

Delegated Report

Planning Ref: 25/01152/FUL

Applicant: Mr Tom Smith

Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: Sibson Mill Wellsborough Road Sheepy Parva

Proposal: Erection of ancillary agricultural building

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report

2. Planning application description

- 2.1. The application seeks full planning permission for the erection of an ancillary agricultural building at Sibson Mill, Wellsborough Road, Sheepy Parva.
- 2.2. The proposed building would measure 20.00 metres for a width of 9.00 metres. It would have a dual-pitched roof which would measure 3.94 metres to the eaves and 4.68 metres to the ridge. The external walls would be finished in green vertical cladding plastisol coated and the roof would be finished in corrugated roof sheeting with 10% translucent isolated rooflights.
- 2.3. Associated works include the installation of solar panels to the buildings eastern roof slope and the expansion of the existing concrete hardstanding.

3. Description of the site and surrounding area

- 3.1. The application site is situated within Sheepy Parva, which does not have a defined settlement boundary, therefore being situated within the open countryside.
- 3.2. The site is situated to the north of Wellsborough Road a classified 'B' road subject to the national speed limit and is accessed via a long driveway surrounded by farmland. A tributary of the River Sense crosses the site and there is a large pond to the front of the Mill Building. In addition, a public bridleway also passes through the site (Bridleway from Wellsborough Road to Sibson Mill, Sheepy).
- 3.3. Within the grounds of the site sits Sibson Mill a Grade II Listed Building. The listed building entry (National Heritage List England (NHLE) (Reference: 1177968) identifies the building as 'Mill and Mill House' and describes it as:
- 3.4. *'Late C18 to early C19. Brick with plain tiled roofs. House of 3 storeys, now 3 bays, but extended by one bay to the left. Central door with console brackets to flat canopy and recessed moulded panels in the architrave. Flanking windows are 3-light casements with transomes, and cambered brick heads. Stack on right hand gable and between the central and left hand bays. Dentilled eaves. Lower rear wing. Mill building (now part of dwelling) adjoins to left, of less height, also brick with plain tiled roof and with cambered heads to door and loading door above.'*

4. Relevant planning history

90/01249/4

- Extension to dwelling
- Planning Permission
- 07.01.1991

90/01289/4L

- Extension to dwelling
- Listed Building Consent
- 07.01.1991

90/01250/4

- Erection of detached garage block for four cars
- Refused
- 26.02.1991

94/00430/GDO

- Agricultural building
- General Development Order
- 07.07.1994

95/00596/FUL

- An erection of summer house
- Planning Permission
- 12.09.1995

97/00330/FUL

- Erection of stables and tack room
- Planning Permission
- 05.09.1997

97/00673/COU

- Change of use of agricultural land and building to domestic garden and garage with accommodation above
- Planning Permission
- 04.09.1997

07/00670/FUL

- New storage building to the rear of existing stables
- Planning Permission
- 10.08.2007

11/00430/FUL

- Demolition of existing workshop and outbuildings and construction of new single storey workshop
- Planning Permission
- 28.10.2011

11/00798/LBC

- Demolition of existing workshop and outbuildings and construction of new replacement workshop building
- Listed Building Consent
- 28.10.2011

15/00718/HOU

- Converting existing equipment store into accommodation
- Planning Permission
- 20.11.2015

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. Following the publications, no representations have been received.

6. Consultation

6.1. HBBC Arboricultural Officer:

- No objections - The comments from the Council's Tree Officer have been incorporated into the body of this report.

6.2. HBBC Conservation Officer:

- No objections - The comments from the Council's Conservation Officer have been incorporated into the body of this report.

6.3. LCC Ecology:

- No objections - The comments from County Ecology have been incorporated into the body of this report.

6.4. LCC Minerals:

- No objections.

6.5. Sheepy Parish Council:

- No representations have been received.

