

STOKE GOLDING

Planning Policy Assessment and Evidence Base Review

October 2016

Kirkwells

The Planning People

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Document Overview

- The Parish of Stoke Golding lies in south west Leicestershire, close to the Warwickshire border. It is 16 miles from Leicester and about three miles north west of Hinckley. The Ashby de la Zouch Canal passes through the western part of the borough.
- The neighbourhood development plan area covers 356 hectares and the population of the Parish was recorded as 1684 in the 2011 Census (Neighbourhood Statistics).
- The key policy documents which are relevant to the area are:
 - National Planning Policy Framework (NPPF)
 - The adopted Hinckley and Bosworth Core Strategy
 - The adopted Hinckley and Bosworth Site Allocations and Development Management DPD
- The adopted Hinckley and Bosworth Core Strategy identifies Stoke Golding as a Key Rural Centre (Stand Alone), which is subject to Policy 11. Under this policy, land will be allocated for at least 60 new homes and additional employment opportunities will be supported.
- Stoke Golding falls within Natural England's National Character Area 94: Leicestershire Vales. The neighbourhood plan area also includes a Site of Special Scientific Interest along the Ashby Canal. There are also several sites in the area that are recognized for their wildlife value.
- Stoke Golding has a Conservation Area and there is a total of 5 Listed Buildings in the parish including the Grade I Listed Church of St Margaret. There is also Scheduled Monument and a Battlefield in the parish.

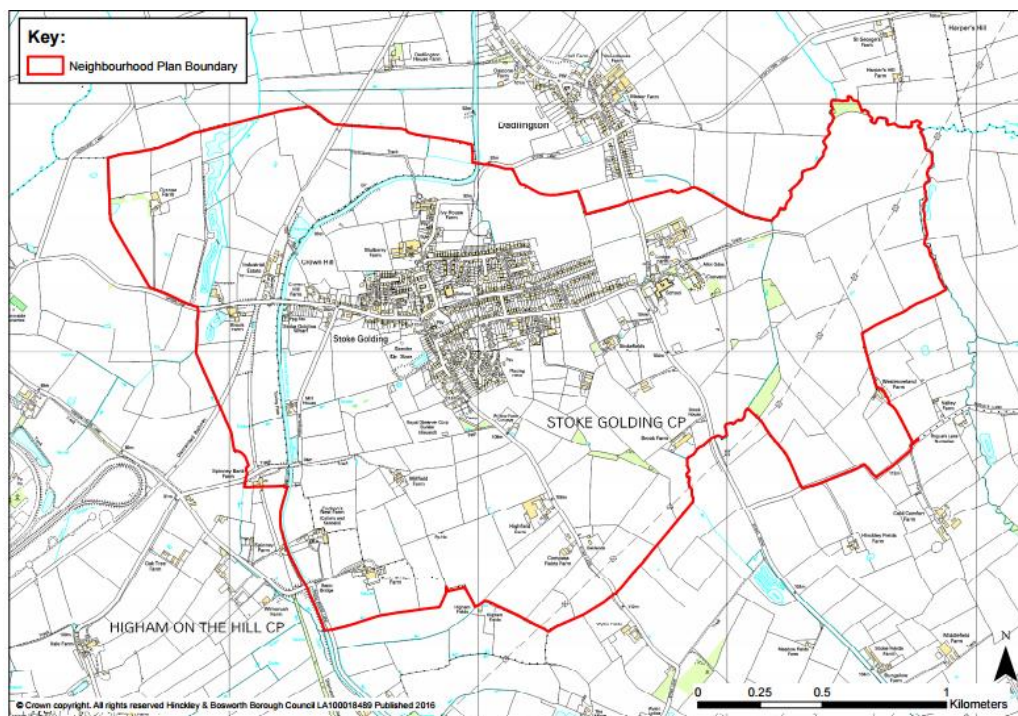
1.0 Introduction

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national, regional and local planning policies that will have to be taken in to account during the preparation of the proposed Stoke Golding Neighbourhood Plan. It will form an important background document to the Neighbourhood Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Group.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Stoke Golding Neighbourhood Plan.

Stoke Golding Neighbourhood Plan Boundary



2.0 National Planning Policy

2.1 National Planning Policy Framework (NPPF)¹

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies and the priorities for development. It advises:

Para 6. The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Para 11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

¹

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Para 15: All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Para 16: The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. Building a strong, competitive economy.

