

PLANNING, DESIGN AND ACCESS AND HERITAGE STATEMENT

on behalf of Mr P Sheppard

Full Planning Application

Relating to partial demolition and new extension at The White Swan, High
Street, Stoke Golding.

Prepared by: Simon Tindle, Divisional Partner

For and on behalf of Brown & Co.

Brown & Co is a leading provider of agency, professional and consultancy services across the whole range of rural, commercial, residential, and agricultural markets.

Date: March 2025.

Reference: 058447

1. Introduction

- 1.1 This planning statement has been prepared by Brown & Co in relation to a full planning application for the partial demolition of buildings and the erection of an extension to the White Swan public house in Stoke Golding, to facilitate the reopening of the premises.
- 1.2 The applicant Mr Shepard lives locally and seeing the White Swan being marketed with little interest, he decided to purchase the pub to prevent the loss of the village facility, with a view to refurbishing the pub and providing a high-quality hospitality venue, while retaining the community feel.
- 1.3 The purpose of this statement is to set out the background to the applicant's proposals and the key planning issues raised by them. The statement is structured as follows:
- **Section 2:** describes the physical characteristics of the **site and its surroundings**;
 - **Section 3:** outlines the **proposed development**;
 - **Section 4:** summarises the relevant national and **local planning policy context**;
 - **Section 5:** presents an assessment of **heritage assets**;
 - **Section 6:** sets out the **Design and Access Statement**
 - **Section 7:** provides a planning assessment of the **key considerations** raised by the proposal; and
 - **Section 8:** sets out in brief our **overall conclusions** on the proposal.
- 1.4 This statement should be read in conjunction with the following application documents submitted as part of the full application:
- 24.079.DL0101_P1 - Location Plan
 - 24.079.DX0001_P1 - Site Plan As Existing
 - 24.079.DX0002_P1 - Site Plan As Existing Detail
 - 24.079.DX0003_P1 - Plan As Existing - Ground Floor
 - 24.079.DX0004_P1 - Plan As Existing - First Floor
 - 24.079.DX0005_P1 - Plan As Existing - Cellar Floor
 - 24.079.DX0006_P1 - Elevations As Existing
 - 24.079.DX0007_P1 - Elevations As Existing
 - 24.079.DK0001_P1 - Site Plan As Proposed
 - 24.079.DK0002_P1 - Site Plan As Proposed Detail
 - 24.079.DK0003_P1 - Plan As Proposed - Ground Floor
 - 24.079.DK0004_P1 - Plan As Proposed - First Floor
 - 24.079.DK0005_P1 - Plan As Proposed - Cellar Floor
 - 24.079.DK0006_P1 - Elevations As Proposed
 - 24.079.DK0007_P1 - Elevations As Proposed
 - 24.079.DK0008_P1 - Site Elevations As Proposed
 - 24.079.DK0009_P1 - Plans and Elevations As Proposed External Structures
 - 24.079.DK0010_P1 - Plans and Elevations As Proposed External Structures
 - 24.079.DK0011_P1 - Site Plan As Proposed BNG
 - 24.079.MV0001_P1 - Model View – General
 - 24.079.MV0002_P1 - Model View – Site
 - 24.079.MV0003_P1 - Model View – Building
 - 24.079.MV0004_P1 - Model View – Internal
 - 24.079.VS0001_P1 - Visualisation As Proposed
 - 24.079.VS0002_P1 - Visualisation As Proposed

- 24.079.VS0003_P1 - Visualisation As Proposed
- 24.079.VS0004_P1 - Visualisation As Proposed
- 24.079.VS0005_P1 - Visualisation As Proposed
- 24.079.VS0006_P1 - Visualisation As Proposed
- 24.079.VS0007_P1 - Visualisation As Proposed
- 24.079.VS0008_P1 - Visualisation As Proposed
- Preliminary Ecological Appraisal_BCEnv.24.0138.AP 060459
- Biodiversity Net Gain Assesment_BCEnv.24.0138. AP060459

2. Site and surroundings

- 2.1 The White Swann Public House is located on High Street, Stoke Golding, relatively central to the village. The public house is situated on the eastern end of the site, with a large garden area stretching for 100m to the west. The western end of the garden falls within the Bosworth Battlefield designation.
- 2.2 To the north of the site is the dilapidated Mulberry Farm, which is currently allocated in the local plan for residential development
- 2.3 The White Swan is located within the Stoke Golding Conservation area and in close proximity to listed buildings, The Birches (Grade II) and the Church of St Margeret (Grade I). The public House is referred to in the Conservation Area Appraisal as an important local building.



Fig 1. Site location plan

Planning History

- 2.4 Planning history of the site as recorded on Hinkley and Bosworth Public Access system;
- 91/00285/4A – Illuminated Signs – Consent granted 25/04/1991
 - 07/00552/FUL – Formation Of Patio Area To Rear Including Planters And Canopy – Approved 10/07/2007
 - 07/00977/FUL – Formation Of Patio Area To Rear Including Planters And Canopy (revised scheme) – Approved 05/10/2007
 - 16/00104/ADV – Display of 2x illuminated fascia signs, 3x non-illuminated fascia signs and 1x illuminated hanging sign – Consent granted 31/03/2016
 - 19/01244/FUL – Erection of six detached dwellings with associated access and landscaping – Withdrawn 28/01/2020
 - 21/00070/FUL – Proposed development of 6 detached dwellings with associated access, parking and landscaping (resubmission of 19/01244/FUL) – Refused 25/05/2021

3. Proposed Development

- 3.1 The proposed development is for the demolition of outbuildings and existing single storey extension and erection of a rear extension to the public house. Development will also include an expansion to the existing car park, external patio area, fencing and pergola.
- 3.2 Within the pub garden area, an external bar and play area are proposed, along with several dining pods.
- 3.3 The applicant also recognises the need for additional income streams to make the pub a viable long-term prospect. With a large garden, the proximity to key local visitor attractions and the need for visitor accommodation in the district, the proposal includes a proposed glamping use and ancillary building.
- 3.4 To facilitate a net increase in biodiversity, additional landscaping is proposed, particularly at the western end of the site, including new native trees and wildflower planting.

Pre application discussions

- 3.5 Pre application discussions were held with the Council's Conservation officer and a site meeting held on 10th February 2025, to discuss proposals. The Officer was broadly positive to proposals and provided helpful advice on scale and materials, which has been fully considered in the formulation of proposals.
- 3.6 Contact was also made with the Parish Council to request to attend the Parish Council meeting in February 2005, in order to discuss proposals. The Parish Council were unable to facilitate this but have helpfully offered a site meeting ahead of their consultation response.

4. Planning Policy Context

- 4.1 The development plan for the area comprises of the Hinckley and Bosworth LDF which was adopted in December 2009. The plan is made up of a series of development plan documents. Stoke Golding Neighbourhood Plan also makes up a part of the development plan.

Core Strategy

- 4.2 The Core Strategy provides the over-arching strategy and long-term vision for Hinckley & Bosworth, whilst other Development Plan Documents implement the strategy and vision contained within the Core Strategy.
- 4.3 Within the Core Strategy, Stoke Golding is designated as a Key Rural Centre. Policy 7 supports the provision of key services within such settlements to support the rural hinterland. The policy resists the loss of local shops and facilities in Key Rural Centres and encourages a range of employment opportunities.
- 4.4 Policy 11: Key Rural Centres Stand Alone – specifically references Stoke Golding. The policy indicates that support will be given to additional employment provision to meet local needs in line with Policy 7. The policy also encourages tourism by enabling development of tourist accommodation and providing improved links between the Ashby Canal and the village. Policy 11 also requires 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
- 4.5 Policy 17: Rural Needs – expressly supports small scale developments that meet a 'local need', provided the development is of a scale and design which fully respects the character of the settlement concerned and the level of need identified.
- 4.6 Policy 23: Tourism Development – supports development of holiday accommodation including tenting fields, in suitable locations, particularly where;
- The development can help to support existing local community services and facilities and,
 - Is of a design and at a scale which is appropriate to minimise impact and assimilate well with the character of the surrounding area with acceptable landscaping and,
 - The development adds to Hinckley & Bosworth's local distinctiveness and,
 - Complements the tourism themes of the borough and,
 - The development adds to the economic wellbeing of the area.

Site Allocations & Development Management Policies DPD

- 4.7 Policy DM4: Safeguarding the Countryside and Settlement Separation - To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:
- 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

- 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
- It significantly contributes to economic growth, job creation and/or
- It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
- It relates to the provision of accommodation for a rural worker in line with Policy DM5 -Enabling Rural Worker Accommodation. and:
 - It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
 - It does not undermine the physical and perceived separation and open character between settlements; and
 - It does not create or exacerbate ribbon development; with Core Strategy Policies 6 and 9; and
 - If within a Green Wedge, it protects its role and function in line
 - If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21.

Stoke Golding Neighbourhood Plan

- 4.8 Policy SG7: Countryside – the countryside (outside of the settlement boundary) 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 countryside locations only the following types of development will be supported:
- Agriculture and forestry;
 - The re-use and adaptation of buildings in accordance with Policy SG23 and Site Allocations and Development Management Policies DPD Policy DM15;
 - Rural exception housing sites and isolated homes in the countryside in accordance with Core Strategy Policy 17,
 - Site Allocations and Development Management Policies DPD Policies DM5 and DM14, and the National Planning Policy Framework;
 - Development and diversification of agricultural and other land-based rural businesses;
 - Development by statutory undertakers or public utility providers;
 - Recreation and tourism provided it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; and
 - Renewable energy in accordance with Policy SG13.
- 4.9 Policy SG12: Ecology and Biodiversity - Development proposals should provide for a minimum 10% biodiversity net-gain. Proposals for biodiversity conservation or enhancement of the following types will be supported:
- The conservation and creation of deciduous woodland and mesotrophic grassland5;
 - The creation of connections between the network of features and habitats,
 - The use of traditional ‘Midlands’ style’ hedge-laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character; and
 - Tree planting to regenerate mature/veteran trees as they come to the end of their lives.
- 4.10 Policy SG14: Non-designated Heritage Assets – states the White Swan Public House is a non-designates heritage asset. New development should take opportunities to enhance heritage assets or better reveal their significance.

- 4.11 Policy SG18: Commercial, business and services uses in the Village Centre - Development proposals that will enhance the commercial, business and service functions of the Village Centre, will be supported.
- 4.12 Policy SG20: Tourism- the development of new tourism facilities associated with the Bosworth Battlefield and Ashby Canal will be supported where they respect the character of the countryside and heritage assets.

5. Heritage Statement

- 5.1 The Statement is prepared in accordance with The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), 2017, considering the requirements of the Hinkley and Bosworth development Management Policy DM12, Policy SG14 of the Neighbourhood Plan and National Planning Policy Framework.

Identification of Heritage Assets that may be affected

- 5.2 Church Of St Margaret – Grade I – 1074214

Parish church. An early C13 church was refashioned and enlarged between Circa 1290 and Circa 1340. Dressed freestone blocks and lead covered roofs of low pitch. West tower, 4-bay nave with south aisle and 2-bay chancel with south chapel of the same build as the nave aisle. West tower: Early C14, 3 stages marked by offsets, angle buttresses die into the third stage; there is a fretted frieze beneath a hollow moulded parapet string containing sculptured heads, and immediately above this, at each corner and in the centre of each face is a small gargoyle, and above these an openwork parapet of quatrefoils. Recessed octagonal spire with roll-moulded angles and 3 tiers of lucarnes, each a simple quatrefoil opening (c.f. Church of All Saints, Ratcliffe Culey, Witherley C.P.; Church of St. Michael, Fenny Drayton, Witherley C.P.). Pointed west window of 2 trefoil-headed lights and Y-tracery with trefoil cusping in the spandrel; roll moulded surround and ogee-moulded hood. Immediately below the window is a blocking. 2-light belfry windows with trefoiled ogee-headed lights and a single reticulation above. The south side of the church was added Circa 1290-1310 and has 6 pointed 3-light windows alternating between (from the left) Geometrical tracery of three circles containing quatrefoils, and cusped intersecting tracery. The easternmost window has, in contrast to the others, ogee-headed lights with quatrefoils above. All have concave quoter-round moulded surrounds and a continuous roll and fillet-moulded hood. There are buttresses at the bay divisions, and these were formerly surmounted by richly carved pinnacles, the stumps of which survive, being linked by an openwork parapet like that of the west tower. The pointed south door is on the right hand side of the west bay; it has 2 roll and fillet-moulded orders with foliated capitals, now heavily weathered, and a roll and fillet-moulded hood with mutilated stops. The north side was remodelled Circa 1320-40, and work appears to have begun at the west end. Of the five windows which pierce this front, the first (from the west) have lights and cusped intersecting tracery; the next 3 have cusped flowing tracery and are framed by 2 orders of convex quater-round mouldings. The 2 nave windows have ogee-moulded hoods terminating in carved heads whereas the 2 chancel windows have returned concave quoter-round hood moulds. To the west of the central nave window is a blocked pointed doorway with 2 orders of wave mouldings and similar hood-mould to its flanking windows. There are buttresses at the bay divisions and unlike the nave, the chancel has a moulded plinth; the whole of this side is provided with an ogee-moulded parapet string and low parapet with moulded coping. At the east end is an ambitious late C13 chancel window of 5 cinquefoil-headed lights with elaborate cusped Geometrical tracery, roll and fillet-

moulded mullions, 2 keel-moulded outer orders and a keel-moulded hood terminating in heads. A hollow chamfered gable coping contains carved fleurons and the apex is surmounted by a cross. The east end of the chancel is flanked by angle buttresses with panelled and crocketed pinnacles. To the left hand side is the east window of the south aisle; this too has 5 lights, the central one being shorter than the others; the outer lights have trefoils over and the inner light a circle containing a trefoil; concave quarter-round moulded surround and roll and fillet-moulded hood. Drainage spout to the left with a carved face. Interior: No structural division between nave and chancel. 4-bay nave arcade of Circa 1290; the piers have filleted multiple shafting and richly carved capitals with naturalistic foliage, oak leaves being much in evidence; 2 capitals incorporate heads including a knight and ladies wearing wimples. Roll and fillet-moulded pointed arches and hoods, the latter having sculptured heads or balls of foliage in the spandrels. C15/C16 nave and aisle roofs; cambered and brattished tie beams surmounted by short stubby king-posts supported on brackets which spring from wooden corbels; a roll moulding extends along the soffits of the brackets and tie beams being interrupted in the centre of each beam by a carved boss. The bosses of the aisle are of better quality than those of the nave. C19 arch-braced collar roof over chancel. Fixtures and fittings: Octagonal font of Circa 1340-50 on shafted base; panels around the sides of the basin depict window tracery, which dates the piece, and standing figures including St. Margaret, the donor, St. Katherine and a bishop. In the south wall of the aisle is a small recess with pointed arch and trefoil cusping, perhaps for an image. Next to it is a segmental pointed arch tomb recess with hood-mould and concave quarter-round moulded surround. The sills of the windows in the south aisle are linked by a continuous string. The east end of the aisle is now used as a vestry but a piscina in the south wall with a tall triangular head and crocketed hood suggests that it was a chapel originally. On the left hand side of the south aisle east window is a corbel carved as a man's head, surmounted by a short column; disturbance of the masonry on the right hand side of the window suggests that this was one of a pair; they were probably image brackets or light stands. C19 screen of Perpendicular character between nave and chancel. In the north wall of the vestry is the external face of a lancet window, an indication that the core of a C13 church survives. Monuments: Late C13 incised sword, possibly commemorating Sir R. de Champagne. Tablet to Henry Firebrace, died 1690; drapery around the side and palm leaves on top beneath a cornice, the whole surmounted by a pedestal with fishscale decoration from the top of which leaps a flame. B.O.E. pp. 395-6.

5.3 The Birches – Grade II – 1294849

House. Early to mid-C18. Red brick with slate roof and brick end stacks. 2 storeys with pilaster quoins, band over first floor and dentilled brick eaves cornice. 3-window front with shallow central brick projection; glazing bar sashes in open boxes with gauged brick heads. Central half-glazed door in later C19 wooden surround with pentice hood. Later C19 wide square bay to left on ground floor. Undergoing repairs and refurbishment at time of resurvey (February 1988).

5.4 Stoke Golding Conservation Area

“The Conservation Area in Stoke Golding was declared in June 2004. The principle purpose of the designation was to protect those parts of the village which are closely associated with the village's past.”

- 5.5 The White Swan is specifically referred to in the Conservation Area Appraisal as an important local building and within the Neighbourhood Plan as a Non-designated heritage asset.

5.6 Bosworth Battlefield

The National Planning Policy Framework defines registered battlefields as designated heritage assets.

- 5.7 *“Bosworth Battlefield, the site of the Battle of Bosworth in 1485, is Registered for the following principal reasons: * Historical importance: an iconic event in English history, the Battle of Bosworth brought the Tudor dynasty to the throne and saw the last death of an English king in battle; * Topographic integrity: while agricultural land management has changed since the battle, the battlefield remains largely undeveloped and permits the site of encampments and the course of the battle to be appreciated; * Archaeological Potential: recent investigation has demonstrated that the area of the battlefield retains material which can greatly add to our understanding of the battle; * Technological significance: Bosworth is one of the earliest battles in England for which we have clear evidence of significant use of artillery.”*
- 5.8 *“The final act of the day was the crowning of Henry by Lord Stanley almost certainly on Crown Hill to the north-west of Stoke Golding, the crown having been retrieved from Richard's corpse.”*

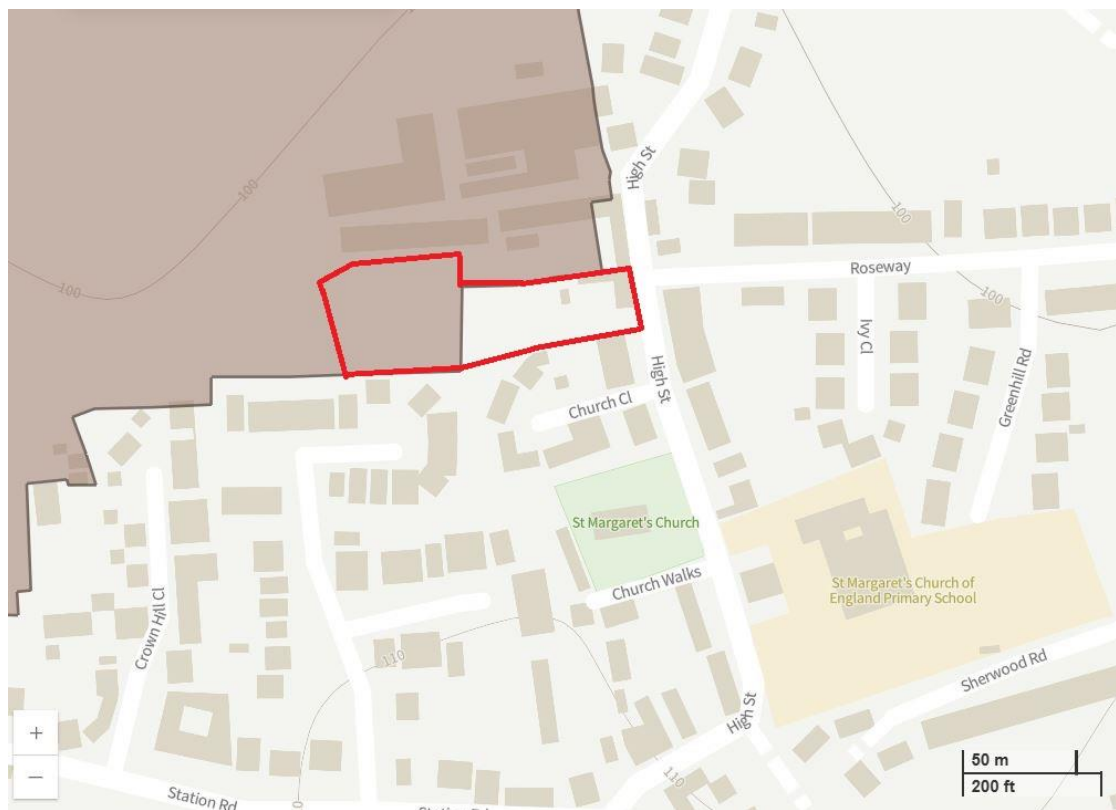


Fig 2. Site in the context of the Bosworth Battlefield (shaded brown) (<https://historicengland.org.uk/listing/what-is-designation/registered-battlefields/>) Last accessed 06/02/2025.

Assessment of the degree to which these settings and views make a contribution to the significance of the heritage asset

5.9 Significance of a heritage asset is defined in the Glossary of the NPPF as;

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

5.10 Planning Practice Guidance indicates that ‘Significance’ derives not only from a heritage asset’s physical presence, but also from its setting. The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic.

5.11 To understand the significance of an asset, it is important to appreciate;

- The nature of the significance;
- The extent of the significance; and
- The level of the significance.

5.12 The historical significance of the battlefield is acknowledged. The battle itself was significant in British history. The landscape has changed markedly since due, in the main, to modern agriculture and the construction of the canal. Therefore, much of the physical significance relates to the topography of the area, particularly the flat area to the north of Dadlington and Crown Hill to the north of Stoke Golding. The technological innovation associated with the battle also adds to its significance.

5.13 In terms of the nearby listed buildings, much of their significance relates to the architectural merit of the buildings. The Grade I listed Church Of St Margaret is significant as a statuesque building in the village. As a ridge top village, the spire is visible from the surrounding hinterland.

5.14 The Conservation Area in Stoke Golding was declared in June 2004. The principal purpose of the designation was to protect those parts of the village which are closely associated with the village’s past. The White Swan is an important non-designated asset within the conservation area.

Assessment of the effect of the proposed development

5.15 The development is intended to retain and enhance the existing public house use. Any development is confined to the existing public house curtilage and remains within the general footprint of the existing built form.

5.16 In terms of scale and massing, the proposed buildings remain single storey, reflecting the vernacular of the village in form and materials. It is therefore considered the extension represents an improvement from the situation as existing. The refurbishment of the public house will inject new vitality into and ensure an appropriate use for a non-designated asset. Hence, the development will have little negative impact upon the setting of either of the heritage assets, in fact the development is considered to represent a marked improvement from the situation as existing.

- 5.17 Focusing upon the glamping use, it is acknowledged that this will have some visual impact on the area, particularly the Bosworth Battlefield designation. However, the site is surrounded on three sides by built form, given the residential allocation of the site to the north. While the applicant does not wish the tents to be time limited in their erection, they will be easily demountable and thus will have a lower degree of permanence than a permanent structure.

Conclusion – Heritage

- 5.18 The proposed development will have minor impact upon the significance of the heritage assets directly, or by altering their setting. While it is acknowledged that the glamping site will be located within the battlefield boundary, the development will have a lower degree of permanence than a permanent structure.
- 5.19 Should officers determine that the proposal will result in less than substantial harm, then we advocate that this is at the minor end of the spectrum. Public benefit will be achieved by retaining and enhancing a key village facility, enriching the vitality of the village and its hinterland, bringing a non-designated asset back into economic use and contributing to local character and distinctiveness.

6. Design and Access Statement

- 6.1 In accordance with Section 9 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 a Design and Access Statement is required for development within a designated area, which creates a floor space of 100m² or more.
- 6.2 This Design and Access Statement has been prepared in accordance with the document produced by the Commission for Architecture and the Built Environment (CABE), entitled, *“Design and access statements How to write, read and use them”*, which is generally accepted to be the industry standard format.

Use

- 6.3 The use of the building as a public house is intended to resume. Previously a ‘wet-led’ premises, it is clear to the applicant that food service must also form an important part of the business. Likewise, it is recognised that to survive, village pubs must diversify their offering, and the glamping use is expected to provide the business with not only an additional income stream in terms of overnight stays, but a clientele which complements the pub/ restaurant.

Amount

- 6.4 The existing floorspace of the public house is 322m². 104m² of floorspace is proposed for demolition with 435m² to be constructed. This accounts for the additional restaurant space which is required to ensure a viable business in the future. The total floor area of the premises will be 652m².

Layout

- 6.5 The proposal retains a similar layout to that as existing, albeit larger. The single storey projection will extend to the rear, however, will encompass a similar area to the current beer garden. Retaining a comparable level of hard surfacing.
- 6.6 The original access door to the pub is located on High Street and this will remain, although, to enable level access to the premises, a new front entrance is proposed to the southern elevation, direct from the car park.
- 6.7 The car park itself will be extended westwards to provide an additional 10 spaces from that as existing. This includes one accessible space, EV charging and cycle parking provision.
- 6.8 Located to the western end of the site, is the glamping use. This is located away from the pub to provide an element of separation but is intended to be a complementary use to the public house. This is necessary to provide additional income streams.

Scale

- 6.9 The application contains several visualisations in order that the scale of proposals can be adequately understood, particularly in relation to the existing building. The extension is proposed to be a single storey rear projection and will mirror the height of the existing rear projection, which it will replace.

Landscaping

- 6.10 Landscaping has been closely considered and also accounts for the 10% net increase in biodiversity. It is the intention to retain and supplement the existing landscaping. This can be clearly seen on plan: 24.079.DK0002_P1 - Site Plan As Proposed Detail.
- 6.11 Ecological enhancements are additionally shown on plan: 24.079.DK0011_P1 - Site Plan As Proposed BNG.

Appearance

- 6.12 Local context has influenced design, with the use of materials which harmonise the existing building and surrounding vernacular. A notable influence is the gable end of the neighbouring farm (Fig. 3) and this has resulted in the pitched roof design and brick detail on the proposed extension see: 24_079_DK0006_P1 – Elevations as Proposed



Fig 3. Gable end detail of neighbouring farm

Vehicular and transport links

- 6.13 Sustainably located within the heart of the village, it is anticipated that most of the customers will be drawn from the local area and will arrive and leave on foot.
- 6.14 Likewise, visitors will be drawn from the popular Ashby Canal moorings, a notable tourist attraction, which is which are in walking distance. The glamping use is also seen as a visitor destination and forms a part of the site.
- 6.15 The village is served by a regular bus service connecting with Hinkley and additional car and cycle parking has been provided on site. New EV charging apparatus is proposed to facilitate the increase in EV ownership.

Inclusive Access

- 6.16 The original front door or the premises is narrow and has several level changes and thus the opportunity has been taken to provide a new level access entrance from the site. This will represent the main entrance to the premises.
- 6.17 Internally, the layout takes into account accessibility, with a large reception area, and wide circulation spaces and doorways, where new. Accessible toilets have been provided.
- 6.18 Dedicated parking has been set aside within the car park for those with limited mobility.

7. Planning Assessment

Principle

- 7.1 Located within a Key Rural Centre, the redevelopment and reopening of the premises is supported by Neighbourhood Plan Policy SG18. Development proposals that will enhance the commercial, business and service functions of the Village Centre, will be supported. In fact, the thrust of the development plan is to avoid at all costs the loss of services, this application intends to retain and augment.
- 7.2 Likewise, Neighbourhood Plan Policy SG20 supports economic growth in Stoke Golding, providing opportunities for expansion and growth of local enterprise. Development of new tourism facilities associated with the Bosworth Battlefield and Ashby Canal will be supported where they respect the character of the countryside and heritage assets.
- 7.3 The Neighbourhood Plan Policy is underlain by Local Plan Policies 11 and 23, which support development of holiday accommodation, including tenting fields (and ancillary buildings), in suitable locations, particularly where the development can help to support existing local community services and facilities. The village is in close proximity to key visitor attractions including the Bosworth Battlefield, Twycross Zoo and Ashby Canal and it is hoped the visitor accommodation will provide a diversification to the pub but also a complementary use, providing supplementary weekday holiday customers. Although the glamping site technically lies outside of the settlement boundary defined within the Neighbourhood Plan, the proposal complies with Policy SG7, insofar that it is tourism development, adjacent to settlement boundary and well located in relation to the village boundary, which surrounds the site on three sides.

