

## **Summary of the Key Revisions to the Neighbourhood Plan**

The main changes proposed to the Stoke Golding Neighbourhood Plan (subsequently referred to as the “Plan”) are summarised below for convenience.

### **Preface**

This has been re-written to explain why revision is required. It explains that changes in national and local planning policies need to be included to make the Plan current. In addition, there is a need for some clarifications, some changes to the settlement boundary and some additional Local Green Spaces.

### **Section 1 Introduction**

This also explains, in little more depth, why revision is required and notes the lack of progress with HBBC’s Local Plan. It explains that the current revisions are not considered to be a material change to the Plan and although the Plan will need to go through consultation and Examination again, it should hopefully not require another Referendum.

The Introduction also introduces a new policy (SG1) which states that in determining a planning application, all of the relevant policies in the Plan must be taken into account. This requirement has always existed but some recent planning applications have been selective about which provisions of the Plan should and should not be applied. This policy is a reminder of the need to consider the provisions of the entire Plan.

### **Section 3 Key Issues, Sustainable Development and Vision**

A Strategic Environment Assessment (SEA) Screening Assessment has been undertaken and was issued for consultation to Natural England, Historic England and the Environment Agency. All three bodies confirmed that the limited changes proposed do not require another full SEA to be undertaken.

### **Section 4 - Housing**

#### **Policy SG2 - Housing Requirements**

The application of the Government’s proposed planning reforms will bring greater local control; however, these are not yet in place so the current guidelines must be adhered to.

Based on the current Standard Method approach, the housing target would be 143 dwellings. There may be a case for adding a contingency but that is unlikely since the proposed sites will almost certainly be developed.

The biggest concern is over Leicester City’s unmet need. The Government’s policy changes should remove this requirement; however, under current rules, satisfying Leicester’s unmet need could add a further 3,553 homes to HBBC’s 2020-39 target. In turn, this could increase Stoke Golding’s target

from 152 to 213 homes. While such a target is very pessimistic, the Parish Council considers it prudent to use this target in the current, changing circumstances.

On the supply side, the approval of the three major applications (Roseway, Wykin Lane and Hinckley Road) adds 190 homes to the housing supply and the Plan has been updated to reflect these approvals. The Mulberry Farm allocation (which will be retained) adds a further 25 homes, bringing the supply to 215. In addition, there will inevitably be some infill which will further increase the supply. Therefore, the allocations proposed for meeting the target of 213 homes are viable.

#### Policy SG4 - Infill Housing Development

This policy has been strengthened by repeating the requirement that any such development must comply with all other policies in the Plan.

#### Changes to the Settlement Boundary

The settlement boundary has been altered as follows:

- (a) The Wykin Lane and Hinckley Road sites have been brought inside the boundary, to align with the planning approvals
- (b) The paddock to the rear of the White Swan (which is battlefield land) has been moved outside the settlement boundary.

#### Policy SG5 – Market Housing Mix

This policy recognises that the mix of housing which is needed to meet the needs of people living locally has largely been ignored by developers. Of the 190 dwellings planned at Roseway, Wykin Lane and Stoke Fields farm, 39% of market dwellings are of four or more bedrooms against a need of 20%.

This over-supply of larger dwellings causes the Plan to propose restrictions on the provision of market dwellings of four or more bedrooms in the future (and the recommendations of the Housing Needs Study 2019 have been adjusted to account for this). Policy SG5 therefore prohibits any new developments from having houses of four or more bedrooms. If there were to be any more sizeable developments, this would be a very controversial.

#### Policy SG6 - Affordable Housing

Within 'affordable housing', there is a new section on 'First Homes'. This is a new Government policy applying across the country to provide heavily discounted homes to eligible persons.

Policy SG6 now has revised targets for the housing mix of affordable houses. There are also stronger conditions in the policy to try to prevent developers avoiding their obligations on the provision of affordable homes. Finally, there is a requirement to integrate affordable housing into any site layout and avoid the clustering of such homes.

### **Section 5 Countryside**

#### Policy SG7 on Countryside

This has been reworded to remove the ambiguity in the earlier Plan and to align more closely with HBBC's policy on countryside in the emerging Local Plan.

#### Policy SG11 - Locally Important Views

This has been strengthened and now includes an appendix describing the views and providing photos.

#### Policy SG12 - Ecology and Biodiversity

This has been strengthened by requiring a minimum 10% improvement in biodiversity following development. This makes the Plan compliant with the changes in Government regulations.

#### Policy SG13 - Trees and Hedgerows

This now requires that where there is new development, there should be a five-metre buffer zone alongside any retained hedgerows to protect them.

### **Section 6 – Heritage and Design**

The section on locally valued (non-designated) heritage assets now includes the areas of ridge and furrow. There is an explanation of ridge and furrow, a map of the ridge and furrow site has been added and Policy SG15 has been modified to add these sites into the protection.

### **Section 7 – Local Green Spaces**

Three additional Local Green Spaces have been proposed. These comprise two fields west of Hinckley Road (between Stoke Golding and Dadlington) and a field off Higham Lane.