



# PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

**Outline Planning Permission with All Matters  
Reserved for the Construction of a New Dwelling at  
Land to the Rear of 121 Station Road, Bagworth, LE67  
1BJ**

## Planning Statement

**Written and prepared by Planning by Design on  
behalf of Andrew Hodgson**

| Version | Date       | Prepared By | Approved By |
|---------|------------|-------------|-------------|
| 1       | 27.01.2026 | HG          | CA          |
| 2       | 18.02.2026 | HG          | CA          |

# 1 Introduction

## 1.1 Introduction

Planning By Design (**The agent**) has been instructed to act on behalf of Andrew Hodgson (**the applicant**) to prepare and submit an Outline Planning Application to Hinckley and Bosworth Borough Council (**the Planning Authority**) for the construction of no.1 new dwelling (**the proposal**) at: Land to the Rear of 121 Station Road, Bagworth, LE67 1BJ (**the site**). This Planning Statement has been prepared to demonstrate the suitability of the proposal.

## 1.2 The Site

The application site is an irregular shaped parcel of land that is located to the rear of 121 Station Road. It is currently occupied in part by a garage which has been made from corrugated metal panels with a grassed area to the rear. The northern and western boundaries of the site are bound by mature trees, with the western boundary extending out onto playing fields. The site is adjacent to another garage which form part of a row of garages

The location of the site is shown in Figure 1 below.



Figure 1: The Site

## 1.3 Planning History

A search of the Council's planning portal has been undertaken with no planning history found.

## 2 The Proposal

### 2.1 Introduction

The proposal is for the construction of no.1 new single storey dwelling, as well as a rear amenity area and parking spaces provided.

### 2.2 Proposed Dwelling

The proposed Layout Plan and 3D renders of the site are provided in Figures 2, 3 and 4 below.