Para 19: Planning should operate to encourage and not act as an impediment to sustainable growth.

Para 21: Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

Para 22. Planning policies should avoid long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

2. Ensuring the vitality of town centres

3. Supporting a prosperous rural economy

Para 28: To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- Promote the development and diversification of agricultural and other land-based rural businesses;
- Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside;
- Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

4. Promoting sustainable transport

Para 29: Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

5. Supporting high quality communications infrastructure

Para 42: Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks plays a vital role in enhancing provision of local community facilities and services.

6. Delivering a wide choice of high quality homes

Para 49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Para 50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

7. Requiring Good Design

Para 56: The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 57: It is important to plan positively for the achievement of high quality and inclusive design of all development, including individual buildings, public and private spaces and wider area development schemes.

Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Para 59: Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout materials and access of new development in relation to neighbouring buildings and the local area more generally.

Para 60: Planning policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain

development forms and styles. It is however, proper to seek to promote or reinforce local distinctiveness.

8. Promoting healthy communities

Para 69: Planning policies should aim to achieve places which promote:

- Opportunities for meetings between members and the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space which encourage the active and continual use of public areas.

Para 70: Planning policies should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Para 73: Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

Para 75: Planning policies should protect and enhance public rights of way and access.

Para 76: Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

Para 77: The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves
- where the green space is demonstrably special to a local community and holds a particular local significance
- where the green area is local in character and is not an extensive tract of land

Para 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

9. Protecting Green Belt land

10. Meeting the challenge of climate change, flooding and coastal change

Para 99: new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

11. Conserving and enhancing the natural environment

Para 109: The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils
- recognising the wider benefits of ecosystem services
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity

Para 111: Planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Para 115: Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and AONBs, which have the highest status in relation to landscape and scenic beauty.

12. Conserving and enhancing the historic environment

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be.

13. Facilitating the sustainable use of minerals

Plan-making

Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them.

Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

2.2 National Planning Practice Guidance²

Para 004 - A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development. A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

Para 009 - A draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. A draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

² <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place, the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging neighbourhood plan
- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.

Para 065 - only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice;
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest;
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any Conservation Area;
- d. the making of the neighbourhood plan contributes to the achievement of sustainable development;
- e. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of neighbourhood plan does not breach, and is otherwise compatible with, EU obligations
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

2.3 Ministerial Statements

From time to time, ministers give statements on planning policy which have the effect of introducing changes to established policy. The following statements are relevant to neighbourhood planning:

Written Statement: Support for Small Scale Developers, Custom and Self-Builders, 28 November 2014³

This introduced a number of changes to the National Planning Practice Guidance (NPPG) with regard to Section 106 planning obligations, including the introduction of a threshold beneath which affordable housing contributions should not be sought.

The Ministerial statement indicated that:

- (a) For sites of 10 units or less and which have a maximum combined gross floor space of 1,000 square metres, affordable housing and tariff style contributions should not be sought.
- (b) In designated rural areas (under Section 157 of the Housing Act 1985), authorities may choose to implement a lower threshold of five units or less, beneath which affordable housing and tariff style contributions should not be sought.
- (c) Affordable housing and tariff style contributions should not be sought in relation to residential annexes and extensions.
- (d) A financial credit, equivalent to the existing gross floor space of any vacant buildings brought back into any lawful use or demolished for re-development, should be deducted from the calculation of any affordable housing contributions sought from relevant development schemes.

³ <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

On 11 May 2016, the Court of Appeal overturned this High Court judgement which means that the 2014 Ministerial Statement is now reinstated

Written Statement to Parliament: Planning Update, 25 March 2015⁴

Local planning authorities and qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. This includes any policy requiring any level of the Code for Sustainable Homes to be achieved by new development; the government has now withdrawn the code,

The optional new national technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need, and where their impact on viability has been considered, in accordance with the National Planning Policy Framework and Planning Guidance. Neighbourhood plans should not be used to apply the new national technical standards.

Written Statement to Parliament: Wind Energy, 18 June 2015⁵

This statement indicated that, when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and

⁴ <https://www.gov.uk/government/speeches/planning-update-march-2015>

⁵ <http://www.publications.parliament.uk/pa/cm201516/cmhansrd/cm150618/wmstext/150618m0001.htm>

- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

In applying these new considerations, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Maps showing the wind resource as favourable to wind turbines, or similar, will not be sufficient.

