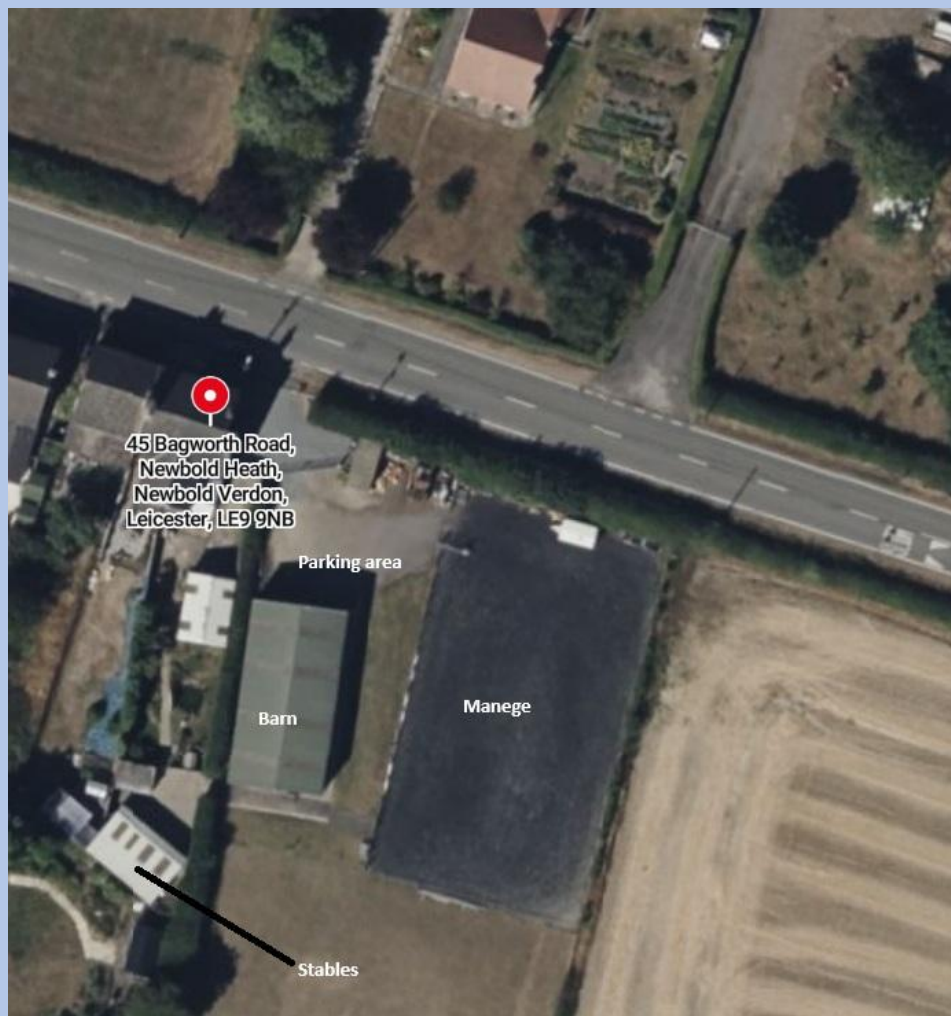


PLANNING STATEMENT (including Design & Access Statement)

Application for temporary consent to place a static caravan on land during construction works

**Land Adjacent to 45 Bagworth Road, Newbold Heath, Newbold Verdon,
Leicestershire, LE9 9NB**



Prepared by Bryan Youlden B.A. Hons. (T&CP), PG Dip. Surv., MRICS on behalf of Mr & Mrs Kirby

July 2025

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1. INSTRUCTIONS

- 1.1. I am instructed on behalf of Mr & Mrs Kirby, herein referred to as the Applicants, to resubmit a request for temporary planning consent for a single static caravan/mobile home on land adjacent to 45 Bagworth Road, Newbold Heath, Newbold Verdon, Leicestershire
- 1.2. This planning statement with declarations and plans accompanies a submission to Hinckley and Bosworth Council.
- 1.3. No pre application advice has been sought although multiple attempts have been made to contact both the case officer on the previous application to which this is related and the team leader without success.

2. THE BUILDING & PROPOSED DEVELOPMENT

- 2.1. The application is for placement of one static caravan on a temporary basis of two years as accommodation during the conversion of the nearby barn into two residential houses .
- 2.2. The caravan would be situated on the existing manege alongside the large mature hedge on the western boundary of the site.



Caravan/mobile home to be situated in similar position to touring caravan

- 2.3. The height and density of the hedge is such that it will be barely visible from the public highway (see above and below photographs with touring caravan of a similar height).
- 2.4. No additional parking will be required and the existing access will be suitable.
- 2.5. Drainage and other services connections to the adjacent houses are located in the access

driveway and temporary connections can be made.



Note height and density of mature hedge on the boundary



View towards site entrance with site for caravan on left behind the hedge

3. BRIEF PLANNING HISTORY

- 3.1. An application (Ref. 24/01016/P3CQ) for prior approval for conversion of a barn into a dwelling house was approved on 4 March 2025.

- 3.2. The caravan is solely intended for occupation by the owners of the barn during the conversion allowing their existing house to be sold or rented to fund the construction works. The caravan will be removed upon completion of the works.

4. PLANNING ASSESSMENT – SITING, HIGHWAYS, NOISE & AMENITY

Siting

- 4.1. The caravan will be located in a roughly north-south aspect alongside the large hedge on the west side of the overall site to the north west of the barn that is to be converted on the existing manage.
- 4.2. It will be hidden behind the existing hedge and will not therefore be visible.

Transport and highways impacts

- 4.3. The existing access will be employed and there is existing space to park at least 4 vehicles on the application site. There will be no change in the extent of the existing circulation and parking areas.
- 4.4. Traffic on and off site will be similar and will not have an adverse impact on highways safety. The road is straight and there is visibility in each direction of at least 160 metres. No adverse highways impacts will arise.

Noise impacts of the development

- 4.5. Residential use is essentially quiet. The proposed use is consistent with the surrounding uses.
- 4.6. The location is sufficiently separated to allow for a good level of residential amenity for both the occupants and the neighbours.

5. CONCLUSION

- 6.1. The application is for the temporary siting of a mobile home/caravan on land to the north of 45 Bagworth Road for a maximum period of two years.
- 6.2. It is accepted practice that in the majority of cases, a caravan can be temporarily located on a site and lived in if used in connection with development taking place on the land, such as building a new home. The advice of Hinckley and Bosworth Council has been sought over this, but unfortunately, it has not been possible to establish if this is acceptable without consent. A formal application is therefore being made.
- 6.3. The consent is temporary and, in any event, the location of the caravan has been carefully considered such that it is located on developed land and will have no discernible impact upon the local countryside or neighbours.