7. Policy

7.1. Sheepy Parish Neighbourhood Plan (SNP) (2018-2036)

- Policy S1: Countryside
- Policy S2: Public Rights of Way Network
- Policy S5: Ecology and Biodiversity
- Policy S6: Water Management
- Policy S7: Local Heritage Assets
- Policy S8: Design

7.2. Core Strategy (2009)

- None relevant.

7.3. Site Allocations and Development Management Policies DPD (SADMP) (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM2: Delivering Renewable Energy and Low Carbon Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM7: Preventing Flooding and Pollution
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

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 (GDG) (2020)
- National Design Guide (2019)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Guidance Note GN08/23 (Institute of Lighting Professionals)

8. Appraisal

8.1. Key Issues

- Principle of development
- Design and impact upon the character of the area, the open countryside and heritage assets
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Impact upon ecology
- Impact upon drainage
- Impact upon trees

Principle of development

- 8.2 Paragraph 3 of the National Planning Policy Framework ('NPPF') confirms that the national decision-making policies within the Framework are a material consideration in making these decisions and should be read alongside the policies in the Development Plan. Planning decisions must also reflect relevant international obligations and statutory requirements. Paragraph 7 of the NPPF confirms that the national decision-making policies should be read as a whole.
- 8.3 NPPF Policy S3 (1) confirms that decisions on development proposals should apply a presumption in favour of sustainable development.
- 8.4 Paragraph 15 of the NPPF identifies the purpose of the planning system, which is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest. The three overarching objectives of sustainable development (economic, social, and environmental) are detailed at Paragraph 17 of the NPPF. However, Paragraph 18 of the NPPF confirms that these objectives are not criteria against which every development proposal can or should be judged. Development decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.
- 8.5 The current Development Plan consists of the adopted Core Strategy, the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP) and the Sheepy Neighbourhood Plan (SNP). The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough.
- 8.6 In accordance with Annex A (2) of the NPPF, development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework. Therefore, this report sets out the relevant adopted Core Strategy and SADMP policies and refers to the NPPF and notes any inconsistencies between them.

- 8.7 The proposal is situated outside of the settlement boundary and therefore Policy S5 of the NPPF is triggered. Policy S5 seeks to ensure that only certain forms of development are approved outside settlements, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework. In this case the application is supported by S5(a) as it is development for the purposes of agriculture.
- 8.8 Policy N1 of the NPPF requires planning policies and decisions to safeguard and enhance the natural environment. Section 4 of the NPPF specifically highlights that this should be achieved by 'limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside.'
- 8.9 These policies are supported by Policy DM4 of the adopted SADMP and Policy S1 of the SNP. Policy DM4 states that the Council will protect the intrinsic value, beauty, open character, and landscape character of the countryside from unsustainable development. Development in the countryside is only considered sustainable where:
- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or diversification of rural businesses; or
 - c) It significantly contributes to economic growth, job creation and/or
 - d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
 - e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.
- 8.10 Policy S1 of the SNP states that the Countryside will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. In principle, subject to the caveats within the Policy DM4 of the adopted SADMP, only the following types of development may be considered sustainable in countryside locations:
- A. The re-use and adaptation of buildings in accordance with the SADMP Policies DM14 and DM15;
 - B. Householder development;
 - C. Dwellings in accordance with Policy S10;
 - D. Development and diversification of agricultural and other land-based rural businesses, which accords with the NPPF;
 - E. Employment development in accordance with Policy S17;
 - F. Development by statutory undertakers or public utility providers;
 - G. Recreation and tourism provided it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; and
 - H. Renewable energy in accordance with Policy S4.
- 8.11 The proposal is for the erection of an agricultural building within the open countryside. It is acknowledged that this form of development does not satisfy the criteria outlined within either Policy DM4 or S1, however, it does satisfy the criteria outlined within Policy S5 of the NPPF and therefore the proposal is considered acceptable in principle. Other material considerations are set out within the next sections of the report.

