

NH Planning

Development Management,
Hinckley & Bosworth Borough Council,
Hinckley Hub,
Rugby Road,
Hinckley,
Leicestershire,
LE10 0FR

23rd October 2023

PLANNING DESIGN AND ACCESS STATEMENT

Proposed alteration to existing three storey dwelling (Use Class C3) and existing working Forge (Use Class B2) to convert the existing forge buildings to provide for an additional two-bedroom dwelling house at The Old Forge, Park Street, Market Bosworth

Please find attached a planning application in respect of the above proposal. In that regard, please find attached plans and elevations of the existing and proposed alterations together with a suitable a structural engineer's assessment are also attached. Completed application forms are also attached together with the relevant planning fee of £462.00

THE SITE AND ITS SURROUNDINGS

The existing property comprises an existing large three storey dwelling house with vehicular access and parking to the rear. Attached to the dwelling exists a functional single storey working forge which I understand to have been operational over several decades.

The application site is located on the periphery of the main District Centre of Market Bosworth, adjoining the Market Bosworth Parish Hall to the east. Other

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than that, the property is immediately surrounded by existing residential properties albeit it remains within 30m of Ye Olde Red Lion Public House and almost directly opposite a local car parking area.

The site is also located within the Market Bosworth Conservation Area and is directly referred to in the Councils Market Bosworth Conservation Area Appraisal and Management Plan

A local bus service provides direct access to Leicester via a number of nearby villages including inter alia Desford and Newbold Verdon. The 152/3 service provides an hourly service Monday to Saturday details of which are attached.

RELEVANT PLANNING HISTORY

Planning application number 22/00473/FUL provided for the proposed extension and alteration to existing three storey dwelling (Use Class C3) and existing working forge (Use Class B2) to form a five-bedroom hotel with associated parking and associated facilities – Granted 22nd December 2022

Listed Building Consent 22/00974/LBC provided for the proposed extension and alteration to existing three storey dwelling (Use Class C3) and existing working forge (Use Class B2) to form a five-bedroom hotel with associated parking and associated facilities – Granted 22nd December 2022

DETAILS OF PROPOSALS

The application provides for the retention of the existing dwelling house and conversion of the old forge to provide for an additional two-bedroom dwelling house.

As part of the scheme the premises are to be totally refurbished including inter alia the treating and exposure of internal timber beams throughout both premises, retaining and refurbishing the original forge fire pits, retaining and displaying tools and other machinery for future generations to enjoy.

A walled garden is also proposed within the site to provide separation between the respective properties and associated garden areas.

A secure parking area for three vehicles (including 1 disabled space) will be retained at the rear of the premises which will allow vehicles to enter and leave the site in forward gear.

At the front of the property the existing hanging sign will be refurbished as necessary and retained bearing the name of “The Forge”.

In addition, and in accordance with The Market Bosworth Conservation Area Appraisal and Management Plan the chimney stack at the Forge will be capped with a suitable clay chimney pot.

All other external features of the property, which contribute to the character of the surrounding Conservation Area will be retained.

POLICY CONSIDERATIONS

Local Development Core Strategy 2009

Spatial Objective 1 sets out the Councils objectives to secure a” Strong and Diverse Economy.” In so doing it states that **“To strengthen and diversify the economy by providing sufficient, sustainably located, good quality land and premises** and other support programmes, including skills training, to encourage appropriate sectors with growth potential including high value manufacturing businesses, business services, tourism, rural diversification initiatives and the cultural and creative industries...”

Spatial Objective 5: confirms that “To ensure sufficient housing is provided to meet the requirements of the East Midlands Regional Plan to enable all residents of the borough to have access to a suitable home which they can afford in a range of sustainable locations, tenures and house types. The focus of development will be in and around the Hinckley urban area, with more limited development in the rural areas to meet local needs. All housing will be high quality, locally distinctive, sustainable developments”.

Spatial Objective 9: promotes Identity, Distinctiveness and Quality of Design and confirms that “To ensure development contributes to the local distinctiveness of the borough, and **enhances both settlement identity and the environment through the quality of sustainable design. Design and other measures will be used to develop strong community identities and neighbourhood pride.**”

Spatial Objective 11 considers Built Environment and Townscape Character and confirms that “To safeguard, enhance and where necessary regenerate the borough’s distinctive built environment including its wider setting **particularly that associated with Conservation Areas**, Listed Buildings and historic industries”

Spatial Strategy within rural areas requires that “The focus of most new development will be in and around the Hinckley sub regional centre as this is where there is a concentration of services, where accessibility can be maximised and modal choice made available. **However, the needs of rural settlements must also be taken into account to ensure they remain vibrant, mixed communities.** In Hinckley & Bosworth, 3 main types of settlements have been identified; key rural centres, rural villages and rural hamlets.

Key Rural Centres are those villages that have populations over 1500 people, have a primary school, local shop, post office, GP, community/leisure facilities, employment and a 6 day a week bus service (hourly). Key Rural Centres that provide localised provision of facilities permit access by foot, cycle and local bus and can minimise car journeys not only for those people who are living in the Key Rural Centres, but also the rural villages and hamlets surrounding these centres....” **Including Market Bosworth**

Key Rural stand-alone Centres provide for “settlements outside the National Forest and away from the edge of Leicester that provide services to their rural hinterlands. The villages included in this classification are:

- Barlestone
- **Market Bosworth**
- Newbold Verdon

- Stoke Golding

The focus for these villages will be on **consolidating and improving the existing services within the village and maintaining the strong sense of individual settlement identity**. Improving transport links to settlements to the west of the borough will be a priority to reduce the service deprivation currently experienced by a number of these western wards as will strengthening and improving existing tourist attractions (including, but not limited to, Bosworth Water Trust, Mallory Park, **Market Bosworth** Country Park, Bosworth Battlefield and Battlefield Line, **Market Bosworth Village Centre** and Ashby Canal Corridor) to encourage more weekend visits. Employment provision in Barlestone will be a priority for this village.”

