

Planning Statement

Willow Farm, Thornton Lane, Stanton Under Bardon, LE67 9TU

Demolition of existing agricultural building and construction of building to provide an indoor manège

Client Name: Elvis Drummond

Date of Issue: March 2026

Local Authority: Hinckley and Bosworth Borough Council

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Contents

1.0	Introduction and Site Description	3-5
2.0	Planning History	6-7
3.0	Proposed Development	8-10
4.0	Main Issues	11
5.0	Planning Policies	12-18
6.0	Planning Assessment	19-33
7.0	Conclusion	34-35
8.0	Appendices	36-49

Appendices

Appendix 1 – Site Photographs

Appendix 2 - Pre-Application Advice Response 25/10180/PREHMO

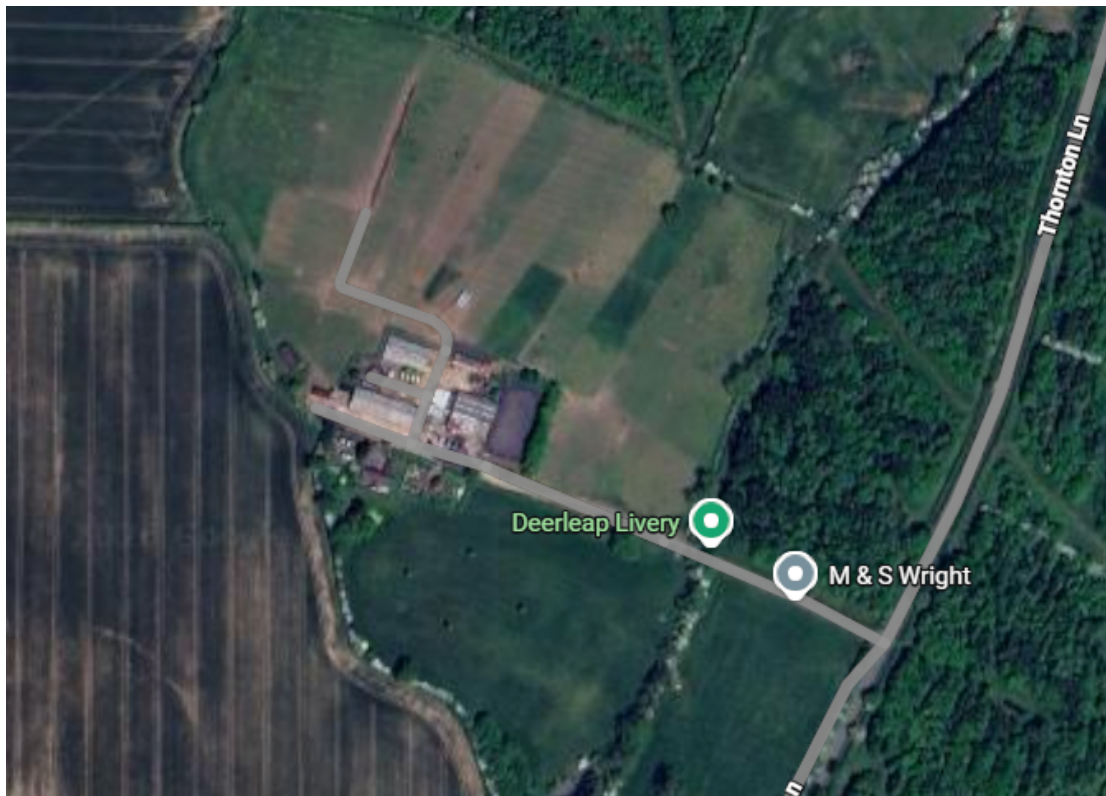
Appendix 3 – Flood Risk Map

1.0 INTRODUCTION AND SITE DESCRIPTION

- 1.1 This planning statement has been prepared on behalf of Mr Elvis in support of a planning application for the demolition of an existing agricultural building and the erection of an indoor manège at Willow Farm, Thornton Lane, Stanton Under Bardon, LE67 9TU.
- 1.2 This statement should be read in conjunction with the accompanying documents which include:
- Application Form;
 - Topographical Surveys;
 - Proposed Block Plan Drawing No. 25.4618.08;
 - Proposed Site and Roof Plan Drawing No. 25.4618.09;
 - Proposed Elevations Drawing No. 25.4618.10;
 - Proposed Ground Floor Plan Drawing No. 25.4618.11; and
 - Preliminary Ecological Appraisal and Biodiversity Net Gain Statement by ALCA Ecology.
- 1.3 This statement describes the application site, the locality and comments on the relevant Development Plan and national policy framework policies. It goes on to provide an assessment of the proposal in relation to the relevant policies.
- 1.4 The application site is located on the north western side of Thornton Lane, accessed via a private track. The application site consists of a range of former agricultural buildings to the east of the existing bungalow at Willow Farm. The surrounding land is agricultural with extensive tree planting to the western side of Thornton Lane.

- 1.5 The application site and the surrounding area is shown on Figure 1 below:

Figure 1 - Aerial photograph (Source: Google)



- 1.6 Adjacent to the bungalow is a former cattle shed measuring some 36.5 metres in length and 12 metres in depth. This now contains stabling for up to 14 horses. There is a smaller building with a further 5 stables to the east of the former cattle shed. Centrally located is a small wooden stable block and tack room that backs onto the house paddock.
- 1.7 There is an additional former cattle shed approximately 24.5 metres in length and 12 metres in width used for equipment storage which is further to the east adjacent to the riding manège. A former cubicle house is situated to the north, originally used to house 80 cows, which is now used for the storage of hay and bedding for the horses, used by tenants using the stabling livery. To the far east of the application site is a 23 metre by 45 metre all weather riding arena.

- 1.8 The site is located within open countryside, outside of a defined settlement boundary, but is not within the Green Belt. The application site is located within Charnwood Forest and the National Forest. The site is outside any Conservation Area and is not close to any designated heritage assets. To the north and northeast of the site is Public Right of Way, Footpath R122, and to the west and northwest of the site is Public Right of Way, Footpath R9. The site is located within Flood Zone 1, indicating a very low risk of flooding.

2.0 PLANNING HISTORY

2.1 The Council's website reveals that the most relevant planning history relating to the application site is as follows:

23/00784/FUL - Change of use of land from agricultural to equestrian use and retention of outdoor riding manège – Permitted 20.10.2023

23/00783/CLE - Certificate of Lawful Development for use of existing agricultural buildings as livery stables and associated equine storage as part of a livery business – Permitted 04.10.2023

23/00777/CLE - Certificate of Lawful Development for use of existing agricultural bungalow as an unrestricted residential dwelling (C3) – Permitted 07.10.2023

93/00686/4 - Extension to bungalow – Permitted 14.09.1993

86/00100/4 - Erection of detached agricultural bungalow – Permitted 25.03.1986

80/01543/4 - Erection of two farm buildings – Permitted 23.12.1980

80/00181/4M - Erection of agricultural buildings – Permitted 23.12.1980

79/00663/4 - Erection of agricultural buildings - Approval of Reserved Matters
22.08.1979

77/01376/4 - Erection of farm bungalow and buildings - Outline Planning
Permission 08.05.1978

- 2.2 In addition, pre-application advice was provided in respect of the construction of an indoor menage under application reference 25/10180/PREHMO. The pre-application advises concludes that:

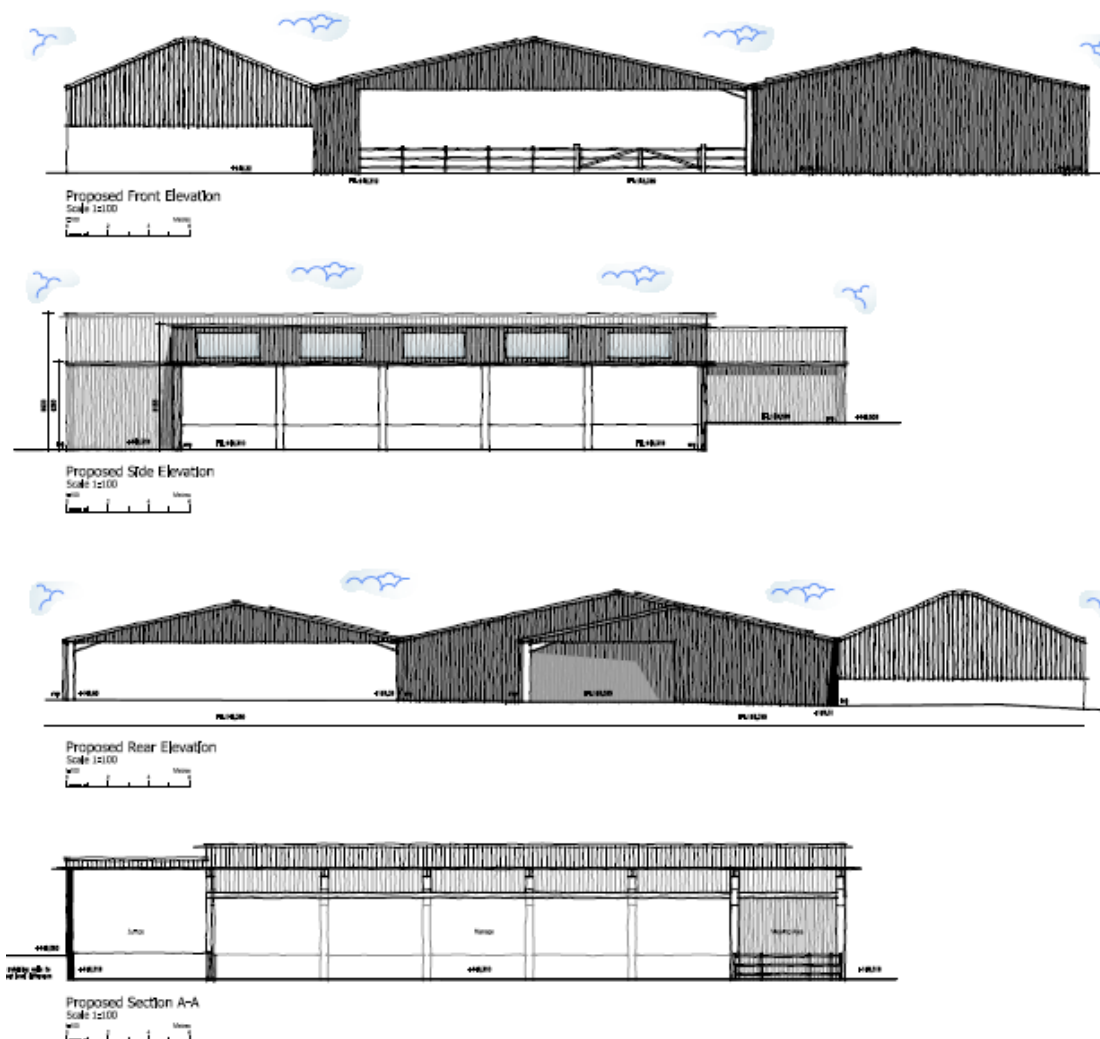
“To summarise, as currently proposed the proposal is considered to be acceptable in principle, and it is unlikely to cause significant detrimental impacts to the character of the area, countryside, or neighbouring residential amenity. Any forthcoming planning application should be accompanied by relevant ecological, transport and drainage information, and if found satisfactory by the relevant statutory consultees, would be acceptable.”

A copy of this pre-application advice is included in Appendix 2.

3.1 The scheme proposes the demolition of an existing agricultural building and the erection of an indoor manège. Externally the building would measure a maximum of 38.15 metres by 37.35 metres. It would be located immediately to the north of an existing barn as shown in Figure 2 below:

- 3.2 The proposed indoor manège would have two dual pitched roofs which measures a maximum height of 4.26 metres to the eaves and 6.63 metres in height to the ridge (with the smaller northern part measuring a maximum of 6.15 metres in height to the ridge) as shown in Figure 3 below:

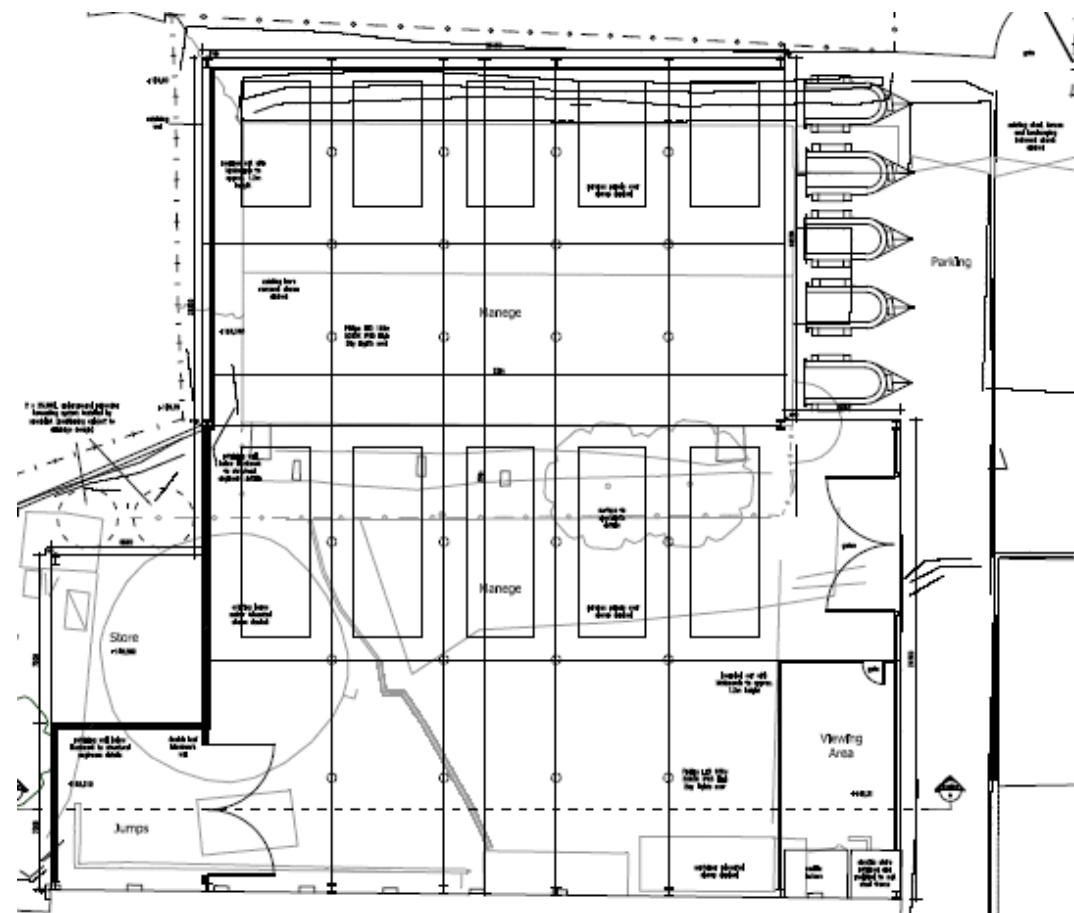
Figure 3 –Proposed elevations



- 3.3 The proposed building would be constructed in metal sheet cladding and metal roof cladding and would contain a total of ten perspex panels, arranged in two rows of five along each of the northern facing roof slopes. The manège area would be boarded out with kickboards to a height of 1.2 metres.

- 3.4 Internally the scheme would comprise an indoor manège measuring 39 by 22 metres, together with a store and jump area measuring 15 metres by 6.8 metres and a viewing area and entrance gateway into the manège measuring 21.5 metres by 5.2 metres. The ground floor arrangement is shown in Figure 4 below:

Figure 4 –Proposed ground floor plan



- 3.5 The scheme also proposes additional tree planting, with 7 no. new trees proposed to the side of the access track, adjacent to the existing outdoor lunging area. These trees would contribute towards the proposed biodiversity enhancements.

4.0 MAIN ISSUES

4.1 Section 70(2) of the Town and Country Planning Act 1990 requires that when dealing with an application for planning permission, Local Planning Authorities must have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions on planning applications should be made in accordance with the policies of the development plan unless material considerations indicate otherwise.

4.2 Having regard to the above, it is considered that the main issues raised by the application are:

1. Principle of the development
2. Design and visual amenity
3. Highway safety and parking
4. Living conditions of neighbouring properties
5. Ecology and BNG
6. Other matters

4.3 The main planning policies that are relevant to these main issues are included in Section 5.0 below.

5.0 PLANNING POLICIES

- 5.1 The (revised) National Planning Policy Framework (2024) (NPPF) confirms that it does not change the statutory status of the development plan as the starting point for decision making. It also confirms its status as a material consideration in determining planning applications. The NPPF continues to advise that proposed development that accords with an up-to-date local plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF also advises that due weight should be given to development plan policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given).
- 5.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, an application for planning permission should be determined in accordance with the Development Plan unless other material considerations indicate otherwise.
- 5.3 The policy context for this application is provided by the development plan and national planning policy in the NPPF as well as Planning Practice Guidance issued in April 2014 (as subsequently amended) (PPG). The development plan includes the Core Strategy (adopted 2009) (CS) and the Site Allocations and Development Management Policies DPD (adopted 2016) (SADMP).

Core Strategy (2009) (CS)

- 5.4 The policies within the CS which are the most important for determining this planning application are set out below:

Policy 14: Rural Areas: Transport

Policy 21: National Forest

Policy 22: Charnwood Forest.

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

- 5.5 The policies within the SADMP which are the most important for determining this planning application are set out below:
- 5.6 *Policy DM1 – Presumption in Favour of Sustainable Development* repeats the presumption in favour as found in the Framework.
- 5.7 *Policy DM4 – Safeguarding the Countryside and Settlement Separation* seeks to protect the intrinsic value, beauty, open character and landscape character from unsustainable development and lists suitable sustainable development, subject to satisfying certain criteria.
- 5.8 *Policy DM6 – Enhancement of Biodiversity and Geological Interest* states that development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management.
- 5.9 *Policy DM10 – Development and Design* provides a series of design-based criteria to which new development is required to meet.
- 5.10 *Policy DM17 – Highways and Transportation* confirms that development proposals should be in accordance with highways design standards as set out in the most up to date guidance adopted by the relevant Highway Authority.

- 5.11 *Policy DM18 – Vehicle Parking Standards* confirms that new development proposals will be required to provide an appropriate level of parking provision justified by assessment.

The National Planning Policy Framework 2024 (NPPF)

- 5.12 At the heart of the NPPF is a presumption in favour of sustainable development. There are three overarching objectives which are interdependent and need to be pursued in mutually supportive ways so that opportunities can be taken to secure net gains across each of the different objectives. These are an economic objective, a social objective, and an environmental objective. The economic objective seeks to ensure sufficient land of the right types is available in the right places at the right time to support growth. The social objective seeks to support strong, vibrant, and healthy communities by ensuring a sufficient number and range of homes can be provided to meet the needs of the present and future generations and by fostering a well-designed and safe built environment. The environmental objective seeks to contribute to protecting and enhancing our natural, built, and historic environment, including making effective use of land.
- 5.13 Amongst other things, paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development and that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay.
- 5.14 Paragraph 48 of the NPPF indicates that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

- 5.15 Paragraphs 56-58 set out that Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Planning obligations must only be sought where they are a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development.
- 5.16 Paragraphs 61 and 63 of the NPPF are concerned with delivering a sufficient supply of homes to support the Government's objective of significantly boosting the supply of homes. The size, type and tenure of housing needed for different groups should be reflected in planning policies.
- 5.17 Paragraph 88 of the NPPF states that planning decisions should enable:
- (a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
 - (b) The development and diversification of agricultural and other land-based rural businesses.
 - (c) Sustainable rural tourism and leisure developments which respect the character of the countryside.
 - (d) The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses, and places of worship.
- 5.18 Paragraph 110 of the NPPF states that the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made

sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

- 5.19 Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.20 Paragraphs 124 and 125 of the NPPF seeks to make the effective use of land. It states that planning policies and 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. It goes on to say that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.
- 5.21 Paragraphs 131-135 of the NPPF seeks to achieve well-designed places. It states the creation of high-quality buildings is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development and creates better places in which to live. Planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, are sympathetic to local character and history, including the surrounding built environment and landscape setting and establish or maintain a strong sense of place using streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. It also states permission should be refused for development of poor design

that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

- 5.22 Paragraph 170 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Paragraph 181 states that Local Planning Authorities should ensure that flood risk is not increased elsewhere when determining planning applications.
- 5.23 Paragraph 187 of the NPPF states that decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils. It also requires a contribution towards remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 5.24 Paragraph 193 is concerned with habitats and biodiversity and seeks to protect and enhance. It advises that development which results in significant harm to biodiversity should be refused unless it can be adequately mitigated, or, as a last resort, compensated for.

Other Policy and Guidance

- 5.25 Although not having the formal status and weight of adopted planning policy there are a number of other pieces of guidance relevant to decision-making within Hinckley and Bosworth including:
- National Planning Practice Guidance - March 2014 (as amended)
 - Good Design Guide SPD – 2019

- The Conservation of Habitats and Species Regulations 2017
- Circular 06/05 (Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System)
- National Forest Strategy 2014-2024
- National Design Guide – October 2019
- Leicestershire Highways Design Guide (Leicestershire County Council)

6.0 PLANNING ASSESSMENT

The principle of development

- 6.1 In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for the determination of the application is the Development Plan which, in this instance, comprises the Core Strategy (adopted 2009) (CS) and the Site Allocations and Development Management Policies DPD (adopted 2016) (SADMP).
- 6.2 The site is located outside of the limits to development where development is more strictly controlled under Policy DM4 of the SADMP which protects the countryside from unsustainable development. Policy 21 of the CS also supports outdoor recreational and sports provision providing that the siting and scale of the proposed development is appropriately related to its setting within the Forest.
- 6.3 Policy DM4 of the SADMP provides a list of uses which are considered sustainable and these are listed below:
- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or diversification of rural businesses; or
 - c) It significantly contributes to economic growth, job creation and/or

d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or

e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 -Enabling Rural Worker Accommodation.

- 6.4 The provision of livery stables and associated uses in association with the riding of horses is widely regarded as a recreational pursuit and would fall within criteria (a) of SADMP Policy DM4. It is abundantly clear that equestrian uses cannot be sited in urban areas and the Council have accepted that these fall within a recreational use as part of a number of other applications across the Borough including as part of 22/00115/FUL. In addition, in allowing an appeal for the change of use of land for the keeping of horses and the erection of a stable block at Sheepy Parva under application reference 22/00021/FUL, the Inspector stated the following:

"The usage of the field for horses is an acceptable usage in the open countryside and can be seen on numerous occasions in various countryside areas in other locations. There is little doubt that this, combined with the stables, which relate to the welfare of the horses, is an equestrian use, but again, is not an unusual sight. As this aspect also tallies up with the commercial aspect of the livery, I find that the site-specific conditions and appropriate location of the stable block with not be an unacceptable use in the open countryside. As such, I do not find conflict with policies DM4 and DM10 of the Site Allocations and Development Management Policies DPD (2016).

- 6.5 In this instance, the additional facilities are required in association with an existing established livery business. Therefore, the facilities need to be provided on site to serve the existing use and cannot be sited within or adjacent to a settlement boundary.

6.6 It is also noted that the site currently provides for commercial liveries. The additional facilities would bring about much needed economic growth within the rural community. This would also result in the existing site further contributing to economic growth and job creation and, therefore, the proposal would also generally align with criteria (c) of SADMP Policy DM4 even though the proposals may not result in 'significant' job creation or economic growth.

6.7 As part of the pre-application response, the Council have confirmed that:

"The application represents the growth and expansion of a business in a rural area through this change of use and retention of an indoor riding manège as an ancillary development for the existing livery, which is compliant with Paragraph 84(a) of the NPPF. The proposal is also in accordance with Paragraphs 84(b and c) of the NPPF as the manège diversifies the livery business and is, in itself, a leisure development..."

It is however acknowledged that the application site is currently being used as a commercial equestrian use, which is operating already outside of a defined settlement boundary. In these site specific circumstances, it would be considered that the development is compliant with Policy DM4 of the adopted SADMP and therefore is acceptable in principle, subject to the assessment of all other material considerations."

6.8 There are no planning grounds for a different conclusion to be reached in respect of the acceptability of the development in relation to Policy DM4.

6.9 Paragraph 88 of the NPPF also states that planning decisions should enable:

(a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

(b) The development and diversification of agricultural and other land-based rural businesses.

(c) Sustainable rural tourism and leisure developments which respect the character of the countryside.

6.10 As part of the pre-application response, the Council have confirmed that:

“The application represents the growth and expansion of a business in a rural area through this change of use and retention of an indoor riding manège as an ancillary development for the existing livery, which is compliant with Paragraph 84(a) of the NPPF. The proposal is also in accordance with Paragraphs 84(b and c) of the NPPF as the manège diversifies the livery business and is, in itself, a leisure development.”

6.11 There are no planning grounds for a different conclusion to be reached in respect of the acceptability of the principle of development in relation to paragraph 84 of the NPPF.

6.12 For the reasons set out above, the scheme is considered to be in accordance with Policy DM4 of the SADMP and overarching guidance contained within the NPPF.

6.13 The remainder of this statement assesses compliance with various technical matters and then provides a conclusion in respect of the planning balance of the proposal.

Design and Visual Amenity

6.14 The need for good design in new development is outlined not only in Policies 21 and 22 of the CS, Policies DM4 and DM10 of the SADMP, but also the Council's Good Design SPD and the NPPF.

6.15 The policies in the SADMP require that development in the countryside does not have a significant adverse effect on the intrinsic value, beauty, open character and

landscape character of the countryside and that it does not undermine the physical and perceived separation and open character between settlements.

- 6.16 The second element of Policy DM4 contains a series of criteria that are used to assess the impact of a proposal on the countryside. These are listed below in italic and an assessment against each of the criteria is provided below:

i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside;

- 6.17 The proposed structure would be highly screened from the surrounding area given the presence of existing large converted agricultural buildings. The submitted plans demonstrate that the height of the proposed building would be no higher than the existing barn that fronts the access road into the site.

- 6.18 The proposed building would respect the character and appearance of surrounding buildings within Willow Farm. The location of the proposed building has been specifically chosen so that it would not encroach into the surrounding countryside, would replace existing built development and hardstanding and would be screened to a large extent by the presence of existing buildings on the site. The new building would be seen amidst and would complement the wider agricultural and equestrian use and character of the site.

ii) It does not undermine the physical and perceived separation and open character between settlements; and

- 6.19 The proposal is located within an isolated location and centrally within a former farmyard complex. The proposed development would not result in any encroachment into the surrounding countryside. On this basis, the proposal

would clearly not result in any impacts on the physical or perceived separation and open character between settlements.

iii) It does not create or exacerbate ribbon development;

- 6.20 The proposal would be located within an existing former farmyard complex and would not lead to the formation or exacerbation of ribbon development.

iv) If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9;

- 6.21 The site is not located in the Green Wedge.

v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21

- 6.22 CS Policy 21 supports outdoor recreational and sports provision providing that the siting and scale of the proposed development is appropriately related to its setting within the Forest, the development respects the character and appearance of the wider countryside and the development does not adversely affect the existing facilities and working landscape of either the Forest or the wider countryside. For the reasons set out already in this planning statement, it is not considered that the proposals would result in any conflict with this strand of the policy.

- 6.23 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

- 6.24 The proposed building would be constructed in metal sheet cladding and metal roof cladding to replicate the agrarian character of materials used in existing built development on the site.
- 6.25 The height of the building is considered to be subservient to taller built development on the site. The selected palette of materials is considered to strike an acceptable balance between the existing agricultural buildings on the site and countryside location.
- 6.26 As part of the pre-application response ref: 25/10180/PREHMO the Council's response states that:

"The unit would be consistent with buildings which would often be found within a rural farm complex, with metal sheet and roof cladding. The proposed building is located centrally to the site within an existing cluster of buildings and would be synonymous with the existing units by way of design and location. The development would not be highly visible from the public highway of Thornton Lane, being screen by existing planting and hedgerow, alongside the existing buildings on site acting as a visual barrier. The building would be visible from the public rights of way which pass along the boundary of the development site, however, given the design of the development, this would not create detrimental impacts to the intrinsic value and beauty of the open countryside, given its rural appearance.

The site would need to be levelled to provide a flat service within the unit for the purposes of equestrian use, and this would also further reduce any visual impacts, setting the land levels down and nestling between the existing building ridge heights and an existing natural bund on the site...

Overall, the development is not considered to create detrimental impacts to the character of the area or the countryside, and as such would be compliant with Policy DM4 and DM10 of the adopted SADMP."

- 6.27 Overall, it is considered that the proposed scheme would respect the character and appearance of the surrounding area and would have a suitable design. Furthermore, the scheme also proposes additional tree planting, with seven new trees proposed to the side of the access track, adjacent to the existing outdoor lunging area. The proposal would comply with Policies 21 and 22 of the CS, Policies DM4 and DM10 of the SADMP, the provisions of the NPPF, the National Design Guide and the Good Design SPD.

Highway Safety and Parking

- 6.28 Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.29 As part of the pre-application response ref: 25/10180/PREHMO the Council's response states that:

"LCC Highways have made formal comments on the pre-application...The comments outline the requirements for additional information to support any forthcoming formal planning application. This includes details of the intended users of the menage, trip generation and, if the proposal is likely to cause an intensification of the site, details of the access arrangements and improvements should be provided. It is noted that additional speed surveys may be required. Subject to the submission of satisfactory additional information, the proposal is likely to be in accordance with Policy DM17 and DM18 of the adopted SADMP and the general principles within the LHDG."

6.30 The development would utilise the existing access onto Thornton Lane, located approximately 230 metres to the east, and no changes are proposed to that access.

6.31 Within the pre-application response ref: 25/10180/PREHMO, the Council confirm that:

“The development site already operates as an equestrian facility with an existing and lawful external menage. It is understood that the development would not significantly increase in the operational scale of the business.”

6.32 The scheme proposes an indoor manège for users of the existing livery business on site. Therefore, there will be no increase in the number of vehicular movements, over and above that which already exist. Given that the commercial equestrian use of the site has been active since 2004 and replaced a former agricultural use, it is not considered that the proposal would result in an unacceptable impact on highway safety or the road network.

6.33 As can be seen on the submitted plans, there would still be sufficient space to provide for the parking and turning of vehicles which would ensure that all vehicles leave the site in a forward gear.

6.34 The proposed development would not have an unacceptable impact on highway safety, nor would the residual cumulative impacts on the road network be severe. Overall, therefore, the highway safety aspects of the scheme are considered acceptable. The proposal is considered acceptable in relation to DM17 and DM18 of the SADMP, the advice in Paragraph 116 of the NPPF and the LHDG.

Living conditions of neighbouring properties

6.35 The application site is not within close proximity with any neighbouring residential properties that are not associated with Willow Farm. Consequently, the development is not considered to result in any significant harm to neighbouring residential amenity.

6.36 As part of the pre-application response ref: 25/10180/PREHMO the Council stated that:

“The site only has one neighbouring property within close proximity to the site, which is located immediately south of the existing cluster of units on the site. The proposed indoor menage structure will be located north of the existing stable building, and will not have any detrimental impact on neighbouring amenity in terms of overbearing impacts, loss of light or loss of privacy, given the existing boundary treatment, which consists of mature hedgerow, and the existing building acting as a natural barrier between the development and the neighbouring property.

The development site already operates as an equestrian facility with an existing and lawful external menage. It is understood that the development would not significantly increase in the operational scale of the business to a point which would cause significant noise and disturbance to neighbours, given the nature of the development (however this should be highlighted in any forthcoming application). The proposed use would be a natural extension of the external use, provide the applicant with improved facilities to allow for all weather operations. The open element of the unit would not face towards the neighbouring property, but inwardly towards the existing site, and would therefore not create undue noise and disturbance to neighbouring properties...

In the proposals current form, it would be considered to be in general accordance with Policy DM10 of the adopted SADMP, and the general principles set out within the Good Design Guide."

- 6.37 There are no planning grounds for a different conclusion to be reached in respect of impacts upon residential amenity.
- 6.38 Given the nature of the indoor use the majority of lighting would be internal. Details of any external lighting, if necessary could be controlled by an appropriately worded planning condition.
- 6.39 Having regard to the above, the proposals would not have a significant impact on the living conditions of occupiers of nearby dwellings. The impact on the living conditions of existing residents close to the proposals would be minimised and their amenity would be safeguarded in accordance with SADMP Policy DM10 and the Good Design Guide. The proposals also comply with the general thrust of the NPPF so far as it seeks to ensure acceptable living standards.

Ecology and BNG

- 6.40 Changes to the NPPF have introduced a requirement for Biodiversity Net Gain (BNG). Paragraph 187(d) of the NPPF sets out a requirement to minimise impacts on and provide net gains for biodiversity. The mandatory requirement for 10% BNG has now been enacted through the Environment Act.
- 6.41 As part of the pre-application response ref: 25/10180/PREHMO the County Ecologist has confirmed that:

"The application will be exempt from mandatory biodiversity net gain as it meets the criteria for the de minimis exemption. However, this should be confirmed by the submitted ecology survey with the full planning application.

The application site consists of barns, outbuildings and existing manège situated on hard standing in addition to mature trees, shrubs. It is surrounded by established hedgerows and trees which connect to the wider countryside of agricultural fields, woodlands and waterways. The proposal seeks for the demolition of an existing agricultural building and construction of an indoor manège.

The setting provides connectivity to the wider landscape for a range of wildlife species used for commuting and foraging. An ecology survey will be required to be submitted with the application for the demolition and construction of the manège. The development should consider avoiding tree removal where possible and enhance the surroundings through landscaping to include native species of local provenance, bird and bat boxes.

No ecology report has been submitted at this stage. Given the scale of the proposals and the likely ecological impact, the following information will be required:

Preliminary Ecological Appraisal (PEA) - This needs to include a UKHabs survey, protected species survey, as well as an assessment of impacts and proposed mitigation and enhancement measures. Any recommendations will need to be incorporated into the submitted plans."

- 6.42 In accordance with the County Ecologist's requests, the application is accompanied by a Preliminary Ecological Appraisal and Biodiversity Net Gain Statement by ALCA Ecology which confirms that:

- One statutory designated site (Cliffe Hill Quarry Site of Special Scientific Interest (SSSI)) was recorded within the search area, as well as a number of candidate / potential / historic Local Wildlife Sites (LWS). No designated sites are expected to be affected by development due to the small-scale nature of proposals;
- The site consists of hardstanding, buildings, modified grassland, ruderal / ephemeral vegetation, bare ground, bramble, one pond and one individual tree;
- No significant impacts to commuting / foraging bats are expected;
- Great Crested Newts / amphibians / reptiles are not considered to pose a constraint to development;
- No evidence of badger was recorded and badgers are not considered to pose a constraint to development;
- No other species are considered a constraint to development; and
- It is recommended that bat and bird boxes are used within the proposed building.

6.43 It is considered that bird and bat boxes to increase roosting provision could be conditioned.

6.44 The Biodiversity Net Gain Statement confirms that the scheme would result in a net gain of 0.06 habitat units (+15.41%) with trading rules satisfied and therefore in excess of 10% net gain on site can be achieved. It is considered that these biodiversity net gains could be secured through an appropriately worded Biodiversity Gain Plan planning condition and Habitat Management and Monitoring Plan (HMMP) condition.

- 6.45 Therefore, subject to conditions, it is considered that the proposal would accord with the requirements of the Environment Act 2021 and the NPPF.

Other matters

Drainage/Flooding

- 6.46 Policy DM7 of the SADMP confirms that development should demonstrate that the proposal prevents flooding and pollution.
- 6.47 The majority of the site, including the area proposed for the new building lies within Flood Zone 1 (which has the lowest risk of flooding) as defined on the Environment Agency's Flood Maps.
- 6.48 As part of the pre-application response ref: 25/10180/PREHMO, HBBC's Land Drainage Officer stated that:

"According to the Environment Agency website, the majority of the site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, however the access road is located within Flood Zone 2/3 (medium to high risk) and therefore an appropriate Flood Risk Assessment would be required in support of a planning application."

- 6.49 A small part of the existing access road falls within Flood Zones 2 and 3. There are no proposed changes to the access driveway (with all built development falling within Flood Zone 1). For these reasons, it would be unreasonable to request that the application be accompanied by a Flood Risk Assessment.
- 6.50 HBBC's Land Drainage Officer also stated that:

"The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site and ensure that surface water runoff does not increase flood risk elsewhere. The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance.

The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H. The use of infiltration drainage is preferred, subject to the site being free from contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of test described in BRE Digest 365, and the results approved by the Building Control Surveyors before development is commenced.

If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems."

- 6.51 Matters in relation to surface water drainage would need to be considered as part of any subsequent Building Regulations approval. Such matters should not form planning conditions on any approval as this would duplicate a requirement for compliance with other regulatory requirements and be contrary to the advice in Paragraph 56 of the NPPF (see APP/F2415/W/22/3303898 for further information).

Trees

- 6.52 The application site does not contain any trees which are protected by a Tree Preservation Order and the site is not located in a Conservation Area. The scheme also proposes additional tree planting, with 7 no. new trees proposed to the side of the access track, adjacent to the existing outdoor lunging area.

7.0 CONCLUSIONS

- 7.1 At the heart of the NPPF is a presumption in favour of sustainable development such that development proposals that are in accordance with the development plan should be approved. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any decision on a planning application should be made in accordance with the policies of the development plan unless material considerations indicate otherwise.
- 7.2 In terms of the principle of development, Policy DM4 is the most important development plan policy for determining this application. This statement has demonstrated that the principle of the development is acceptable in light of SADMP Policy DM4.
- 7.3 The proposed development would also bring about much needed economic growth within the rural community. This would also result in the existing site further contributing to economic growth and job creation and align with Paragraph 88 of the NPPF which seeks to support a prosperous rural economy.
- 7.4 The statement has also gone on to demonstrate that the visual impact and design of the development is acceptable in light of SADMP Policy DM4. It is clear that the proposals would not have a significant detrimental effect on views or result in an encroachment of the open countryside.
- 7.5 When considering the environmental, social and economic aspects of the proposed scheme, it is clear that the proposal would represent sustainable development. Therefore, the presumption in favour of sustainable development applies and the application should be approved.

- 7.6 Subject to the imposition of conditions and/or mitigation measures where necessary, the proposed scheme would not result in any significant adverse impacts on the character and appearance of the area, the residential amenity of the occupiers of neighbouring properties, highway safety, biodiversity or flooding. There are no other material planning considerations that indicate that planning permission should not be granted.
- 7.7 Therefore, the proposal would accord with the development plan when considered as a whole. The adverse impacts of the proposed development would not significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies in the NPPF taken as a whole. Consequently, the presumption in favour of sustainable development applies and this indicates that permission should be granted. Any outstanding concerns that the Council might have are capable of being addressed by negotiation and/or conditions.
- 7.8 In accordance with S38(6) of the Planning & Compulsory Purchase Act (2004), S70(2) of the Town & Country Planning Act (1990) (As Amended) and the advice throughout the NPPF and PPG, planning permission should be granted in accordance with the terms of the application.

Appendix 1 – Site Photographs



Appendix 2 - Pre-Application Advice Response - 25/10180/PREHMO

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Joe Fleetwood
Direct Dial/Ext:
Email: planning@hinckley-bosworth.gov.uk
Your Ref:
Our Ref: 25/10180/PREHMO
Date: 21 January 2026



**Hinckley & Bosworth
Borough Council**

Elvis Drummond
C/O Mr James Mattley
JJM Planning
4 Smisby Road
Ashby De La Zouch
LE65 2JL

Dear Sir,

Pre-Application Response

Reference 25/10180/PREHMO
Proposal Construction of an indoor menage
Location Willow Farm, Thornton Lane, Stanton Under Bardon, Le67 9TU
Ward Markfield, Stanton, & Fieldhead

Thank you for your pre-application enquiry received 8 December 2025. The advice provided is based upon the information submitted with this enquiry.

Summary

To summarise, as currently proposed the proposal is considered to be acceptable in principle and would not cause significant detrimental impacts to the character of the area, countryside, or neighbouring residential amenity. Any forthcoming planning application should be accompanied by relevant ecological, transport and drainage information, and if found satisfactory by the relevant statutory consultees, would be acceptable.

Description of Proposal

The pre-application has been submitted for the demolition of an existing building, and the erection of an indoor menage. The development site benefits from an existing outdoor menage, and this application is considered to provide enhanced onsite facilities for the existing livery and equine uses on site. The proposed building itself is akin to the rural nature of the site in its design, and measures 4.25m to the eaves. The overall height of the building matches the existing height of the surrounding cluster of buildings on site. Car parking facilities have also been provided on site.

Description of the Site

Willow Farm consists of a number of livery and equestrian buildings, alongside a cattle shed, and a residential dwelling. The site also benefits from an external menage. The site is located to the north-

western side of Thornton Lane and is accessed via a 243m long private track, with various passing places located along this track. Thornton Lane is an adopted, but unclassified road subject to the National Speed Limit.

The application site is located within Charnwood Forest and the National Forest and outside of any identified settlement boundary in the designated open countryside. The site is verdant in character and is surrounded by open agricultural fields. To the north and northeast of the site is Public Right of Way, Footpath R122, and to the west and northwest of the site is Public Right of Way, Footpath R9.

Consultation

Hinckley & Bosworth Borough Council Environmental Health:

No comments.

Hinckley & Bosworth Borough Council Drainage:

Comments received which confirm the following:

"According to the Environment Agency website, the majority of the site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, however the access road is located within Flood Zone 2/3 (medium to high risk) and therefore an appropriate Flood Risk Assessment would be required in support of a planning application.

The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site and ensure that surface water runoff does not increase flood risk elsewhere. The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance.

The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.

The use of infiltration drainage is preferred, subject to the site being free from contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of test described in BRE Digest 365, and the results approved by the Building Control Surveyors before development is commenced.

If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.

Hinckley & Bosworth Borough Council Waste:

No comments or objections.

Leicestershire County Council Highways:

Comments have been received which confirm the following:

"There was a previous application submitted under 23/00784/FUL which sought retrospective permission for the change of use of land from agricultural to equestrian use and retention of outdoor riding manège, this had been in use since 2004. The Local Planning Authority (LPA) subsequently approved the proposals on 23 September 2023.

The Applicant has stated that the current outdoor manège is no longer fit for purpose. As such, the Applicant is seeking pre-application advice on the demolition of an existing barn to be replaced by a larger building for use as an indoor manège. The existing outdoor manège would be re-purposed as a lunging area and horse walker.

The Applicant should detail within any forthcoming application the existing and proposed use at the site. This should detail whether the site is for private use, use of customers who currently have horses liveried at the site only and whether there is to be private lessons at the site. This should be in the form of existing and expected two-way trips to the site (one arrival, one departure).

It is noted that Thornton Lane is an adopted, unclassified road subject to the national speed limit.

If the proposals are likely to lead to an intensification of use of the access, the Applicant should provide an access arrangement drawing. Whilst the LHA do not have any specific guidance for this type of development, the LHA would advise a 6m wide access for a minimum of 11m behind the highway boundary via a detailed, scaled drawing. This is to allow vehicles to pass and repass within the access.