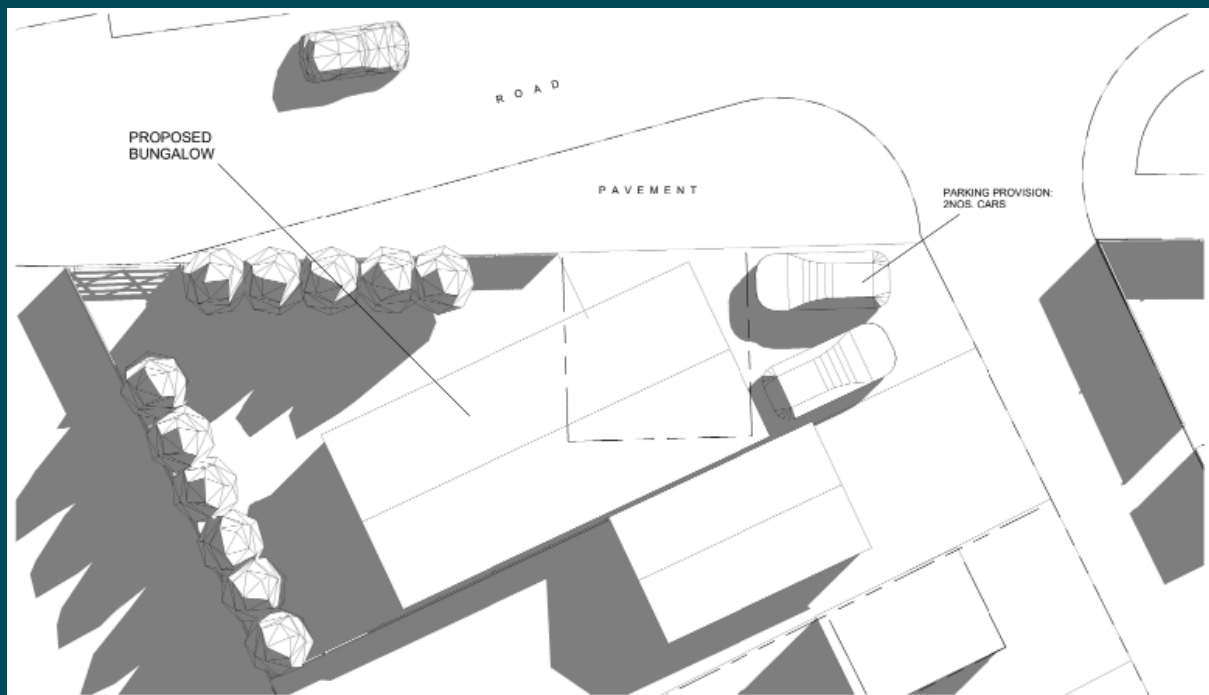


Figure 2: Proposed Layout

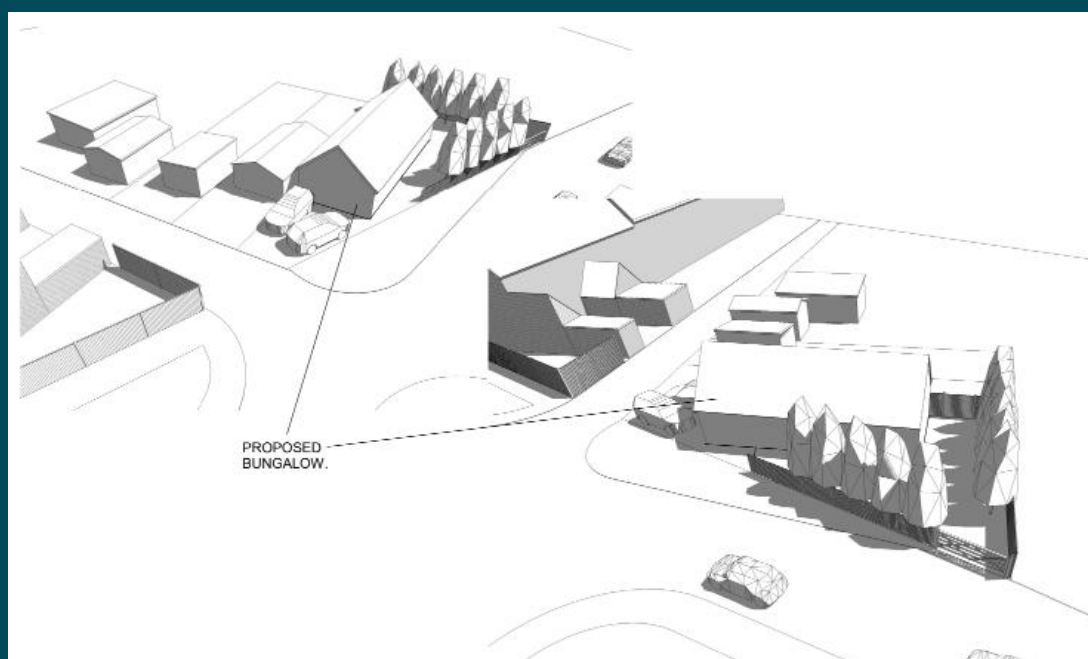


Figure 3: Proposed Layout and Renders

The dwelling will be single-storey with the number of bedrooms to be decided during the detailed design stage. The indicative design is capable of meeting the minimum gross internal area for a one-bedroom property of 39m<sup>2</sup> as set by the Nationally Described Spatial Standards.

### **2.3 Access**

The site will be accessed via the current access arrangements which form off Station Road. It is noted that new build properties on Station Road and a number of other that are opposite to the sports field use the same access road.

### **2.4 Parking**

Parking spaces will be provided at the front of the site as shown above on the indicative plans with space for two cars. This would be in accordance with the Council's Parking Standards Review which sets the requirement of two spaces for houses with up to three bedrooms.

### **2.5 Waste**

Bins will be located within the drive area near to where the cars would be parked as shown on the plans.

### **2.6 Biodiversity**

A Biodiversity Net Gain Statement and Bat Report has been prepared in support of the application which has assessed the site for protected species. It notes that there site is not within an area statutory or non-statutory habitats have been recorded with the site being characterised largely as "vegetated garden" with "developed land" and tress in poor condition. Due to the size of the site, the report adds that a 10% BNG would not be possible, which is not surprising for a site of its size and offsite credits should be sought.

In respect of bats, the garage was surveyed and is said to have negligible suitability for roosting bats due to the lack of features available. The trees were also surveyed and were found to contain no potential roof features either and as a result of this, no further surveys are required.

## **3 Planning Policy**

### **3.1 Introduction**

The following planning policy and guidance applications are recognised as material considerations for the assessment of this application:

- National Planning Policy Framework (NPPF);
- National Planning Practice Guidance;

- Hinckley and Bosworth Borough Council Development Plan

### 3.2 National Policy

#### National Planning Policy Framework

Paragraph 39 confirms that local planning authorities should approach decisions on proposed developments “in a positive and creative way.” Authorities should work proactively with applicants to secure developments that improve the economic, social, and environmental conditions of the area. Decision-makers at all levels should seek to approve applications for sustainable development where possible.

Paragraph 48 confirms that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The NPPF must be considered when preparing the Development Plan and is a material consideration in planning decisions. This paragraph also states that applications should be decided as quickly as possible and within statutory timeframes unless a longer period has been agreed with the applicant in writing.

