

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

TO ACCOMPANY A PLANNING APPLICATION FOR

**FULL PLANNING PERMISSION FOR THE DEMOLITION OF EXISTING
DWELLING AND ERECTION OF 19 DWELLINGS, FORMATION OF
ACCESS, ASSOCIATED LANDSCAPING AND ATTENUATION POND**

**LAND TO THE EAST OF HIGH STREET,
STOKE GOLDING**

**ON BEHALF OF
CARTWRIGHT HOMES LIMITED**

OCTOBER 2025

REF: 11007

1. INTRODUCTION

1.1. This planning statement has been prepared on behalf of Cartwright Homes in support of a full planning application for the erection of 19 dwellings on land off High Street, Stoke Golding.

The description of development is set out below:

“Full Planning Permission for the demolition of existing dwelling and erection of 19 Dwellings, Formation of Access, Associated Landscaping and Attenuation Pond”

1.2. This planning application is accompanied by the following plans and documents.

Plans

- 10145-PEF-XX-XX-D-H-000006 P01 Swept Path Analysis
- 10145-PEF-XX-XX-D-H-000007 P01 Visibility Splays
- Tree Protection Plan: Rev A
- 29782_02_010_01 Drainage Strategy
- 25-31-PL01A - Site Location Plan
- 10145-PEF-ZZ-XX-D-H P1 Access Plan
- 25-31-PL02-B - Proposed Site Layout
- 25-31-PL03A - Proposed Materials Plan
- 25-31-PL04A - Proposed Hard Landscape Plan
- 25-31-PL05 - Proposed Street Elevations
- 25-31-HT01 Plots 1+6
- 25-31-HT02 Plot 2
- 25-31-HT03 Plot 3
- 25-31-HT04 Plots 4+7
- 25-31-HT05 Plot 5
- 25-31-HT06 Plots 8+9
- 25-31-HT07 Plots 10+11
- 25-31-HT08 Plot 12
- 25-31-HT09 Plots 13+14
- 25-31-HT10 Plots 15+16
- 25-31-HT11 Plots 17 18 +19

- 25-31-HT12 Plots 1+6 Garage
- 25-31-HT13 Plot 7 Garage
- 25-31-HT14 Plots 4 + 5 Garage
- 25-31-HT15 Plots 2 + 3 Garages

Reports

- Design and Access Statement
- Planning Statement
- Transport Statement
- Tree Survey and Arboricultural Method Statement
- Flood Risk Assessment
- Preliminary Ecological Appraisal & Biodiversity Statement
- Heritage Statement
- Archaeological Desk Based Assessment
- Bat Activity Survey

2. SITE AND SURROUNDINGS

- 2.1. The site is located on land to the east of High Street, Stoke Golding. The site location is available at **Appendix 1**.
- 2.2. The site falls within the administrative area of Hinckley and Bosworth Borough Council.
- 2.3. The site extends 0.79 ha.
- 2.4. The site is located to the north of Stoke Golding. The site comprises two fields, separated by an existing hedgerow.
- 2.5. To the south and west of the site is existing residential development along High Street and Roseway. To the north is a small field which is bounded by Stoke Lane, High Street and existing trees and hedgerow. To the east is a small field comprising some small buildings associated with an equestrian use along with a menage and access track.
- 2.6. It is acknowledged that the site is located within the Stoke Golding Conservation Area (as per map 9 of the Made Neighbourhood Plan. There is a Grade II Listed Building on the western side of High Street.
- 2.7. Map 10 of the Made Neighbourhood Plan shows that the site does not contain any Locally Valued Heritage Assets. Map 11 demonstrates that the site does not contain Ridge and Furrow (certain or possible). Map 12 also confirms the site is not identified as a Local Green Space.
- 2.8. The site is within cycle/pedestrian routes of every day facilities and services, as set out in Tables 1 and 2 below.

