its setting should be wholly exceptional and accompanied by clear and convincing justification. Such proposals will be assessed against their public benefits.

- 8.7 Policy DM13 of the SADMP states that where a proposal has the potential to impact a site of archaeological interest, developers should set out in their application an appropriate desk-based assessment and, where applicable, the results of a field evaluation detailing the significance of any affected asset
- 8.8 Policy D6 of the DNP highlights that development proposals affecting the features of local heritage interest will be assessed having regard to the scale of any harm or loss to the heritage asset and the significance of the heritage asset.
- 8.9 The proposed development has been reviewed by Battlefields Trust and Historic England, who did not seek to object to the application following the submission of the additional supporting historic environment information on 14 May 2025. No further response was received from the County Council's Archaeology Department in light of this additional information.
- 8.10 The proposed vehicular access benefits from extant planning permission via 25/00743/FUL, where the Council's Conservation Officer previously confirmed that the proposed access would not be considered to result in any material reduction in the ability to understand or appreciate the events of the Battle of Bosworth or any key components of its heritage significance where views of the scheme are possible.
- 8.11 The proposed stable block and workshop would replace existing structures of a similar size and footprint on land that has been maintained as residential garden land associated with Lodge Farm. The structures would also be partially screened from public views along Market Bosworth Road by existing well-established hedgerows and landscaping. By virtue of their size, scale, height, and location, and the existing structures within the site, the development would not be considered to result in any adverse impacts to the character and significance of the Bosworth Battlefield or its associated archaeological significance, or the character and appearance of Lodge Farm as a non-designated heritage asset in these site-specific circumstances.
- 8.12 In light of the above, the proposal would be considered to accord with NPPF Policies HE6 and HE7, Policies DM11, DM12, and DM13 of the SADMP, and Policy DP6 of the DNP.

#### Design and Impact upon the Character of the Area

- 8.13 The proposed vehicular access benefits from extant planning permission via 25/00743/FUL. The proposed workshop and stable block would replace existing structures within the site, which would be of a similar size, scale, height and appearance.

- 8.14 The structures would also be partially screened from public views along Market Bosworth Road by existing well-established hedgerows and landscaping.
- 8.15 In light of the above, the proposal would be considered to integrate with the character of the site and surrounding area in accordance with NPPF Policy DP3, Policies DM4 and DM10 of the SAMDP, and Policy D7 of the DNP.

#### Impact upon Residential Amenity

- 8.16 The proposal would not be adjacent to any neighbouring residential properties, and by virtue of its size and scale would not be considered to result in any material impact on the neighbouring amenity of any residential properties. The scheme would therefore be considered to comply with NPPF Policy P2, Policy DM10 of the SADMP, and Policy D7(4) of the DNP.

#### Impact upon Parking Provision and Highway Safety

- 8.17 The proposal would utilise a new access onto Market Bosworth Road, which was previously approved via extant planning permission 25/00743/FUL. The conditions associated to this previous permission could be attached to this application in the interests of highway safety. The scheme would replace existing structures and would be for the private and personal use of the Applicant, which could be secured via planning condition. As such, the proposal would not be considered to result in a material impact upon highway safety or the road network, subject to planning conditions. The scheme would therefore be considered to comply with NPPF Policy TR6, Policies DM17 and DM18 of the SADMP, and Policy D7(9) of the DNP in these site-specific circumstances.

## **9. Equality Implications**

- 9.1 Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 9.2 Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3 There are no known equality implications arising directly from this development.
- 9.4 The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

## 10. Conclusion

- 10.1 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

## 11. Recommendation

- 11.1 **Grant planning permission** subject to planning conditions detailed at the end of this Report.

### 11.2 Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:

- Proposed CAP9 Water Treatment Plan (submitted: 29.06.2025)
- Proposed Plans (362 03D) (submitted: 18.06.2026)

- Proposed Site Plan (362 02C) (submitted: 18.06.2026)

**Reason:** To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

3. Prior to the first use of the development hereby permitted, the proposed access shall have a minimum effective width of 2.75 metres. The proposed access shall not exceed 4 metres in width. This access width shall be maintained in perpetuity.

**Reason:** To ensure that the proposed access meets the minimum requirements of Table 13 of the Leicestershire Highway Design Guide (2024) for a single dwelling in the interests of general highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), and to ensure that the proposed access is not overengineered in these site-specific circumstances to the detriment of the character of the surrounding area and the designated open countryside, and the character of the Bosworth Battlefield in accordance with Policies DM4, DM10, DM11, and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. Prior to the first use of the development hereby permitted, vehicular visibility splays of 2.4 metres by 56 metres to the south of the access and vehicular visibility splays of 2.4 metres by 48 metres to the north of the access shall be provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 0.6 metres above the level of the adjacent footway/verge/highway.

**Reason:** To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. Prior to the first use of the development hereby permitted, the access drive (and any turning space) shall be surfaced with tarmacadam, or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the highway boundary and, once provided, shall be so maintained in perpetuity.

**Reason:** To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) in the interests of highway safety and in accordance with Policy DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The stables and workshop hereby permitted shall only be used for the private and personal use of the occupants of Lodge Farm, Market Bosworth Road, Dadlington. The site shall not be used for any events or any commercial or industrial purposes, including the use of the site for livery stables.

**Reason:** Permission has been granted on the basis that the building is required for the private and personal use of the Applicant and accommodation of the Applicant's family's horses. Alternative uses may have additional impacts on the area and are unlikely to be supported in the interests of the amenity and character of the area in accordance with Policies DM4 and DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

**a. Notes to Applicants**

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at [building.control@blaby.gov.uk](mailto:building.control@blaby.gov.uk) or call 0116 272 7533.
2. Planning Permission does not give you approval to work on the public highway. Therefore, prior to carrying out any works on the public highway, the Applicant must ensure all necessary licences/ permits/ agreements are in place. For further information, please telephone 0116 305 0001. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring.
3. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete-lined perforated chamber with access for maintenance or alternatively assembled from modular surface water storage/soakaway cell systems, incorporating silt traps. Design and construction of all types of soakaways will be subject to the approval of the Building Control Surveyor.

4. Any access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens).