



Planning Statement

Finneys Hill

Heath Road

Bagworth

Leicester

LE67 1DG

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1.0 Introduction and Purpose

This Planning Statement has been produced by Libre Solutions to accompany an application for planning permission for an extension to existing Gypsy and Traveller site to accommodate two additional pitches.

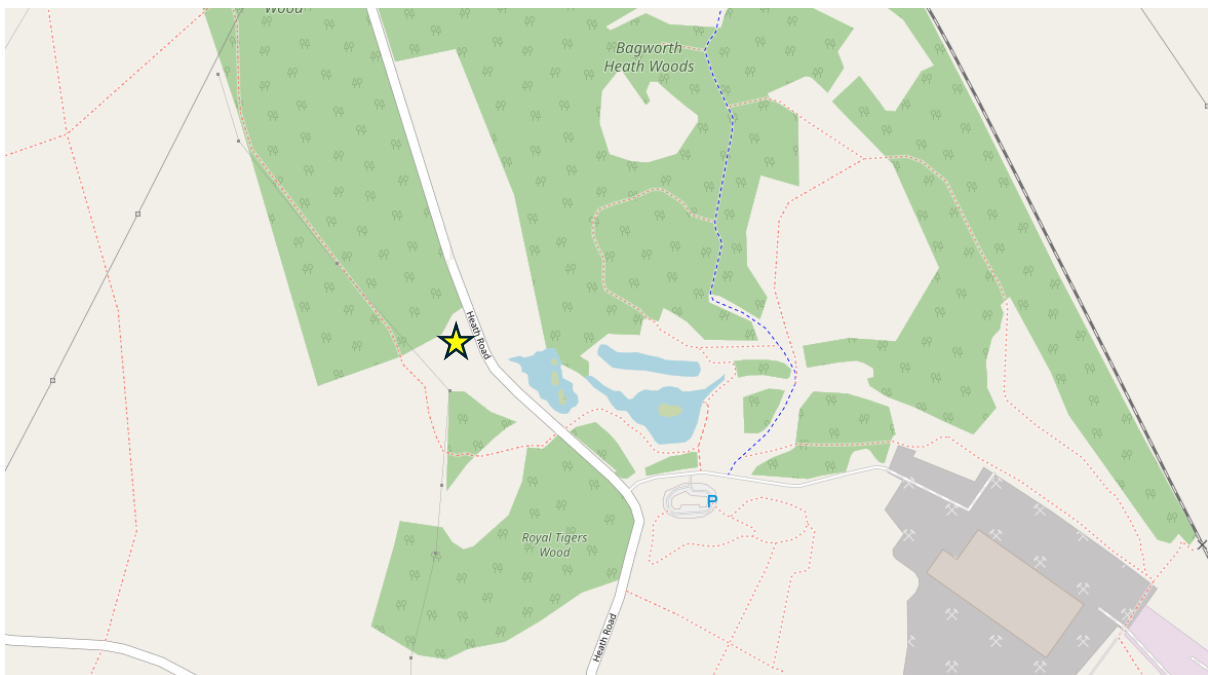
The works relate to a site known as Finneys Hill, Heath Road, Bagworth, Leicestershire. This statement should be read in conjunction with the accompanying plans produced by Libre Solutions.

2.0 Site Description

The site is located to the west of Heath Road, approximately 1km south of Bagworth. There is an existing access from Heath Road.

There is existing hardstanding in the north east corner of the site, the rest of the site is grass with a substantial tree line on all boundaries.

The site has an exiting planning permission for a private Gypsy site with four pitches.



Open Street Map extract showing location of site

3.0 Planning History

Previous Planning Applications relating to Finney's Hill:

20/01350/FUL	Withdrawn	Change of use of agricultural land/gypsy site to ten residential park homes
10/00003/PP	Appeal allowed	CHANGE OF USE OF LAND TO PRIVATE GYPSY SITE FOR FOUR CARAVANS
09/00995/COU	Refused	CHANGE OF USE OF LAND TO PRIVATE GYPSY SITE FOR FOUR CARAVANS
09/00207/TEMP	Refused	PRIVATE GYPSY CARAVAN SITE FOR FOUR CARAVANS TEMPORARY FOR 3 YEARS.
06/00281/COU	Granted	CHANGE OF USE OF LAND FOR FOUR PRIVATE GYPSY CARAVANS (TEMPORARY PERMISSION)
90/00429/4	Refused	GIPSY CARAVAN SITE

4.0 Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

4.1 National Planning Policy

The National Planning Policy Framework (NPPF), revised in December 2024, advises that in determining planning applications, the starting point for decision making is the Development Plan Policies and all other material considerations. Local planning authorities should follow the approach of the 'Presumption in Favour of Sustainable Development', meaning sustainable development should be approved without delay. It emphasises the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than acting as a barrier to development.

Relevant national policy is also contained within the Planning Policy for Traveller Sites (PPTS) (2024)

4.2 Local Planning Policy

The Council's statutory Development Plan consists of the Hinckley & Bosworth Borough Council Core Strategy, adopted 2009. The Council are currently in the process of a local plan review, however as this is ongoing it will have no bearing on this application.