Design and impact upon the character of the area and the open countryside and heritage assets

- 8.3 Policy DP3(1) of the NPPF confirms that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with Policies L2 and L3 of the NPPF.-
- 8.4 To create well-designed places, Policy DP3(2) of the NPPF states that development proposals should also reflect aspects of a number of principles, as appropriate to the nature of the development and its location.
- 8.5 Policy DP3 (3) of the NPPF states that development proposals should be refused if, without clear justification, they conflict with Policy DP3 (1) or relevant aspects of the principles in Policy DP3 (2), or with any explicit design standards set out in the development plan (including those in locally specific policies, guides, codes or masterplans). Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.
- 8.6 Policy DP3(4) of the NPPF highlights that the principles set out in the Design and Placemaking Planning Practice Guidance should be used to inform how this policy is applied in the absence of locally produced design policies, guides, codes or masterplans.
- 8.12 Policy HE4 (1) of the NPPF confirms that Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:
- (a) Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
 - (b) Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.
- 8.13 Policy HE6 (1) of the NPPF 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). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance. On the other hand, NPPF Policy HE6(2) confirms that development proposals which would have a positive effect on a designated heritage asset should be supported.
- 8.14 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the local planning authority when considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural and historic interest which it possesses.
- 8.15 Policy DM4 of the adopted SADMP states that development in the countryside will be considered sustainable where it does not have a significant adverse effect on the intrinsic value, beauty, open character, and landscape character of the countryside. It further states that development should lead to the enhancement of the immediate setting.

- 8.16 Policy DM10 of the adopted SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.17 Policies DM11 and DM12 of the adopted SADMP seek to protect and enhance the historic environment and heritage assets. All proposals for extensions and alterations of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building.
- 8.18 Policy S2 of the SNP states that development should, where applicable, protect and enhance the existing Public Rights of Way within Sheepy Parish and wherever possible create new links to the network including footpaths and cycle ways.
- 8.19 Policy S7 of the SNP states that proposals that affect local heritage assets must balance the need for, and the public benefit of, the proposal against the significance of the asset and scale of any harm or loss; they must also have regard to other related Policies within the Development Plan. The following are regarded as local heritage assets:
- i. The designated and non-designated assets scheduled in the local Historic Environment Record (HER), as identified on the adjacent map;
 - ii. The important non-designated buildings within the Sibson Conservation Area, as identified on the adjacent map which is cross-referenced to the schedule within Appendix 3;
 - iii. The non-designated heritage assets in the remainder of the Neighbourhood Area, as identified on the adjacent map which is cross-referenced to the schedule within Appendix 3.
- 8.20 Policy S8 of the SNP requires development proposals to respond positively to character of the area, demonstrably respond to the features of its setting, and work with the scale, form, and character of the location to make a positive contribution to the street scene.
- 8.21 The proposed agricultural building would be situated to the far north of the site, 3.40 metres away from the extant agricultural building approved in 2007 (Reference: 07/00670/FUL). It would replicate the design and finish of the extant building but on a larger scale, as it would measure an addition 5.00 metres in length. The scale is nonetheless considered to be appropriate by virtue of the proposals siting and set-back distance from the extant building alongside its appropriate design and finish.
- 8.22 The proposal would be set-back a substantial distance from Wellsborough Road and would be afforded limited views from the highway given the existing built form and vegetation, but views would be altered to the public bridleway which runs directly alongside the proposal upon the approach to the fields. Despite this whilst there would be a degree of impact upon the views to the public bridleway it would not be to an unacceptable degree given the already established agricultural nature of the site. Additional woodland planting is further proposed to the north of the site alongside the retainment of grassland to the north-east.
- 8.23 Within the grounds of the site sits Sibson Mill a Grade II Listed Building, therefore it is necessary to assess whether the proposal would have an adverse impact upon any of the key characteristics and special interest of the listed building. The Council's Conservation Officer has reviewed the scheme and considers that due to the distance between the application site and Sibson Mill and the presence of intervening vegetation and built form which greatly limits co-visibility, the proposal would have no adverse impact upon any of the key characteristics and special interest of the listed

building. As such the development would be introduce a neutral element into the wider setting of the listed building, thus preserving its significance.