Table 1: Location of Every Day Services from the Site

Facility	Distance (km)	Walking (minutes)	Cycling (minutes)
Zion Chapel	0.05	1	1
Access to Ashby de la Zouch Canal	0.35	4	1
St Margaret's Church	0.3	4	1
St Margaret's Church Primary School	0.3	4	1
Little Explorers Nursery School	0.3	4	1

The Baxter Hall	0.3	4	1
Coffee Shop	0.35	5	1
Three Horseshoes Public House	0.35	5	1
George and Dragon Public House	0.4	6	2
Stoke Golding Methodist Church	0.4	6	2
Bus stop	0.45	6	2
Stoke Golding Village Hall	0.75	11	3
Stoke Golding Park	0.75	11	3
Pine Close Surgery	0.9	12	3
Willow Industrial Park	1.0	14	3
Tomlinsons Farm Shop	1.2	16	4
Saint Martins Catholic Academy Secondary School	1.2	17	4

2.9. The nearest bus stop to the site is located on Station Road, 450m walk from the site. Table 2 below sets out the frequency and service routes for this stop.

Table 2: Bus Routes accessible to the Site

Service	Route	Frequency
No 7A	Nuneaton – Burbage (via Hinckley)	<ul style="list-style-type: none"> Hourly between 08.25 – 19.00 20 mins to Hinckley 20 mins to Nuneaton 40 mins to Burbage No service on Sunday

Planning History

2.10. There is no relevant planning history for the site.

3. PROPOSED DEVELOPMENT

- 3.1. This proposal is for a full application to provide 19 dwellings on the site. The site layout is available at **Appendix 2**.
- 3.2. The site layout identifies two development parcels, which respect the existing hedgerow and site form. Six dwellings are proposed in the northern field with the remaining 13 in the southern field to the north of Roseway and east of High Street.
- 3.3. The existing hedgerow will be retained (with a small section removed to enable access to the southern parcel).
- 3.4. Vehicle access to the Site will be from High Street. There is an existing track access to the site which will be upgraded to provide suitable vehicular access. A small internal spine road will feed three private drives which will provide access to the 19 dwellings.

4. PLANNING POLICY ASSESSMENT

4.1. The starting point for the determination of planning applications is, as always, the provisions of the development plan. Section 38(6) states:

'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

4.2. The Development Plan currently comprises:

- Hinckley and Bosworth Core Strategy (adopted 2009)
- Site Allocations and Development Management Policies (adopted July 2016)

4.3. The site also falls within Stoke Golding Neighbourhood Plan Review: Made Version (May 2024) area.

4.4. The following policies are relevant to the proposed development:

Core Strategy

- Spatial Objective 3: Strong and Vibrant Rural Economies
- Policy 7: Key Rural Centres
- Policy 15: Affordable Housing
- Policy 16: Housing Density, Mix and Design
- Policy 24: Sustainable Design and Technology

Site Allocations and Development Management Policies

- DM1 Presumption in Favour of Sustainable Development
- DM10 Development and Design
- DM17 Highways and Transportation
- DM18 Vehicle Parking Standards

Core Strategy (adopted 2009)

4.5. Spatial Objective 3 in the Core Strategy is in relation to 'Strong and Vibrant Rural Communities' and states:

"To ensure rural communities have access to a range of shops, education, community, leisure facilities and employment opportunities in the Key Rural Centres to support, enhance and improve the sustainability, vibrancy and vitality of our rural areas."

4.6. This is also reiterated at paragraph 3.20, where it is stated that *"Urban Centres such as Burbage, Barwell and Earl Shilton play an important role in providing local services to their populations as do the Key Rural Centres of Desford, Groby, Ratby, Markfield, Thornton, Barlestoke, Market Bosworth, Newbold Verdon and Stoke Golding. To ensure local services are retained, and where possible enhanced, there is a need to provide a mix of house types and prices, along with local employment opportunities to enable rural communities to retain and diversify their population base."*

4.7. The adopted Core Strategy identifies Stoke Golding as a Key Rural Centre at tier 2 of the settlement hierarchy. The site is located adjacent to the identified development boundary (**Appendix 3**), and is therefore considered to be a natural extension to the settlement of Stoke Golding.

4.8. Paragraph 4.32 of the Core Strategy states *"The third anomaly is Stoke Golding, which does not have a bus service on Saturday's. Improving access to Hinckley by non-car modes is therefore a key objective of this strategy."* Stoke Golding now does have a Saturday services, as evidenced by table 2 above.

4.9. As established above at Table 1, Stoke Golding has a good range of services to meet day to day needs of current and future residents and within suitable walking distances. The settlement benefits from a primary and secondary school, good bus links into Nuneaton, Hinckley and Burbage, as well as a range of local services (such as public house, village hall, coffee shops and farm shop).

4.10. Policy 7 (Key Rural Centres) sets out that “To support the Key Rural Centres and ensure they can provide key services to their rural hinterland, the council will: Support housing development within settlement boundaries that provides a mix of housing types and tenures as detailed in Policy 15 and Policy 16.”

4.11. We acknowledge there is some tension with the wording of policy 7, given the site is adjacent, rather than within the settlement boundary. However, given the five year supply position (discussed in more detail below), we consider that sites adjacent to the settlement boundaries of sustainable settlements (such as Stoke Golding) are suitable for development.

4.12. To reinforce this, the site has been submitted to the Strategic Housing and Economic Availability Assessment (SHELAA) (2020). The SHELAA assessed the site (site reference AS542) and considers the site to have a developable area of 0.78 ha and have capacity for 23 dwellings.

4.13. The assessment also considers the site to be suitable, available and achievable.

4.14. On this basis, we consider this to be an appropriate location for housing in Stoke Golding.

4.15. Policy 11 (Key Rural Centres Stand Alone) relates to those settlements outside the National Forest and away from the edge of Leicester that provide services to their rural hinterlands. This includes Stoke Golding. Policy 11 states the following in relation to Stoke Golding:

“To support the local services in Stoke Golding and maintain rural population levels the council will:

- *Allocate land for the development of a minimum of 60 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Stoke Golding, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16.*
- *Support additional employment provision to meet local needs in line with Policy 7. As part of this, look to provide small, flexible industrial/business/start*

up units to encourage self employment in niche markets as supported by the Stoke Golding Parish Plan.

- *Support the improvement of the GP facilities in Stoke Golding to support the increase in population, to be delivered by the PCT and developer contributions.*
- *Address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Stoke Golding as detailed in the council's most up to date strategy and the Play Strategy. In particular the parish plan has identified a need to improve the quantity of amenity green space in the village and provide more youth facilities such as BMX track, more skate parks, basketball court etc and provide additional allotments. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19*
- *Implement the strategic green infrastructure network detailed in Policy 20. To achieve this, the following strategic interventions relating to Stoke Golding will be required: Disused Railway Line (Nuneaton – Shenton Station)*
- *Deliver safe cycle routes as detailed in Policy 14, in particular a walking/cycling route from Stoke Golding to Hinckley and seek to improve public transport provision between Hinckley and Stoke Golding, particularly on weekends*
- *Encourage tourism by enabling development of tourist accommodation and improving links between the Ashby Canal and the village*
- *Seek improvements in the quality of the village hall and playing fields and pavilion as supported by the Hinckley & Bosworth Borough Council facilities audit*
- *Improve connections with the neighbouring villages of Dadlington and Higham on the Hill to increase the catchment area for local shops*
- *Require new development to respect the character and appearance of the Stoke Golding Conservation Area by incorporating locally distinctive features of the conservation area into the development”*

4.16. The proposals will provide much needed housing, given the existing shortfall in supply. Public Transport connections have already been provided and improved, with Stoke Golding now having a Saturday service to Hinckley and Nuneaton.