Paragraph 61 states: *“To support the Government’s objective of significantly boosting the supply of homes, 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 and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community.”*

Paragraph 124 advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 129 highlights that *“Planning policies and decisions should support development that makes efficient use of land, taking into account:*

- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) Local market conditions and viability;*
- c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) The desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) The importance of securing well-designed, attractive and healthy places.”*

The NPPF states that planning should aim to ensure that developments function effectively and contribute to the overall quality of an area. Development must respond to local character and history, reflect the identity of local surroundings and materials and should be visually attractive as a result of good architecture and landscaping.

Paragraph 135 states that development should:

- a) *“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) *Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *Be sympathetic to local character and history, including the surrounding built environment and landscape 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, spaces, 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;*
- 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.”*

### National Described Space Standards

In 2016 the government issued Technical Space Standards for new dwellings. The minimum size of the property required in regards to the number of bedrooms and storeys is provided in Table 2 below.

| Number of bedrooms(b) | Number of bed spaces (persons) | 1 storey dwellings | 2 storey dwellings | 3 storey dwellings | Built-in storage |
|-----------------------|--------------------------------|--------------------|--------------------|--------------------|------------------|
| 1b                    | 1p                             | 39 (37) *          |                    |                    | 1.0              |
|                       | 2p                             | 50                 | 58                 |                    | 1.5              |
| 2b                    | 3p                             | 61                 | 70                 |                    | 2.0              |
|                       | 4p                             | 70                 | 79                 |                    |                  |
| 3b                    | 4p                             | 74                 | 84                 | 90                 | 2.5              |
|                       | 5p                             | 86                 | 93                 | 99                 |                  |
|                       | 6p                             | 95                 | 102                | 108                |                  |
| 4b                    | 5p                             | 90                 | 97                 | 103                | 3.0              |
|                       | 6p                             | 99                 | 106                | 112                |                  |
|                       | 7p                             | 108                | 115                | 121                |                  |
|                       | 8p                             | 117                | 124                | 130                |                  |
| 5b                    | 6p                             | 103                | 110                | 116                | 3.5              |
|                       | 7p                             | 112                | 119                | 125                |                  |
|                       | 8p                             | 121                | 128                | 134                |                  |
| 6b                    | 7p                             | 116                | 123                | 129                | 4.0              |
|                       | 8p                             | 125                | 132                | 138                |                  |

Table 2 – National Described Space Standards

## 3.3 Local Policy

### Core Strategy (2009)

Policy 7: Key Rural Centres: states that support housing development within settlement boundaries that provides a mix of housing types in accordance with Policies 15 and 16.

### Sit Allocations and Development Management Policies (2016)

Policy DM1 Presumption in Favour of Sustainable Development: *Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no*

*policies relevant to the application or relevant policies are out of date at the time of making the decision then the Borough Council will grant permission unless material considerations indicate otherwise, taking into account whether:*

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- b) Specific policies in that Framework indicate that development should be restricted.*

*Policy DM6 Enhancement of Biodiversity and Geological Interest: Development 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.*

*Policy DM10 Development and Design: Developments will be permitted providing that the following requirements are met:*

- It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion; be adversely affected by activities in the vicinity of the site; architectural features;*
- The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;*
- It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;*
- It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;*
- It incorporates a high standard of landscaping where this would*
- Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;*
- An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;*
- It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.*

*In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.*

#### Local Plan Review

The Local Plan is currently undergoing an update.

#### Design and Sustainability Supplementary Planning Document (2018)

This document sets out guidelines for good quality urban design and in regard to Bagworth it sets out the following priorities:

- *Retain significant views out to the rural setting of the village.*
- *Avoid further generic modern domestic forms, considering the local rural and industrial vernacular, exploring measures such as varied orientation to reintroduce a rural feel. Presence of rural vernacular character within the village Lime Grove, an example of late twentieth century housing*
- *Protect the landscaped setting of Bagworth New Wood and other National Forest sites, avoiding built encroachment.*
- *Facilitate connections between the village and important green infrastructure, including Bagworth New Wood.*
- As this settlement falls within the National Forest, development should meet the general design principles of the National Forest

#### December 2024 Annual Monitoring Report

The latest Five-Year Housing Supply (5YHLS) Statement was published in July 2024 which states that the Council could demonstrate a five-year housing land supply of 5.6 years. However, it does not account for the changes to the standard method and it is therefore not considered accurate. It is therefore considered that the Council are unable to demonstrate a five-year housing land supply and the “tilted balance” as outlined in the NPPF is engaged.

## **4 Planning Alignment**

### **4.1 Principle of Development and Housing Mix**

The proposed development aligns with national and local policy objectives by contributing to the supply of housing in a sustainable and well-planned manner. The application site lies within the Bagworth Settlement Development Boundary and would find support Policy 7 of the Core Strategy since Bagworth is a rural centre which allows residential development subject to Policies 15 and 16 being met. These two policies relate to major planning applications and would not be relevant to the development of a single dwelling. Accordingly, the development would be in accordance with Policy 7. Nonetheless, the “tilted balance” is engaged as a consequence of the Council’s lack of 5YHLS and the harm must significantly and demonstrably outweigh the proposals benefits for the application to be refused.