3.0 Hinckley and Bosworth Policy

The current local planning policy framework for the neighbourhood plan area comprises the Hinckley and Bosworth Core Strategy DPD and the Site Allocations and Development Management Policies DPD. A separate Gypsy and Traveller Allocations DPD is being prepared and this, when adopted, will also form part of the strategic planning framework for the neighbourhood plan.

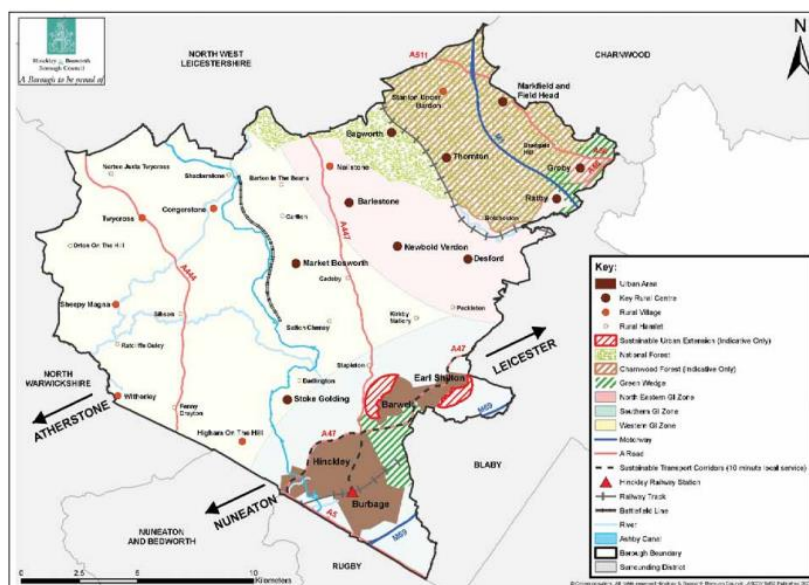
The following policies are of relevance to the Stoke Golding Neighbourhood Plan:

3.1 Hinckley and Bosworth Core Strategy DPD 2006 - 2026⁶

The Hinckley and Bosworth Core Strategy DPD provides a long term vision and strategic policies to guide the future development of the borough up to 2026. The Core Strategy was adopted by Hinckley and Bosworth Borough Council on 15 December 2009.

The following policies in the Hinckley and Bosworth Core Strategy DPD are relevant to the Stoke Golding Neighbourhood Plan.

Key diagram



⁶ http://www.hinckley-bosworth.gov.uk/downloads/download/211/core_strategy

The following villages have been designated as Key Rural Centres:

- Markfield
- Groby
- Ratby
- Barlestone
- Desford
- Newbold Verdon
- Bagworth and Thornton
- Market Bosworth
- Stoke Golding

Policy 7: Key Rural Centres

To support the Key Rural Centres and ensure they can provide key services to their rural hinterland, the council will:

- Support housing development within settlement boundaries that provides a mix of housing types and tenures as detailed in Policy 15 and Policy 16.
- Support development under Policy 17: Local Needs.
- Ensure there is a range of employment opportunities within the Key Rural Centres. To support this, the enhancement of allocated employment sites in the Key Rural Centres will be supported, as will the development of employment uses including home working within the settlement boundary.
- Support new retail development to meet local need within defined local centre boundaries in the Key Rural Centres providing it will have no detrimental impact on the Hinckley town centre.
- Resist the loss of local shops and facilities in Key Rural Centres unless it is demonstrated that the business or facilities can no longer operate in a viable manner. Initiatives to establish local stores and facilities will be supported.
- Require transport improvements in line with Policy 14.
- Support the development of the tourism industry in line with Policy 23.
- Require development to be of the highest environmental standards in line with Policy 24

Policy 11: Key Rural Centres Stand Alone (extract)

Stoke Golding

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

- Allocate land for the development of a minimum of 60 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Stoke Golding, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16.
- Support additional employment provision to meet local needs in line with Policy 7. As part of this, look to provide small, flexible industrial/business/start up units to encourage self employment in niche markets as supported by the Stoke Golding Parish Plan.
- Support the improvement of the GP facilities in Stoke Golding to support the increase in population, to be delivered by the PCT and developer contributions.
- Address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Stoke Golding as detailed in the council's most up to date strategy and the Play Strategy. In particular the parish plan has identified a need to improve the quantity of amenity green space in the village and provide more youth facilities such as BMX track, more skate parks, basketball court etc and provide additional allotments. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19
- Implement the strategic green infrastructure network detailed in Policy 20. To achieve this, the following strategic interventions relating to Stoke Golding will be required: Disused Railway Line (Nuneaton – Shenton Station)
- Deliver safe cycle routes as detailed in Policy 14, in particular a walking/cycling route from Stoke Golding to Hinckley and seek to improve public transport provision between Hinckley and Stoke Golding, particularly on weekends
- Encourage tourism by enabling development of tourist accommodation and improving links between the Ashby Canal and the village
- Seek improvements in the quality of the village hall and playing fields and pavilion as supported by the Hinckley & Bosworth Borough Council facilities audit
- Improve connections with the neighbouring villages of Dadlington and Higham on the Hill to increase the catchment area for local shops