4.17. The proposals do not conflict with the provisions set out at Policy 11.

4.18. Policy 15 (Affordable Housing) sets out that sites in the Rural Area (not Hinckley, Barwell, Earl Shilton and Burbage or SUE's) will be required to provide 40% affordable housing on sites of 4 or more dwellings (or 0.13 ha+). The tenure split will be 75% social rented and 25% intermediate housing (as per Policy 15).

4.19. This is relevant to the proposals. The proposed affordable housing mix is shown below at Table 3:

Table 3: Affordable Housing Mix

Beds	HBBC Requirement		Proposed	
	%	No.	%	No
1 Bed	30	2.28	25	2
2 Bed	40	3.04	38	3
3 Bed	25	1.9	38	3
4 Bed	5	0.38	0%	0

4.20. Policy 16 (Housing Density, Mix and Design) states:

“The council requires a mix of housing types and tenures to be provided on all sites of 10 or more dwellings, taking into account the type of provision that is likely to be required, by utilising Table 3 (Profile of new housing needed to meet household type projections) as a starting point for housing mix...”

4.21. The proposed market housing mix is shown below at Table 4:

Table 4: Market Housing Mix

Beds	HBBC Requirement		Proposed	
	%	No.	%	No
1 Bed	5	0.57	0	0
2 Bed	35	3.99	36	4
3 Bed	45	5.13	27	3
4 Bed	15	1.71	36	4

4.22. Table 3, referenced in the Core Strategy, is set out below:

Medium and Larger Family Units*	Multi-person Provision, Student Housing, Flats etc	Smaller and Medium Sized Units**
32%	4%	64%

* two and three bed houses and larger = medium to larger family units

** one and 2 bed flats, 2 bed houses and 2 bed bungalows = smaller and medium

4.23. The proposed mix compared to the Core Strategy Table 3 mix is set out below:

	Core Strategy (Table 3)	Proposed
Medium and Larger Family Units	32%	53%
Multi-person Provision, Student Housing, Flats etc	4%	0%
Smaller and Medium Sized Units	64%	47%

4.24. This deviation from Table 3 as referred to in Policy 16 is due to market factors. The Core strategy was adopted in 2009, clearly the housing market has evolved in the past 16 years, and the proposed mix is considered to be appropriate.

4.25. The policy also states:

"Proposals for new residential development will be required to meet a minimum net density of:

- *At least 40 dwellings per hectare within and adjoining Hinckley, Burbage, Barwell and Earl Shilton*
- *At least 30 dwellings per hectare within and adjoining the Key Rural Centres, Rural Villages and Rural Hamlets*
- *In exceptional circumstances, where individual site characteristics dictate and are justified, a lower density may be acceptable.*

4.26. The proposals are 24 dwellings per hectare, this is owing to site constraints, such as existing planting along with it being within the Stoke Golding Conservation Area. It is considered that the proposed mix is appropriate for the site.

4.27. Policy 24 (Sustainable Design and Technology) requires residential developments in Key Rural Centres and Rural Villages will be expected to meet the sustainability targets set out in Building a Greener Future. The proposed develop will align with these targets.

Site Allocations and Development Management Policies (Adopted July 2016)

4.28. Policy DM1 is consistent with the NPPF, stating *“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.”*

4.29. As discussed earlier, a small tension with the plan is acknowledged, however we consider that the benefits of the scheme outweigh this tension, and therefore planning permission should be granted for these proposals.

4.30. A recent appeal at Land East of The Common, Barwell (reference 3348387) (**Appendix 4**) at paragraph 10 confirms *“The Supplemental Statement of Common Ground sets out the parties’ relative position where the Council confirms it can only demonstrate a 3.55 year supply...”*.

4.31. An ‘Interim Five Year Housing Land Supply was issued in July 2025 as a pre-hearing note, pursuant to appeal APP/K2420/W/24/3357570, following a request from the Inspector. The statement (**Appendix 5**) confirms that the Council can only demonstrate a 3.89 year supply (paragraph 3.4). What is also concerning is the admission at paragraph 3.5, which states *“the supply figures will only decrease as the monitoring exercise is further progressed and further identified completions are subtracted from the supply figure.”*

4.32. It is clear that the LPA cannot demonstrate a five year supply of housing, as required by the Framework. Paragraph 11d is therefore engaged. This means that where the policies which are most important for determining the application are out-of-date, granting permission unless 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.

DM4 Safeguarding the Countryside and Settlement Separation

4.33. The proposed development is for residential development adjacent to the settlement boundary and existing residential development. The proposed development will protect its intrinsic value, beauty, open character and landscape character. The development of this site would not comprise separation with any nearby settlement.

DM6 Enhancement of Biodiversity and Geological Interest

4.34. Policy DM6 requires development proposals to demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management. In addition, major developments must include measures to deliver biodiversity gains.

4.35. The application is accompanied by a Biodiversity Feasibility Statement and BNG Metric. The BNG Metric demonstrates how the scheme will provide a net gain of 12.15% habitat net gain and a 19.29% hedgerow net gain.

DM7 Preventing Pollution and Flooding

4.36. The proposals are located in Flood Zone 1 and is not at risk of surface water flooding. A Drainage Strategy has been prepared to demonstrate the site can be suitable drained.

DM8 Safeguarding Open Space, Sport and Recreational Facilities

4.37. The proposals will not result in the loss of land or buildings in recreational or sporting use and areas of open space, as identified in the most recent Open Space, Sport and Recreational Facilities Study.

DM10 Development and Design

4.38. Policy DM10 (Development and Design) states that developments will be permitted providing that they meet certain requirements. Our response to each requirement is set out below.

- a) 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;

The proposals are bounded on two sites by existing residential development.

The proposals will 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.

- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site

The neighbouring properties are also of residential use. It is therefore considered that the occupiers of the site would not be adversely affected by activities in the vicinity of the site

- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;

The proposals complement the character of the surrounding area. As above, the neighbouring land uses are residential development, and have been designed to accord with the surrounding scale, layout, density, mass, design, materials and architectural features.

- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;

The building materials respect the materials of existing, adjoining/neighbouring buildings and the local area generally. This is demonstrated further in the Design and Access Statement.

- e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;

The proposals seek to retain the existing hedgerows and trees on site, with only a small section removed to allow the road to serve the southern field, ensuring a high quality landscape around the siting of the dwellings.

- f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;

The layout has been designed to provide the majority of dwellings with a south facing garden, providing the opportunity to maximise renewable energy generation from solar PVs.

- g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;

The level of car, visitor and bicycle parking has been planned in accordance with the minimum standards set out in the Leicestershire Highway Design Guide. Each dwelling will be provided with access to an electric vehicle charging point.

- h) 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;

An appropriate Sustainable Drainage Scheme has been demonstrated on the submitted Drainage Strategy.

- i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

The proposed layout has been designed with these matters in mind.

4.39. Policy DM17 (Highways and Transportation) will support proposals subject to criteria. Our response to this criterion is set out below:

- a) Seek to make the best use of existing public transport services and, where appropriate, provide opportunities for improving and sustaining the viability of those services; and cycling to services and facilities; significant movement;

The nearest bus stop to the site is located on Station Road, 450m walk from the site. This stop is served by the 7A service between Nuneaton and Burbage (via Hinckley). The service is provided hourly between 08.25 – 19.00 Monday to Saturday.

The service reaches Hinckley and Nuneaton in 20 minutes and Burnage in 40 minutes.

- b) Seek to ensure that there is convenient and safe access for walking

Safe and convenient access for walking has been designed into the layout. Moreover, there is an existing footpath on High Street, heading south towards the Bus Stop and other services in Stoke Golding.