The Applicant would also be expected to provide a detailed scaled vehicular visibility splay drawing demonstrating visibility splay lengths in accordance with Table 6 of the LHDG, and should be based on 85th percentile vehicle speeds. These should be drawn in accordance with Figure 7 of the LHDG and should be over the Applicant's or highway land, and not over third party owned land, to a point 1m into the highway.

If the Applicant believes that vehicles are not travelling as per the posted speed of the road, the Applicant will need to undertake a speed survey in order to demonstrate that visibility can be achieved in accordance with the speed of passing traffic. This should be done at the site access and the recorded 85th percentile speeds used to inform the visibility splays required in line with Table 6 of the LHDG. However, the LHA would advise that Leicestershire County Council offer a data collection service including a large traffic count database which may negate the need for the Applicant to undertake a further speed survey in this location. Details of previous survey data available can be obtained by contacting ndi@leics.gov.uk in the first instance

If the access would require widening to facilitate an increase in trips the Applicant may be required to remove a section of grass verge. There may be statutory undertaker apparatus located within the verge/footway fronting the site; should an application be forthcoming and the LPA minded to grant the proposals, the Applicant would need to undertake surveys and potentially works to relocate any services if found. Any additional cost that arises because of this, would be entirely at the Applicant's expense.

The widened access would also be required to be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 11m behind the highway boundary.

The off-street parking should be based upon the maximum number of customers at the site at any one time. These would be designed in accordance with Figure 44 of the LHDG. This should be demonstrated on a detailed scaled drawing.

Leicestershire County Council Ecology:

Comments have been received which confirm the following:

"The application site consists of barns, outbuildings and existing manège situated on hard standing in addition to mature trees, shrubs. It is surrounded by established hedgerows and trees which connect to the wider countryside of agricultural fields, woodlands and waterways. The proposal seeks for the demolition of an existing agricultural building and construction of an indoor manège.

The setting provides connectivity to the wider landscape for a range of wildlife species used for commuting and foraging. An ecology survey will be required to be submitted with the application for the demolition and construction of the manège. The development should consider avoiding tree removal where possible and enhance the surroundings through landscaping to include native species of local provenance, bird and bat boxes.

The application will be exempt from mandatory biodiversity net gain as it meets the criteria for the de minimis exemption. However, this should be confirmed by the submitted ecology survey with the full planning application.

No ecology report has been submitted at this stage. Given the scale of the proposals and the likely ecological impact, the following information will be required:

Preliminary Ecological Appraisal (PEA) - This needs to include a UKHabs survey, protected species survey, as well as an assessment of impacts and proposed mitigation and enhancement measures. Any recommendations will need to be incorporated into the submitted plans.

The Friends of Charnwood Forest:

No comments received.

National Forest Company:

The site appears to fall below the threshold for National Forest planting, no objections.

Planning History

23/00784/FUL

Change of use of land from agricultural to equestrian use and retention of outdoor riding manège
Planning permission
20.10.2023

23/00783/CLE

Certificate of Lawful Development Use of existing agricultural buildings as livery stables and associated equine storage as part of a livery business
Certificate of lawful existing use
04.10.2023

23/00777/CLE

Certificate of Lawful Development Use of existing agricultural bungalow as an unrestricted residential dwelling (C3)

Certificate of Lawful Existing Use

07.10.2023

Policy

The main relevant policies to be for this form of development are as follows:

- National Planning Policies and Guidance:
 1. National Planning Policy Framework (NPPF) (2024)
 2. Planning Practice Guidance (PPG)
 3. National Design Guide (2019)
- Core Strategy (2009):
 1. Policy 14: Rural Areas: Transport
 2. Policy 21: National Forest
 3. Policy 22: Charnwood Forest
- Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):
 1. Policy DM1: Presumption in Favour of Sustainable Development
 2. Policy DM4: Safeguarding the Countryside and Settlement Separation
 3. Policy DM6: Enhancement of Biodiversity and Geological Interest
 4. Policy DM7: Preventing Pollution and Flooding
 5. Policy DM10: Development and Design
 6. Policy DM17: Highways and Transportation
 7. Policy DM18: Vehicle Parking Standards
- Other Relevant Guidance:
 1. Good Design Guide (GDG) (2020)
 2. National Design Guide
 3. Planning Practise Guidance (PPG)
 4. National Planning Policy Framework (NPPF) (2024)
 5. Leicestershire Highways Design Guide (LHDG) (2024)

All policy documents can be found on the Council's website at: https://www.hinckley-bosworth.gov.uk/info/1004/planning_policy_and_the_local_plan/101/local_plan_2006_-_2026

Development Appraisal

The pre-application enquiry has been submitted with the following documents:

- Application Form
- Pre-application Advice Statement
- Existing Site, Roof Plan, Elevations Drawing No. 25.4618.01
- Proposed Site, Roof Plan, Elevation, Site Location Plan Drawing No. 25.4618.02A
- Proposed Ground Floor Plan Drawing No. 25.4618.03A

Any advice given in this response is based on this information.

Principle of Development

Paragraph 2 of the National Planning Policy Framework (NPPF) (2024) states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF is a material consideration in determining applications. Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.

The current Development Plan consists of the adopted Core Strategy and the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP). In accordance with Paragraph 232 of the NPPF, due weight should be given to existing policies according to their degree of consistency with the NPPF.

Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The three overarching objectives of sustainable development (economic, social and environmental) are detailed within Paragraph 8 of the NPPF. Therefore, in accordance with Paragraph 11 of the NPPF, planning decisions should apply a presumption in favour of sustainable development.

However, Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making.

Both the adopted Core Strategy and the SADMP are over 5 years old, and Paragraph 33 of the NPPF states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Therefore, this report sets out the relevant adopted Core Strategy and SADMP policies and refers to the NPPF and notes any inconsistencies between them.

Section 6 of the NPPF states that planning policies and decisions should help to create conditions in which businesses can invest, expand, and adapt, and significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Paragraph 84 of the NPPF states that planning decisions should enable:

- (a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.
- (b) The development and diversification of agricultural and other land-based rural businesses.
- (c) Sustainable rural tourism and leisure developments which respect the character of the countryside.

- (d) The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses, and places of worship.

The application represents the growth and expansion of a business in a rural area through this change of use and retention of an indoor riding manège as an ancillary development for the existing livery, which is compliant with Paragraph 84(a) of the NPPF. The proposal is also in accordance with Paragraphs 84(b and c) of the NPPF as the manège diversifies the livery business and is, in itself, a leisure development.

However, outside the defined settlement boundaries, the countryside is not regarded as a sustainable location for new development. Section 15 of the NPPF requires planning policies and decisions to conserve and enhance the natural and local environment. Paragraph 174(b) specifically highlights that this should be achieved by, "Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services."

This is supported by Policy DM4 of the SADMP, which states that the Council will protect the intrinsic value, beauty, open character, and landscape character of the countryside from unsustainable development. Policy DM4 of the SADMP only considers residential development in the countryside sustainable where:

- (a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
- (b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
- (c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
- (d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
- (e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.

Importantly, Policy DM4 of the SADMP also requires that development meets five further requirements to be considered as sustainable development. These are discussed in detail further in the report.

The development is for the erection of a new unit for the purposes of operating as an indoor menage, which in principle may comply with Policy DM4 for the purposes of sport and recreation purposes. However, this inclusion would not be considered to diversify the site, given the existing use. Moreover, the applicant has not demonstrated that this inclusion would lead to significant economic growth of job creation.