- 8.24 For these reasons the proposal would comply with Policies DM4, DM10, DM11 and DM12 of the adopted SADMP, Policies S2, S7 and S8 of the SNP, Policy DP3, HE4 and HE6 of the NPPF, and the statutory duties of Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.7 Policy P3(1) of the NPPF states that development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).
- 8.8 In accordance with Policy P3 (2) of the NPPF, development proposals should therefore:
- (a) Provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary suitable mitigation measures should be incorporated to secure acceptable living conditions;
 - (b) Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting);
 - (c) Sustain and contribute to compliance with relevant limit values or national objectives and targets for air pollutants including PM2.5. Development proposals should take account of Air Quality Management Areas and be consistent with the objectives of relevant Air Quality Action Plans, Clean Air Plans and Local Air Quality Strategies;
 - (d) Mitigate and reduce to a minimum potential adverse impacts resulting from noise, not result in levels of noise exposure which would have a significant observed adverse effect, and maintain the character of tranquil areas (those areas that have remained relatively undisturbed by noise from human sources and are prized for their recreational and amenity value for this reason);
 - (e) Limit any adverse impact from artificial light on local amenity, intrinsically dark landscapes (those areas entirely, or largely, uninterrupted by artificial light) and nature; and
- 8.25 Policy DM7 of the adopted SADMP seeks to ensure that development does not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity.
- 8.26 Policy DM10 of the adopted SADMP requires that development would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings.

- 8.27 Policy S8 of the SNP requires development proposals to show appropriate regard for the amenities of neighbouring properties including daylight/sunlight, privacy, air quality, noise and light pollution.
- 8.28 Sibson Mill Farm Cottage is the nearest residential property to the proposed building. The proposal would nonetheless be situated a substantial 80.00 metres north of Sibson Mill Farm Cottage having no impacts in terms of overshadowing or loss of privacy. Both the submitted Application Form and Design and Access Statement state that the proposal is to be used for agricultural purposes and will be ancillary to the extant agricultural use at the site. The level of noise and disturbance created at the site is as a result not considered to be exacerbated and thus will not materially impact on the residential amenity of the occupants of this property. A condition is further considered necessary and reasonable to ensure that the building remains in use for the purposes of agriculture only to ensure the proposed development does not become a source of annoyance to nearby residents.
- 8.29 In light of the above, the proposal complies with Policies DM7 and DM10 of the adopted SADMP, Policy S8 of the SNP and Policy P3 of the NPPF.

Impact upon highway safety

- 8.30 Section 15 of the NPPF promotes sustainable transport. Policy TR2 of the NPPF states that development should be located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location:
- 8.31 Ultimately, development should not be prevented or refused on highways grounds if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement in accordance with Policy TR6 (4) of the NPPF.
- 8.32 Policy DM17 of the adopted SADMP supports development that would not have any significant adverse impacts on highway safety. Policy DM18 of the SADMP requires new development to provide an appropriate/justified level of parking provision.
- 8.33 All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority. Currently this is the Leicestershire Highway Design Guide (LHDG) (2024).
- 8.34 The proposal would utilise an existing access and is not considered to result in the intensification of traffic to the site. A public bridleway, however passes through the site (Bridleway from Wellsborough Road to Sibson Mill, Sheepy). Policy S2 of the SNP states that development should, where applicable, protect and enhance the existing Public Rights of Way within Sheepy Parish and wherever possible create new links to the network including footpaths and cycle ways.
- 8.35 As the proposed development is small in scale, any site traffic will be limited. However, construction vehicle drivers should be made aware that pedestrians, horse-riders and bike riders may also be using the farm track at any time and have a legal right to do so. The Council are therefore satisfied that the use and enjoyment of Public Bridleway should not be significantly affected subject to informatives.
- 8.36 By virtue of the above, subject to informatives, the development would accord with Policy DM17 of the SADMP, Policy S2 of the SNP, the LHDG and Policies TR2 and TR6 and Section 15 of the NPPF.

