



# MAIR

LAND & PLANNING CONSULTANTS LTD

## PLANNING & DESIGN STATEMENT

Outline planning application for the erection of a single self-build dwelling

Land off Main Street, Carlton

December 2025

Ref.: MLP-25-J046

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Prepared on behalf of Mr S Harding

Project Ref.: MLP-25-J046

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## 1. Introduction

- 1.1. Mair Land & Planning Consultants Ltd has been instructed by the applicant, Mr S Harding, to prepare and submit an outline planning application for the development of a single self-build dwelling at land off Main Street, Carlton.
- 1.2. This Planning Statement provides an assessment of the site and its surroundings, including adjacent land uses. It also examines national and local planning policies relevant to this application and outlines the proposed development submitted for consideration by Hinckley & Bosworth Borough Council.
- 1.3. The Council is currently unable to demonstrate a five year supply of deliverable housing land and has an identified need for self-build and custom build plots, these matters will be addressed further in this statement. Therefore, the presumption in favour of sustainable development and 'titled balance' (paragraph 11 of the National Planning Policy Framework) is fully engaged.
- 1.4. The application is supported by the following documents:
  - 1.4.1. Site Location Plan
  - 1.4.2. Proposed Site Plan
  - 1.4.3. Proposed Floorplans
  - 1.4.4. Preliminary Ecological Appraisal
- 1.5. The application is submitted in outline with an indicative layout to demonstrate that the site is capable of accommodating the scale of development proposed. Upon receipt of an outline planning consent, the applicant will:
  - a. Submit a Reserved Matters application to deal with the details of the plot and property (specifically internal property layouts, appearance, landscaping, positioning of the property etc.).
  - b. Deliver the required site infrastructure, including constructing the access from Main Street and internal parking layout, the internal landscaping and drainage and laying the required services and utilities.
- 1.6. The proposal will enable the applicant to design and construct a dwelling to meet his family's current needs.

## 2. Site Appraisal & Context

2.1. With reference to Figure 1 below, the application site covers an area of approximately 1,364 sq. m. (0.34 acre) and is outlined in red. The land in blue is also under the applicant's ownership.



**Above: Figure 1 - Location Plan**

2.2. The application site is located within the village of Carlton and is accessed via Main Street.

2.3. Within the village there are a number of local services including a public house, a restaurant, a café and gift shop and St Andrew's Church. Further services and employment opportunities are located in Market Bosworth (circa 2.2 miles), Barlestoke (circa 3.1 miles), Earl Shilton (circa 9.0 miles) and Hinckley (circa 10.1 miles).

2.4. The existing services within Carlton are all in close proximity to the site and can be accessed by foot.

2.5. The site is generally flat and is well related to the existing built form of the village.

2.6. The site is located within Flood Zone 1, which has the lowest probability of flooding.

2.7. The site does not contain any nationally listed buildings nor is Carlton subject of a defined Conservation Area. There are three listed buildings within the village of Carlton (Manor House Farm, Church of St Andrew and Stone House Farmhouse and Cheese Barn Cottage), however, there is no intervisibility between the site and the

listed buildings. It is considered that the principle of development on the site to provide a single self-build dwelling is acceptable in this location. It is not considered that development of the site will impact upon the setting of a Conservation Area or any of the listed buildings located within the village.

- 2.8. There is an existing public right of way (S77/1) to the east of the application site (within the land outlined blue), which runs south of the village from Main Street and connects to S68/4. The development will not impact upon the route of the public right of way.

### 3. Planning Policy Context

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 confirms that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.2. The development plan comprises the Hinckley & Bosworth Borough Core Strategy (adopted 2009) and the Site Allocations and Development Management Policies Development Plan Document (2016).