Amenity

- 7.4 Fundamentally, public houses are most successful when they are near to the local community they serve. This is a current historic use, which is unincumbered by restriction. However, the owner is a local resident and is keen to work with and be sympathetic to the residential amenity of neighbours in terms of noise and disturbance, both during construction and operation.
- 7.5 Focusing upon built form, the proposed extension is to be single storey and of similar form to the existing rear projection. Although currently awaiting decision, the layout of the Mulberry Farm residential development (22/00661/FUL) has been considered and the layout developed accordingly. The development will neighbour the Mullberry Farm community orchard and car park, and therefore is not envisaged that proposals will create any issues in terms of overshadowing, or loss of daylight/ sunlight to neighbours.

Ventilation/ Extraction

- 7.6 It is acknowledged that the premises will require the installation of ventilation/ extraction equipment. Given the change of pace in technology, the specification and availability of equipment, a detailed specification cannot be included with the application. Nevertheless, in principle, suitable technical solution is available to provide an improvement to the present situation and prevent any residential amenity issues in terms of noise and cooking odour. Should the LPA be minded, this can be dealt with by a well worded condition requiring submission of technical data ahead of bringing the kitchen into use.

Adaption to Climate Change

- 7.7 The proposed buildings both incorporate renewable energy generation in the form of solar PV. The buildings will be constructed to modern building regulation standards and thus will be significantly more sustainable than those existing.

Biodiversity and Net Gain

- 7.8 The application is accompanied by a Preliminary Ecological Appraisal. The appraisal highlights several ecological constraints and proposes mitigation and enhancements. The report recommends a Non-Licensed Method Statement in respect of mitigation and protection measures to be employed during project phases. It is considered that this can be dealt with via a well worded planning condition and should not pose a constraint to development.
- 7.9 Proposed enhancements include wildflower planting, dead wood piles, bat and bird boxes, as shown on 24.079.DK0011_P1 - Site Plan As Proposed BNG.
- 7.10 The application is also supplemented by a Biodiversity Net Gain Assessment. The proposed enhancements will achieve 33.11% increase in habitat units and 12.79% increase in hedgerow units. The BNG enhancements are detailed on 24.079.DK0002_P1 - Site Plan As Proposed Detail. As such BNG net gain can be secured with a compliance condition requiring implementation of the proposed scheme.
- 7.11 Overall, the proposed scheme accords with Policy SG12 of the Neighbourhood Plan.

Parking

- 7.12 The proposed layout includes additional car parking over and above that as existing. However, the premises is in a highly sustainable location and visitors will be encouraged to walk to and from.
- 7.13 Cycle parking for up to four bicycles is proposed.
- 7.14 EV charging and parking for persons with limited mobility is also included within the layout.

8. Conclusion

- 8.1 For the reasons set above, it is considered that the proposed development is in principle acceptable in planning policy terms.
- 8.2 Ultimately, the reopening of the existing public house will be of great benefit to the village, in terms of retention of a service, bringing vitality and vibrancy to the area. This, along with the diversification of the business via the provision of glamping, must be balanced against the less than substantial harm upon the heritage assets. It is advocated that any harm would be at the lower end of the scale and the proposals would facilitate the long-term viability of the public house.
- 8.3 The Development Plan must be taken as a whole and when conducting a balancing exercise, it is clear that the proposals will make a positive contribution to the area, and this will far outweigh any negative aspects.