Impact upon ecology

- 8.37 Policy N2(1)(c) of the NPPF states that development proposals should take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments.
- 8.38 Policy N2(1)(f) of the NPPF requires development to minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective,
- 8.39 Policy N2(2) of the NPPF confirms that if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.
- 8.40 Policy DM6 of the adopted SADMP states that proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.

On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured.

Proposals which are likely to result in the loss or deterioration of an irreplaceable habitat would only be acceptable where:

- e) The need and benefits of the development in that location clearly
- f) It has been adequately demonstrated that the irreplaceable habitat
- g) Appropriate compensation measures are provided on site wherever possible and off site where this not is feasible.

If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused.

- 8.41 Policy S5 of the SNP states that new development which impacts on existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) will be expected to maintain and extend them for reasons of biodiversity thus, wherever possible, demonstrating overall net-gain.
- 8.42 County Ecology have reviewed the submitted information and are satisfied that there is sufficient ecological information available to support determination of this application.

Protected Specifies and Priority Habitats

- 8.43 The site is classified as Deciduous Woodland which is designated under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (as amended). Further information was therefore requested to confirm whether the woodland on site meets the 'Priority habitat woodland' definition to help assess the likely impacts of the development and demonstrate how the mitigation hierarchy has been applied.

- 8.44 Priority habitats are of principal importance for the conservation of biodiversity in England and as such the Priority habitats are a material consideration in planning decisions. In the first instance Priority Deciduous Woodland should be retained.
- 8.45 The revised Preliminary Ecological Appraisal (PEA) as received by the LPA on the 8th April 2026 states that the woodland consists of native deciduous woodland plantation of around 30-35 years age which meets the classification of 'Other broadleaved woodland' rather than 'Priority Deciduous woodland' due to its lack of structural diversity and age.
- 8.46 County Ecology therefore support the proposed compensatory woodland planting to the north of the development within the red line boundary, since this area is connected to the existing woodland and considering the assessment of the age of the current woodland, it is considered that with appropriate management the compensatory woodland could reach the same level of maturity within a 30-year timescale.
- 8.47 The mitigation and enhancement measures identified in the aforementioned PEA and the Landscape and Ecological Enhancement as received by the LPA on the 21st July 2026 should be secured by a condition of any consent and implemented in full. This is necessary to conserve and enhance protected and Priority species particularly those recorded in the locality.
- 8.48 None of the trees on site have bat roost potential as they are not mature enough to have developed suitable features, however the woodland offers highly suitable habitat for bat foraging and commuting bats. Therefore, any new lighting included as part of the proposed development should be included within a sensitive lighting strategy for bats in line with measures outlined in Section 4 of the PEA and Guidance Note GN08/23 (Institute of Lighting Professionals) and submitted to the Council for approval as a condition of any consent to ensure that the impact of the development on bats using the site is minimised.

Biodiversity Net Gain (BNG)

- 8.49 The statutory framework for BNG has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. Once planning permission has been granted, a 'Biodiversity Gain Plan' must be submitted and approved prior to commencement of the development. However, the PPG is clear that BNG is no just a post-permission matter, that it is a material consideration and that when determining a planning application LPA's need to consider whether the BNG condition is capable of being discharged successfully through the imposition of conditions and/or a legal agreement.
- 8.50 Currently, the 10% Biodiversity Net Gain is achievable on site with a +21.36% increase in Habitat Units. The significant on-site BNG will need to be secured for a period of 30 years for monitoring and compliance. A Habitat Management and Monitoring Plan (HMMP) and Biodiversity Gain Plan will also be secured by condition.

Summary

- 8.51 By virtue of the above, subject to conditions, the development would accord with Policy DM6 of the adopted SADMP, Policy S5 of the SNP and Policy N2 of the NPPF.

Impact upon drainage

- 8.52 Policy F7 of the NPPF states that development proposals should not present a risk from flooding to potential occupiers, users, or visitors, and should not increase flood

risk elsewhere. Policy F8 of the NPPF states that development proposals which could affect drainage on or around the development site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, in ways which are proportionate to the nature and scale of the proposal. The systems employed should provide multifunctional benefits where possible, facilitating improvements in water quality, biodiversity and amenity.