The development would also be considered as an efficient use of land due to the garage that is currently found on site. The site is not located within a sensitive area or one that is subject to any environmental designations and so saves environmentally sensitive locations from being developed.

The development of single-storey, dwelling creates a home which would be appropriate for a range of people such as young and growing families, older people and/or those with access needs. This is therefore an important housing type required in the area. Given the urgent need to boost housing supply and the sustainable design of the proposal, the development aligns with both local and national policy priorities and represents an appropriate and timely response to housing demand.

## **4.2 Design**

The proposals subject to the final design would be expected to be supported by Policy DM10 which sets out criteria in respect of the design of developments for them to be successful. The development is modest in scale and would be appropriate in scale for the site's surroundings. It would also likely have a positive impact on the character and appearance of the area in comparison to the garage that is onsite whilst also screening the other garages from view. The materials have yet to be chosen and would be included in the reserved matters applications, but they would be likely take inspiration from the surrounding residential development so that their appearance accords with their surroundings.

## **4.3 Biodiversity**

The ecology report prepared for the site confirmed that an onsite BNG would not be possible due to the size of the site and therefore, off-site credits should be sought. Off-site credits are an acceptable way of achieving a BNG when onsite measures are not possible as outlined by the Environment Act 2021.

Moreover, despite the lack of BNG, the ecology reports add that no priority habitats are found on site and no protected species would be harmed as a consequence of the development. Subject to the BNG credits being acquired, the development would achieve a suitable BNG and thus the impact of the development would not be unduly harmful.

## **4.4 Access**

The site will be accessed using the existing access arrangements currently in place with the site benefitting from a drop kerb. Bus stops are located on Station Road in proximity to the site which are served by buses to and from Leicester and Coalville albeit infrequently. Within Bagworth there are various amenities, opportunities for leisure and employment within walking or cycling distances which suggests that that site is within a sustainable location.

## **4.5 Economic Benefits**

The development will deliver a range of economic benefits, both during construction and throughout the lifetime of the scheme. In the short term, the project will generate employment opportunities for local contractors, builders, and suppliers, providing a boost to the local construction industry. Beyond the construction phase, the new homes will bring additional residents to the area, increasing demand for local goods and services. This, in turn, will support local businesses, from shops and cafes to service providers, thereby fostering a more resilient and sustainable local economy. By delivering much-

needed housing in an area with identified demand, the development will help stimulate economic activity while also contributing to the long-term vitality of the community.

#### **4.6 Social Benefits**

The proposed development offers significant social benefits, enhancing the well-being of future residents and fostering a strong sense of community. The housing type proposed caters to a range of households, supporting a diverse and inclusive community. The provision of a well-designed home with ample outdoor space contributes to mental and physical well-being, creating a high-quality residential environment that enhances the overall quality of life for its occupants. The dwelling would also make a small contribution to the local housing shortage evidenced by the lack of 5YHLS as well as the national housing shortage and the Government's housebuilding targets.

#### **4.7 Environmental Benefits**

The development prioritises sustainability and environmental responsibility, incorporating a range of measures that promote greener living. The development would use land efficiently by reusing previously developed land that is not subject to any environmental designation. This then protects land that has environmental land from being used. Further, the new dwelling will benefit from the established services in the area reducing the need for additional supporting services.

### **5 Summary and Conclusion**

#### **5.1 Summary**

This Planning Statement has been prepared by Planning by Design on behalf of Andrew Hodgson for the proposed construction of no.1 single-storey dwelling 121 Station Road, Bagworth, LE67 1BJ. To summarise:

- The design of the home will be modern and visually appealing, with materials and landscaping that align with local architectural character.
- The proposal aligns with National and Local Planning Policies, supporting sustainable growth, efficient land use, and place-shaping principles that encourage attractive, family-friendly neighbourhoods.
- Economic, social, and environmental benefits include job creation, improved housing supply, and sustainable construction that promotes biodiversity and energy efficiency.

#### **5.2 Conclusion**

Paragraph 38 of the NPPF states that Local Planning Authorities should “approach decisions on proposed developments in a positive and creative way” and “work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.” This proposal directly supports these goals by delivering a modern single storey dwelling in a sustainable and appropriate location. Given its adherence to these NPPF objectives, we believe the council should be supportive of the above proposals.

For this reason, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council supports this application. Should the Planning Authority have any queries relating to this proposal, please do not hesitate to contact Planning by Design directly.

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