It is however acknowledged that the application site is currently being used as a commercial equestrian use, which is operating already outside of a defined settlement boundary. In these site specific circumstances, it would be considered that the development is compliant with Policy DM4 of the adopted SADMP and therefore is acceptable in principle, subject to the assessment of all other material considerations. Other material considerations are set out within the next sections of this pre-application response.

Design and Impact upon the Character of the Area

Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Policy DM10 of the SADMP seeks to ensure that development complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

Policy DM4 of the SADMP confirms that the Council will protect the intrinsic value, beauty, open character, and landscape character of the countryside from unsustainable development.

The development proposed under this pre-application consists of a dual pitched unit, measuring 4.52m to the eaves and 6.62m to the ridge on both pitches. This mirrors the dimensions in terms of height of the adjacent existing barn. The proposal includes the demolition of an existing barn which is currently used for general storage.

The unit would be consistent with buildings which would often be found within a rural farm complex, with metal sheet and roof cladding. The proposed building is located centrally to the site within an existing cluster of buildings and would be synonymous with the existing units by way of design and location. The development would not be highly visible from the public highway of Thornton Lane, being screen by existing planting and hedgerow, alongside the existing buildings on site acting as a visual barrier. The building would be visible from the public rights of way which pass along the boundary of the development site, however, given the design of the development, this would not create detrimental impacts to the intrinsic value and beauty of the open countryside, given its rural appearance.

The site would need to be levelled to provide a flat service within the unit for the purposes of equestrian use, and this would also further reduce any visual impacts, setting the land levels down and nestling between the existing building ridge heights and an existing natural bund on the site.

It is unclear from the pre-application what the purpose and design of the storage lockers would be (indicated on the site plan in blue), for the purpose of the pre-application we have assumed that they would be for storage in associated with the menage. However, these should also be suitably designed and detailed as part of any future application.

Overall, the development is not considered to create detrimental impacts to the character of the area or the countryside, and as such would be compliant with Policy DM4 and DM10 of the adopted SADMP.

Impact upon Neighbouring Residential Amenity

Paragraph 135 of the NPPF requires that planning policies and decisions ensure that developments create places that are safe, inclusive, and accessible, which promote health and wellbeing, and a high standard of amenity for existing and future users.

Policy DM10 of the SADMP states that development will be permitted where it does not have a significant adverse impact on the privacy and amenity of nearby residents and occupiers of adjacent

buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.

The Good Design Guide SPD outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise.

The site only has one neighbouring property within close proximity to the site, which is located immediately south of the existing cluster of units on the site. The proposed indoor menage structure will be located north of the existing stable building, and will not have any detrimental impact on neighbouring amenity in terms of overbearing impacts, loss of light or loss of privacy, given the existing boundary treatment, which consists of mature hedgerow, and the existing building acting as a natural barrier between the development and the neighbouring property.

The development site already operates as an equestrian facility with an existing and lawful external menage. It is understood that the development would not significantly increase in the operational scale of the business to a point which would cause significant noise and disturbance to neighbours, given the nature of the development (however this should be highlighted in any forthcoming application). The proposed use would be a natural extension of the external use, provide the applicant with improved facilities to allow for all weather operations. The open element of the unit would not face towards the neighbouring property, but inwardly towards the existing site, and would therefore not create undue noise and disturbance to neighbouring properties.

No details of lighting have been provided under the pre-application, and as such no comment can be made on any impacts to neighbouring amenity in this regard. Details of any external lighting and lighting mitigation should accompany any formal planning application.

In the proposals current form, it would be considered to be in general accordance with Policy DM10 of the adopted SADMP, and the general principles set out within the Good Design Guide,.

Highway Safety and Vehicle Parking Standards

Policy DM17 of the SADMP supports development that would not have any significant adverse impacts on highway safety, and where residual cumulative impacts of development on the transport networks are not severe.

Policy DM18 of the SADMP requires new development to provide an appropriate level of parking provision.

The Leicestershire Highways Design Guide (LHDG) is the most up to date guidance adopted by the Local Highway Authority (LHA) and as such sets out the design standards that new development must meet.

LCC Highways have made formal comments on the pre-application, and the comments have been included at the start of this report. The comments outline the requirements for additional information to support any forthcoming formal planning application. This includes details of the intended users of the menage, trip generation and, if the proposal is likely to cause an intensification of the site, details of the access arrangements and improvements should be provided. It is noted that additional speed surveys may be required.

Subject to the submission of satisfactory additional information, the proposal is likely to be in accordance with Policy DM17 and DM18 of the adopted SADMP and the general principles within the LHDG.

Ecology and Biodiversity Net Gain

Policy DM6 of the SADMP states that proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management.

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

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

1. The need and benefits of the development in that location clearly
2. It has been adequately demonstrated that the irreplaceable habitat
3. Appropriate compensation measures are provided on site wherever possible and of site where this is not feasible.

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

In addition to the above, Leicestershire County Council Ecology have been consulted as part of this pre-application (see full comments at the start of the report). They have confirmed that the proposal would be exempt from mandatory however, an ecology survey would be required for the demolition and construction of the menage, this will inform the assessment on the compliance with Policy DM6 of the SADMP.

Flood Risk and Drainage

Policy DM7 of the SADMP confirms that development should demonstrate that the proposal prevents flooding and pollution.

The application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of development in low flood risk areas is acceptable. The EA Surface Water mapping also indicates that the application site is located in an area at very low risk of flooding from surface water. The access of the site however is located in Flood Zone 2/3.

HBBC Drainage have confirmed a level of advice within their consultation comments, which have been included at the start of this pre-application response and should be adhered to with any forthcoming formal planning application, to ensure compliance with Policy DM7 of the adopted SADMP.

Conclusion

To summarise, as currently proposed the proposal is considered to be acceptable in principle, and it is unlikely to cause significant detrimental impacts to the character of the area, countryside, or neighbouring residential amenity. Any forthcoming planning application should be accompanied by relevant ecological, transport and drainage information, and if found satisfactory by the relevant statutory consultees, would be acceptable.

Documents and Fees Required Supporting a Planning Application

Based on the details of the pre-application request, the following information should be submitted when seeking householder planning permission:

- Full Planning Application Form
- Ownership Certificates/ Notices
- Full Planning Application Fee (Dependent on the floor area of the building)
- Site Location Plan
- Existing and Proposed Site Plan
- Existing and Proposed Floor Plans
- Existing and Proposed Elevations
- Ecological Reports
- Highways Technical advice and drawings (as relevant)

It is a requirement that all plans/elevations are drawn to a recognised scale and labelled accordingly. For further details in regard to the validation requirements for full planning permission and listed building consent submissions, a list of national and local requirements can be found under the 'Planning' pages on the Council's website.

I trust that this information is of use to you. If you have any queries on the above points, please do not hesitate to contact me.

Yours faithfully



Christopher Brown MRTPI
Head of Planning

The above comments are initial informal officer views only and are made without prejudice to any decision the local planning authority may make in respect of a subsequent application and are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other interested parties. This letter does not constitute a decision under the Town and Country Planning Act 1990 (as amended) or other relevant legislation.

Where your proposed work requires additional consent under the Building Regulations, Hinckley and Bosworth Borough Council's Building Control Service are able to provide a quotation and advice. The Building Control Service can be contacted at building.control@blaby.gov.uk or call 0116 272 7533 to arrange a quote.

Appendix 3 – Flood Risk Map



Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	446219/309281	4 March 2026 17:36

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

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