- c) Demonstrate that there is not a significant adverse impact upon highway safety; and in the case of development that generates

The application is accompanied by a Transport statement which concludes that the change in weekday peak hour traffic flows as a result of the proposed development has been considered. The proposal comprises 19 dwellings, however one dwelling will be demolished to facilitate the access road, resulting in a net increase of 18 dwellings on the site. Based on TRICS data, it is estimated that the additional 18 dwellings would generate 10 additional two-way vehicle movements during the weekday morning peak hour and 9 additional two-way vehicle movements during the weekday evening peak hour. This equates to approximately one additional vehicle movement every 6 minutes during both weekday peak hours.

It is considered that the proposals for 19 dwellings at the site are planned in accordance with local and national transport policies, including Leicestershire Highway Design

Guide. Furthermore, the number of additional vehicle movements generated by this proposal would have negligible impact on the operation of the local highway network and with reference to Paragraph 116 of the NPPF, would not result in a severe “residual cumulative impact on the road network”.

- d) That the development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised; of development on the transport network are not severe.

As demonstrated above, the site is located close to existing facilities in Stoke Golding. The nearest bus stop to the site is located on Station Road, 450m walk from the site. This stop is served by the 7A service between Nuneaton and Burbage (via Hinckley). The service is provided hourly between 08.25 – 19.00 Monday to Saturday. The service reaches Hinckley and Nuneaton in 20 minutes and Burnage in 40 minutes.

- e) Where it can be demonstrated that the residual cumulative impacts

The application is accompanied by a Transport statement which concludes that the number of additional vehicle movements generated by this proposal would have negligible impact on the operation of the local highway network and with reference to Paragraph 116 of the NPPF, would not result in a severe “residual cumulative impact on the road network”.

4.40. Policy DM18 (Vehicle Parking Standards) requires all proposals for new development will be required to provide an appropriate level of parking provision. The following parking provision is provided.

4.41. The Transport Statement concludes that the level of car, visitor and bicycle parking has been planned in accordance with the minimum standards set out in the Leicestershire Highway Design Guide. Each dwelling will be provided with access to an electric vehicle charging point.

Material Considerations

National Planning Policy Framework (December 2024)

4.42. As per Framework paragraph 61, “*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*”.

4.43. The National Planning Policy Framework has introduced the standard method for calculating housing needs. Paragraph 62 is clear that “*To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance.*”

4.44. For Hinckley and Bosworth, this will see the annual requirement increase from 432 dwellings to 659 dwellings (an increase of 227 dwellings per year). Over a 20-year plan period this equates to over an additional 4,500 homes. Given the current position of the emerging plan, Hinckley and Bosworth will need to plan for the housing need identified by the standard method.

4.45. A recent appeal at Land East of The Common, Barwell (reference 3348387) (**Appendix 4**) at paragraph 10 confirms “*The Supplemental Statement of Common Ground sets out the parties’ relative position where the Council confirms it can only demonstrate a 3.55 year supply...*”.

4.46. An ‘Interim Five Year Housing Land Supply was issued in July 2025 as a pre-hearing note, pursuant to appeal APP/K2420/W/24/3357570, following a request from the Inspector. The statement (**Appendix 5**) confirms that the Council can only demonstrate a 3.89 year supply (paragraph 3.4). What is also concerning is the admission at paragraph 3.5, which states “*the supply figures will only decrease as the monitoring exercise is further progressed and further identified completions are subtracted from the supply figure.*”

4.47. It is clear that the LPA cannot demonstrate a five year supply of housing, as required by the Framework.

4.48. Paragraph 11d is therefore engaged. This means that where the policies which are most important for determining the application are out-of-date, granting permission unless 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.