- 8.53 Policy DM7 of the adopted SADMP seeks to ensure that development doesn't create or exacerbate flooding by being located away from areas of flood risk unless adequately mitigated against in line with National Policy.
- 8.54 Policy S6 of the SNP seeks to ensure that new development should take full account of flood risk especially from rivers, groundwater and overland flow. Development should be directed to locations at the lowest risk of flooding, applying the Sequential Test and if necessary, applying the Exception Test. Where development is proposed in flood risk Sheepy Parish Neighbourhood Plan Review 22 areas, mitigation measures must be in place to reduce the effects of flood water.
- 8.55 According to the Environment Agency (EA) website, the application site is located predominantly within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of development in low flood risk areas is acceptable. The parcels of the site located within Flood Zones 2 and 3 are minimal and are situated a generous distance away from the proposed building. In addition to the above, the EA Surface Water mapping also indicates that the application site is located in an area at a low risk of flooding from surface water.
- 8.56 In light of the above subject a soakaway and permeable paving informatives being imposed, the Council are satisfied that the proposed development would accord with Policy DM7 of the adopted SADMP, Policy S6 of the SNP, and Policies F7 and F8 of the NPPF.

Impact upon trees

- 8.57 Policy N1 (1) of the NPPF requires development plans to safeguard and enhance the natural environment and reflect the wider benefits from natural capital and ecosystem services.
- 8.58 Policy N6 (2) of the NPPF states that irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 8.59 Policy DM6 of the adopted SADMP seeks to preserve and enhance features of nature conservation. It requires that such features should be retained, buffered and managed favourably to maintain their ecological value.
- 8.60 Regrettably, as part of the proposal existing woodland is to be lost, The Councils Arboricultural Officer, however, acknowledges that certain Agricultural infrastructure may require space within the landholding.
- 8.61 The proposal is therefore supported subject to a condition being imposed requiring compensatory planting being carried out within an area at least 1.50 times larger than the woodland to be removed. The planting should be native deciduous species located carefully in a suitable location on the holding.
- 8.62 In light of the above, subject to conditions the proposal would therefore accord with Policy DM6 of the adopted SADMP and Policies N1 and N6 of the NPPF in this respect.

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.

10. Conclusion

10.1 It is considered that the proposed development would be in accordance with Policies DM2, DM4, DM6, DM7, DM10, DM11, DM12, DM17 and DM18 of the adopted SADMP, Policies S1, S2, S5, S6, S7 and S8 of the SNP, the statutory duties of Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the overarching principles of the NPPF. The proposal is therefore recommended approval subject to the below conditions and informatives.

11. Recommendation

11.1 **Grant planning permission** subject to:

- Planning conditions outlined 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 materials to be used externally shall accord with the approved application form, as received by the Local Planning Authority on the 1st December 2025.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policies S1, S7 and S8 of the Sheepy Parish Neighbourhood Plan (2018-2036), the statutory duties of Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) (2026).

3. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Proposed Floor Plan and Elevations, Site Plan, Drg No.7957 150A;

- Topographical Survey, Sheet 1 of 3, Drg No. 1147cv-I-01 as received by the Local Planning Authority on the 1st December 2025.
- Site Location Plan as received by the Local Planning Authority on the 20th February 2026.
- Preliminary Ecological Appraisal as received by the Local Planning Authority on the 8th April 2026.
- Condition Assessment as received by the Local Planning Authority on the 22nd May 2026.
- BIA Baseline Habitat Map, Drg No. 1786 21 Rev 3;
- Landscape and Ecological Enhancement Scheme, Drg No. 1786 1 Rev 2;
- BNG Metric as received by the Local Planning Authority on the 21st July 2026.