Policy 18 of the core strategy sets out the criteria against which to determine planning applications for Gypsy and Traveller sites:

Policy 18: Provision of Sites for Gypsies, Travellers and Travelling Showpeople

The council will allocate land for 42 residential pitches (26 up to 2012, 16 from 2012 - 2017), capacity for up to 10 transit caravans that equates to 5 transit pitches (to 2012), and up to 3 showpeople family pitches (2 up to 2012, 1 from 2012 - 2017). Beyond 2017 to the end of the plan period there is an assumed on-going increase of 3% compound growth per annum for household formation for gypsies and travellers. For travelling showpeople a growth rate of 1.5% is assumed for the period 2017 - 2026. A Gypsy & Traveller Accommodation Needs Assessment will be undertaken to confirm the need

beyond 2017. Of these new pitches 6 should be socially rented, to be provided on one site and managed by an RSL

Planning permission for new gypsy and traveller sites will be granted providing the site is:

- *Within or adjacent to the settlement boundary of Hinckley, Burbage, Barwell and Earl Shilton or*
- *Within or adjacent to the settlement boundary of any of the Key Rural Centres/Rural Villages or*
- *Is located within a reasonable distance of local services and facilities including shops, GP's and schools, even if the site is not directly adjacent to the settlement boundary, and*
- *Has safe highway access, provision for parking and servicing*
- *Can be capable of sympathetic assimilation into the surroundings and*
- *Is appropriate to the scale of the nearest settlement, its local services and infrastructure*
- *Will not cause unacceptable nuisance to existing neighbours by virtue of noise and other disturbance caused by movement of vehicles to and from the site*
- *Appropriate to provide a safe and healthy environment for residents*

Other considerations:

- Hinckley & Bosworth gypsy and traveller accommodation assessment 2016

5.0 Details of Proposed works

There is an existing permission for the site for a private Gypsy site for four pitches, which was granted consent at appeal in 2010 (ref: APP/K2420/A/10/2124138).

This application proposes a reconfiguration of the site to provide pitches for 6 mobile homes, all within the existing hardstanding.

Each pitch will provide sufficient space for one mobile home and two parking spaces. The proposal uses the existing site access from Heath Road.

6.0 Planning considerations

The principle of the site as a Gypsy and Traveller site is established by the previously granted permission under appeal ref APP/K2420/A/10/2124138.

The site will continue to be for the private use of a single family. The extra pitches are needed due to family growth and will be inhabited by members of Mr. Leon McDonagh's family, namely; James McDonagh and Eileen McDonagh (father and mother), Michael McDonagh and Martina Quinn and child (brother in law and sister), Brian Dillon and Debbie Hutchinson (mother in law and father in law), Martin McDonagh (brother), Lennon Dillon and Leighton Dillon (brother in law).

The site is located within easy reach of Bagworth, identified as a Key Rural Centre in the Local Plan, and Thornton which provides services such as a shop and primary school. Despite limited facilities in the immediate vicinity of the site, it was concluded by the inspector of the previous appeal that the site should be considered as within a reasonable distance of local services and facilities.

There are no immediately neighbouring properties, with the nearest being 500m to the south, therefore it is not expected that the proposals will negatively affect neighbouring amenity.

The latest gypsy and traveller accommodation assessment was completed in 2016 and concluded there was no need for more pitches in the forecast period, however this is no longer up to date, and therefore not an accurate reflection of the current need for Gypsy pitches in the area.

6.1 Highways

The site has an existing access onto Heath Road. With proper maintenance of the highway verge vegetation visibility splays of 120m+ can be achieved in both directions (please see accompanying plan LS-0133-100).

The increase from four to six mobile homes would not overly intensify the existing access, and it is considered that there would be no highway safety issues caused by the proposals. There is ample room for parking within the site, with each mobile home pitch allocated two parking spaces.

It is therefore considered that the proposals are in compliance with the NPPF and Policy 18 as it relates to highway safety.

6.2 Biodiversity Net Gain

There are exemptions to the mandatory requirement as set out in the government response to the BNG regulations and policy consultation. The list of exemptions from the BNG requirement is narrow and focused, keeping the policy ambitious, whilst being proportionate and deliverable for developers and local planning authorities.

Exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m x 5m) of non-priority onsite habitat (such as modified grassland) or 5m for non-priority onsite linear habitats (such as native hedgerows). No priority habitats within the site are impacted as a result of the development. This development is below the de minimis threshold.

This exemption is designed to ensure that BNG does not apply to either very low impact development or development which does not impact habitat, through loss or degradation within the red line boundary. The development will not impact any priority habitat within the red line boundary. The exemption applies and the development is not subject to BNG.

7.0 Conclusion

This planning application seeks planning permission for an extension to an existing Gypsy and Traveller site to accommodate two additional pitches.

As set out in the planning statement above, it is considered that the proposals comply with all relevant national and local planning policy, as such it is request that planning permission is granted.