4.49. The Framework (73) is clear that "*Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly.*".

Planning Balance

4.50. The scheme would provide 19 dwellings in a borough with a clear housing land supply shortfall (3.89 years), and where there has been an admission that this will only reduce as the monitoring process continues. Delivery would make an important contribution towards meeting market housing needs in a sustainable location adjacent to an established settlement. As such, significant weight should be given to the provision of much needed housing.

4.51. The proposals will deliver, 40% affordable housing (8 units) would be secured, meeting identified local need and contributing to social sustainability. Significant weight should be attributed to the provision of affordable homes.

4.52. Temporary jobs for construction workers and supply chain benefits during the build phase, plus ongoing local expenditure from future residents. The economic benefits from construction jobs should be attributed moderate weight.

4.53. New residents will increase spending in Stoke Golding's shops, services, and community facilities, supporting the vitality of the Key Rural Centre. This should be attributed moderate weight.

4.54. On-site green infrastructure and planting will achieve measurable net gain of **12.15% (habitat)**, and should be attributed limited weight.

4.55. It is acknowledged there is some tension with the Site Allocations and Development Management Plan as the site is not allocated for development. The site is outside the defined settlement boundary, resulting in some encroachment into open countryside. However, it is physically and visually well-related to the existing built form. Moderate weight should be given to the tension with the policies in the Site Allocations and Development Management Plan, and incursion into open countryside.

4.56. The delivery of market and affordable housing in the context of a significant supply shortfall carries **substantial weight**. Economic benefits from temporary construction jobs add moderate weight, economic and social benefits to the vitality of Stoke Golding as a Key Rural Centre and Economic benefits add **moderate** weight. Biodiversity net gain adds **limited** positive weight.

4.57. Harm is largely limited to the tension with the policies within the Site Allocations and Development Management Plan, given the site is not allocated for development. As such, this tension and modest encroachment into countryside are carries **moderate** weight.

4.58. In applying paragraph 11(d) of the NPPF, the identified adverse impacts would not significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole. The scheme represents sustainable development, and planning permission should be granted.

5. CONCLUSIONS

- 5.1. It is considered that land off High Street, Stoke Golding is in a suitable and sustainable location for residential development.
- 5.2. An 'Interim Five Year Housing Land Supply was issued in July 2025 as a pre-hearing note, pursuant to appeal APP/K2420/W/24/3357570, following a request from the Inspector. The statement (**Appendix 5**) confirms that the Council can only demonstrate a 3.89 year supply (paragraph 3.4). What is also concerning is the admission at paragraph 3.5, which states "*the supply figures will only decrease as the monitoring exercise is further progressed and further identified completions are subtracted from the supply figure.*"
- 5.3. It is clear that the LPA cannot demonstrate a five year supply of housing, as required by the Framework.
- 5.4. Paragraph 11d is therefore engaged. This means planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.5. The site is located adjacent to the identified development boundary, and is therefore considered to be a natural extension to the settlement of Stoke Golding. It is considered that land off High Street, Stoke Golding is in a suitable and sustainable location for residential development.
- 5.6. The proposed development would deliver the following benefits:
 - Provision of 19 homes
 - 40% affordable housing;
 - Local employment during construction and increase expenditure in the local economy to support facilities
 - Deliver biodiversity net gain and landscape enhancements

- 5.7. The delivery of market and affordable housing in the context of a significant supply shortfall carries **substantial weight**. Economic benefits from temporary construction jobs add moderate weight, economic and social benefits to the vitality of Stoke Golding as a Key Rural Centre and Economic benefits add **moderate** weight. Biodiversity net gain adds **limited** positive weight.
- 5.8. Harm is largely limited to the tension with the policies within the Site Allocations and Development Management Plan, given the site is not allocated for development. As such, this tension and modest encroachment into countryside are carries **moderate** weight.
- 5.9. In applying paragraph 11(d) of the NPPF, the identified adverse impacts would not significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework taken as a whole. The scheme represents sustainable development, and planning permission should be granted.