#### National Planning Policy Framework (Revised December 2024)

- 3.3. The National Planning Policy Framework (NPPF) was revised in December 2024 and sets out the government's planning policies for England and how these are expected to be applied. The revised NPPF replaces the previous version published in March 2012, revised in July 2018, updated in February 2019, revised in July 2021, updated in September 2023 and December 2023.
- 3.4. Paragraph 7 of the NPPF states that '*the purpose of the planning system is to contribute to the achievement of sustainable development*' and Paragraph 8 confirms there are three objectives to sustainable development, these being economic, social and environmental.
- 3.5. Paragraph 10 confirms '*a presumption in favour of sustainable development*' at the heart of the Framework.
- 3.6. Paragraph 11 sets out how the presumption in favour of sustainable development should be applied:

*'For decision-taking this means:*

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:*
  - i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.'*

3.7. Paragraph 39 states: '*Local planning authorities should approach decisions on proposed development in a positive and creative way...Decision-makers at every level should seek to approve applications for sustainable development where possible.*'

3.8. Paragraph 61, which outlines the objective to significantly boost the supply of homes, states '*it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed...*'.

3.9. Paragraph 63, which outlines the need to deliver sites to meet an identified housing need, including '*people wishing to commission or build their own homes*'. This links to Footnote 28 of the Framework, which states '*Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.*'

3.10. It is considered that the Council has a shortfall of self-build and custom dwelling plots to meet the identified demand.

3.11. Paragraph 73, which states '*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.*' Part b) of Paragraph 73 states that Councils should '*seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom build housing...*'.

3.12. Paragraphs 131 – 141 focus on design. Paragraph 135 states :

*'Planning policies and decisions should ensure that developments:*

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) Are sympathetic to local character and history, including the surrounding built environment and landscaping setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

- d) Establish or maintain a strong sense of place, using the arrangement of streets, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.13. We consider that the proposed development accords with the NPPF in respect of the principle of development and further policies relating to good design and quality of development.

#### Core Strategy (adopted 2009)

3.14. Policy 13 of the Core Strategy identifies Carlton as a 'Rural Hamlet'. It is considered that Carlton is a sustainable settlement, capable of supporting the development a single dwelling, where there is an identified need.

#### Site Allocations and Development Management Policies DPD (2016)

- 1.1. The Site Allocations and Development Management Policies DPD sets out a settlement boundary for Carlton. The application site adjoins the defined boundary.
- 1.2. Policy DM10 sets out a requirement that new development should not have a significant adverse effect on the privacy and amenity of nearby residents and that it should complement or enhance the character of the surrounding area.

## 4. Use & Amount

- 4.1. The proposal is for a development of a single self-build dwelling with associated access, car parking and landscaping.
- 4.2. The objective is to enable the creation of a high quality residential dwelling, which meets an identified housing need.
- 4.3. The dwelling will be occupied by the applicant, who is seeking to build his own house to meet his current and future needs. The property will provide sufficient and flexible living accommodation space for his family.

## 5. Layout

- 5.1. With reference to Figure 2, the submitted illustrative layout demonstrates how the site will be developed. The layout shows the location of the dwelling with garden space to the rear and side. In addition, the layout demonstrates appropriate parking arrangements for a suitable number of vehicles in accordance with highways guidance.



Above: Figure 2 – Proposed Site Plan

5.2. The site has been designed to take account of existing residential dwellings adjacent to and opposite the application site, minimising any issues relating to overlooking. It also seeks to protect the views of existing dwellings opposite the site.

5.3. The existing public right of way, shown on the layout plan, will not be affected by the proposed development.

## 6. Appearance and Landscaping

6.1. This application does not seek approval for matters relating to appearance or landscaping. These will be submitted to the Council for approval on receipt of outline planning.

6.2. It is the applicant's intention to plant a number of new trees within the application boundary and create small areas of natural habitats.