“To support the local services in Market Bosworth and maintain rural population levels the council will:

- Allocate land for the development of a minimum of 100 new homes. **Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Market Bosworth**, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16.
- Support additional employment provision to meet local needs ...
- Support the role of Market Bosworth as a tourist destination in its own right and linked to the Bosworth Battlefield and Ashby Canal Corridor in line with Policy 23.
- Support the improvement of the GP facilities in Market Bosworth to support the increase in population, to be delivered by the PCT and developer contributions.
- Address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Market Bosworth as detailed in the council’s most up to date strategy and the Play Strategy. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19. 48 Adopted Core Strategy 2009

Implement the strategic green infrastructure network detailed in Policy 20.”

Local Plan 2006 - 2026 Site Allocations and Development Management Policies DPD

Policy DM11 Protecting and Enhancing the Historic Environment states that “The Borough Council **will protect, conserve and enhance the historic environment throughout the borough.**

This will be done through the careful management of development that might adversely impact both designated and non-designated heritage assets.

All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate:

- a) An understanding of the significance of the heritage asset and its setting and
- b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts;
- c) How the benefits of the proposal will outweigh any harm caused; and
- d) Any impact on archaeology in line with Policy DM13.

Policy DM12 Heritage Assets states that “All development proposals affecting heritage assets and their setting **will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough...**”

As regards Listed Buildings” **Proposals for the change of use, extensions and alterations of listed buildings and development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting.**”

Within Conservation Areas “Development proposals should ensure the significance of a conservation area is preserved and enhanced through the consideration and inclusion of important features ...”

Policy DM18 states that” **“All proposals for new development will be required to provide an appropriate level of parking provision** justified by an assessment of the site location, type of housing, other modes of transport available (e.g., public transport and cycle provision) and appropriate design.

Any development will be expected to provide disabled parking provision. Developments within Hinckley Town Centre should demonstrate that they would not exacerbate existing problems in the vicinity with increased on-street parking.”

National Planning Policy Framework (NPPF)

The NPPF outlines key Government policies and in so doing confirms that “the purpose of the planning system is to contribute to the achievement of sustainable development” through its performance of its economic, social and environmental roles. (paras 7-8).

Paragraph 10 confirms that “at the heart of the Framework **is a presumption in favour of sustainable development**”

Paragraph 38 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, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.**

Paragraph 69. States that **“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and**

are often built-out relatively quickly.

To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and**
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.”

Paragraph 86 considers the vitality of town and other local centres and in so doing confirms inter alia that “Planning policies **and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.** Planning policies should:

- a) define a network and hierarchy of town centres and promote their long-term vitality and viability – **by allowing them to grow and diversify in a way that can respond to rapid changes** in the retail and leisure industries, **allows a suitable mix of uses (including housing)** and reflects their distinctive characters;
- b) define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre;
- c) retain and enhance existing markets and, where appropriate, re-introduce or create new ones;**

d) allocate a range of suitable sites in town centres to meet the scale and type of development likely to be needed, looking at least ten years ahead. Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period should not be compromised by limited site availability, so town centre boundaries should be kept under review where necessary; ...”

Paragraph 190 confirms that “Plans should set out a positive strategy **for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.** This strategy should take into account:

- a) **the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;**
- b) **the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;**
- c) **the desirability of new development making a positive contribution to local character and distinctiveness; and**
- d) **opportunities to draw on the contribution made by the historic environment to the character of a place”.**

Paragraph 197 states that “In determining applications, local planning authorities should take account of:

- a) **the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;**
- b) **the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**
- c) **the desirability of new development making a positive contribution to local character and distinctiveness.”**

Paragraph 202 confirms that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this

harm should be weighed against the public benefits of the proposal **including, where appropriate, securing its optimum viable use.**”

Paragraph 203. states that **“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.** In weighing applications that directly or indirectly affect non-designated heritage assets, **a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”**

PRINCIPAL CONSIDERATIONS

The principal of the conversion of the forge for residential purposes should be supported not least given the residential nature of the surrounding area. Moreover, the significant reduction in activity of the site should also be recognised in contrast to the potential activity of the site as an existing B8 use or through the implementation of the extant planning permission for the conversion of the premises as part of a proposed hotel.

The fundamental considerations therefore relate to the extent to which the new proposals impact upon the Listed status of the building and general car parking requirements.

The extent of the alterations to the Listed building are in my view limited and to all intensive purposes no different to the proposals recently granted as part of the extant planning permission for the hotel conversion. The principal changes essentially relate to the subdivision of the more modern studio element of the Forge located at the rear of the building, but given the modern aspect of this part of the structure such alterations should not unduly impact upon the integrity of the historic elements of the Forge itself.

Other such changes relate to the removal of previously proposed and approved extensions.

As regards car parking, three spaces are currently proposed which we envisage would provide sufficient car parking spaces for the resultant houses.

Notwithstanding the above however additional spaces could reasonably be provided should that prove necessary.

CONCLUSIONS

Having regard to the above it is clear that this proposal represents an opportunity to reduce the potential intensity of use of the site whilst enabling the building to be brought into a long term sustainable beneficial use, for future generations to enjoy

Accordingly, I respectfully request that planning permission and the relevant Listed Building Consents should be granted.

Yours Sincerely

Nicholas Hood Dip TP, MRTPI, DMS