Reason: To ensure a satisfactory form of development in accordance with Policies DM4, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policies S1, S7 and S8 of the Sheepy Parish Neighbourhood Plan (2018-2036), the statutory duties of Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) (2026).

4. The proposed building shall not be used other than for agricultural purposes.

Reason: To ensure the proposed development is compatible with existing development in the locality, does not become a source of annoyance to nearby residents and safeguards highway safety in accordance with Policies DM4, DM7, DM10, DM11, DM12 and DM17 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policies S1, S7 and S8 of the Sheepy Parish Neighbourhood Plan (2018-2036) and the National Planning Policy Framework (NPPF) (2026).

5. Notwithstanding the submitted details, prior to installation of the proposed solar panels, full details of the panels including their installation method shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason: To ensure a satisfactory form of development in accordance with Policies DM4, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016), Policies S1, S7 and S8 of the Sheepy Parish Neighbourhood Plan (2018-2036), the statutory duties of Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) (2026).

6. Should the solar panel arrays hereby permitted no longer be required for the purposes of electricity generation or cease to operate for a continuous period of 6 months then they shall be removed from the roof within 3 months after the end of the 6 months cessation period.

Reason: In the interests of visual amenity and to protect the character and appearance of the application dwelling and surrounding area in accordance with Policies DM2, DM4, DM10, DM11 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan

Document (2016), Policies S1, S7 and S8 of the Sheepy Parish Neighbourhood Plan (2018-2036), the statutory duties of Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) (2026).

7. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Reference: Sibson0325_PEA) OFFICIAL (Stefan Bodnar, February 2026) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To ensure that species and habitats are protected in accordance with Policy DM6 of the adopted Site Allocations and Development Management Plan (2016), Policy S5 of the Sheepy Parish Neighbourhood Plan (2018-2036) and the National Planning Policy Framework (NPPF) (2026).

8. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (Reference: Sibson0325_PEA) (Stefan Bodnar, February 2026) and the Landscape and Ecological Enhancement Scheme (Revision 2) (DJOGS Limited, May 2025), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
 - a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) detailed designs or product descriptions to achieve stated objectives;
 - c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
 - d) persons responsible for implementing the enhancement measures; and
 - e) details of initial aftercare and long-term maintenance (where relevant).The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To ensure that species and habitats are protected and to enhance biodiversity in accordance with the in accordance with Policy DM6 of the adopted Site Allocations and Development Management Plan (2016), Policy S5 of the Sheepy Parish Neighbourhood Plan (2018-2036) and the National Planning Policy Framework (NPPF) (2026).

9. Prior to occupation, a “lighting design strategy for biodiversity” in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - b) show how and where external lighting will be installed (through provision of lighting layout plans, isolux contour plans, luminaire specifications, mounting heights, aiming angles, shielding measures, and lighting

control strategies) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that species and habitats are protected and to enhance biodiversity in accordance with the in accordance with Policy DM6 of the adopted Site Allocations and Development Management Plan (2016), Policy S5 of the Sheepy Parish Neighbourhood Plan (2018-2036) and the National Planning Policy Framework (NPPF) (2026).

10. A Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development, including:
- a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - c) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
 - d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
 - e) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and
 - f) details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

- initial enhancements, as set in the HMMP, have been implemented; and
- habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 2, 5, 10, 20 and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

The Council shall only issue approval of the habitat creation and enhancement works until:

- the habitat creation and enhancement works set out in the approved HMMP have been completed; and
- a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

Reason: To enhance biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Plan (2016), Policy

S5 of the Sheepy Parish Neighbourhood Plan (2018-2036) and the National Planning Policy Framework (NPPF) (2026).

11.3 Notes to applicant

- a) **Your attention is to the below Biodiversity Net Gain note within the Decision Notice which explains that the development is subject to the statutory "biodiversity gain condition". A Biodiversity Gain Plan needs to be submitted to and approved in writing by Hinckley and Bosworth Borough Council prior to commencement of development.**
- b) 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 or call 0116 272 7533.
- a) 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.
- b) Any proposed access drives, parking and turning areas, and paths 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).