## 7. Planning Assessment

7.1. The following sections seeks to address the key planning issues associated with the proposals. These include -

- 7.1.1. Principle of Development (Section 8)
- 7.1.2. Impact upon the character of the Area (Section 10)
- 7.1.3. Impact upon residential amenity (Section 10)
- 7.1.4. Access & Highways (Section 11)
- 7.1.5. Flood Risk (Section 12)

## 8. Principle of Development

- 8.1. It is considered that the proposed development scheme complies with national and local planning policies in respect of social and economic objectives, particularly around the delivery of self-build and custom build dwellings.
- 8.2. Chapter 5 of the NPPF sets out a requirement for planning policies and decisions to deliver a sufficient supply of new homes to support the Government's objective to significantly boost the supply of homes, without delay. The NPPF also acknowledges that smaller sites can assist in the delivery of new homes.
- 8.3. The Council has confirmed it is unable to demonstrate a five year supply of deliverable housing land. Therefore, additional sites will be required in the immediate term to address this shortfall.
- 8.4. The titled balance (paragraph 11 of the NPPF) as set out earlier in this report is fully engaged.
- 8.5. The application site is available, deliverable and achievable, to not only help assist with the five year supply shortfall but also in the delivery of self-build and custom built plots.
- 8.6. The titled balance is engaged and no material harm has been identified to indicate that the development should not proceed.
- 8.7. There are no identified technical constraints, which indicate that development can not proceed.

## 9. Impact upon the character of the area

- 9.1. On behalf of the applicant, we do not consider that the proposed development scheme will impact upon the character of the area. The site is not located within an area classed as a valued landscape within the context of paragraph 180 of the NPPF. It is assessed as being a edge of settlement site and whilst within a rural setting, there is existing development to the north and east of the site. In addition, development on the opposite site of Main Street extends to the west and well beyond the defined application boundary.
- 9.2. The site forms a logical development parcel within the built up area of the village. It has a good relationship to the existing built form and character of the village, with existing development extending to the west of the village along Main Street and beyond the site boundary.
- 9.3. The development proposed is of low density and will deliver a single self-build dwelling. Paragraph 124 of the NPPF states '*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*' The applicant is seeking to construct an attractive detached dwelling, which will reflect the built form and character of the settlement, that being large dwellings on generous plots.
- 9.4. Existing mature trees and hedgerows will be retained, where possible, which will provide a degree of screening. Further tree planting is proposed, which will deliver an ecological benefit.
- 9.5. As you approach the village from the west, the existing dwellings to the south of Main Street are visible. It is considered that the proposed dwelling would be an extension of the existing development along Main Street. The proposal will be softened by appropriate landscaping and tree planting.

## 10. Impact on residential amenity

- 10.1. In line with national and local planning policies, it is not considered that the proposed development scheme will significantly impact upon the privacy and amenity of nearby residents and occupiers of adjacent buildings.
- 10.2. The Proposed Site Plan has been designed to account for separation distances and the development will not give rise to any noise impacts beyond those associated with

a residential development scheme. It has also been designed to minimise overlooking.

## 11. Access & Highways

- 11.1. The dwelling will be accessed via an existing field access from Main Street.
- 11.2. Off street parking will be provided to the front of the properties, complying with local highways guidance.
- 11.3. It is demonstrated that the existing access is safe and suitable to accommodate the additional development and internal access arrangements. Paragraph 115 of the National Planning Policy Framework states '*Development proposals should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*' In this context, we do not consider any material highway impacts would arise from the development.

## 12. Flood Risk

- 12.1. In accordance with national and local planning policy, the application has analysed the site in relation to potential sources of flooding.
- 12.2. The site is located wholly within Flood Zone 1.

## 13. Conclusion

- 13.1. In summary, it has been demonstrated that the proposal complies with national and local planning policies relevant to the planning application.
- 13.2. The Council has confirmed it is unable to demonstrate a five year supply of deliverable housing land. Therefore, additional sites will be required in the immediate term to address this shortfall.
- 13.3. The tilted balance (paragraph 11 of the NPPF) as set out earlier in this report is fully engaged.
- 13.4. The application site is available, deliverable and achievable, to not only help assist with the five year supply shortfall but also in the delivery of self-build and custom built plots.
- 13.5. There are no impacts which would significantly and demonstrably outweigh the clear and substantial benefits the development would deliver.
- 13.6. The Council is currently unable to demonstrate a five year supply of deliverable housing land and there are no constraints to development. Therefore, in accordance with the NPPF, planning permission should be granted without delay.