- Require new development to respect the character and appearance of the Stoke Golding Conservation Area by incorporating locally distinctive features of the conservation area into the development

Policy 14: Rural Areas: Transport

To support accessibility within the rural areas, the council will:

- Support the safeguarding of the route of the National Forest line and stations at Desford and Bagworth, in case, in the longer term a cost effective passenger service reinstatement on that line may be achievable
- Support the delivery of a viable, high quality public transport network between the Key Rural Centres and their nearest urban centre and between the Rural Villages and their nearest Key Rural Centre or urban centre
- Support the provision of accessible transport services for mobility impaired and rurally isolated residents
- Support further development of quality and reach of accessible transport services, including expansion of Shop Mobility
- Support the continuation of the Leicestershire hourly services network (this network provides access within 800 metres to a service of at least hourly daytime frequency for 95% of Leicestershire people) and improving access at other times of the day
- Support the continuation of demand responsive transport networks (for example, shared taxi services, community minibuses and rural dial a ride) to the following villages and hamlets that are not covered by the hourly services network: Kirkby Mallory, Peckleton, Shackerstone, Congerstone, parts of Carlton, Sutton Cheney, Shenton, Kirkby Grange and Botcheston
- Deliver safe cycle paths as detailed in the Hinckley & Bosworth Council's Rural Parishes Cycling Network Plan. This will deliver safe routes to school, to residential and employment areas, Key Rural Centres/urban areas, community and leisure facilities and into the countryside. Developers will be required to contribute towards these initiatives through developer contributions and/or land where

they meet the tests set out in national guidance. New development that would prejudice their implementation will not be permitted.

Policy 15: Affordable Housing

To support the provision of mixed, sustainable communities, a minimum of 2090 affordable homes will be provided in the borough from 2006 to 2026. At least 480 dwellings will contribute to this target in rural areas, including rural exception sites brought forward via Policy 17 Rural Needs. To achieve this target, the council will expect a proportion of affordable housing to be provided on eligible sites.

The starting point for the level and target for affordable housing in the Borough is as follows:

Location	Size	Affordable Housing on Site Target
Urban (Hinckley, Barwell, Earl Shilton and Burbage but not Sustainable Urban Extensions)	15 dwellings or more, or 0.5 ha or more	20%*
Sustainable Urban Extensions – Barwell and Earl Shilton	15 dwellings or more, or 0.5 ha or more	20%*
Rural areas (all sites not in the above categories)	4 dwellings or more, or 0.13 ha or more	40%*

** These targets are based on the assumption of nil grant; in cases where grant is available additionality will be sought in line with Homes and Communities Agency guidance.*

For all sites, the tenure split will be 75% social rented and 25% intermediate housing. The target will be monitored regularly and may be revised to reflect changes in the housing market and local circumstances. To ensure these figures remain current they will be updated through an Affordable Housing Supplementary Planning Document.

These figures may be negotiated on a site by site basis taking into account: identified local need (based on Hinckley & Bosworth Borough Council's housing register and any recent housing needs surveys if applicable), existing provision, characteristics of the site and viability. In areas where there is already a high proportion of affordable housing, the Council may agree to accept commuted sums in lieu of on-site affordable housing.

The mix of dwellings on sites will be based on the following borough wide guidelines which will be subject to review over the plan period (figures may not total due to rounding):

Type	1 Bed General Needs	2 Bed General Needs	3 Bed General Needs	4+ Bed General Needs	1 Bed Older People	2 Bed Older People	Sheltered/ Supported
Rented	4%	25%	39%	1%	0%	25%	5%
Intermediate	6%	36%	56%	3%	0%	0%	0%

(Source: http://www.blinehousing.info/LeicSHMA/Leicester_SHMA.)

Policy 16: Housing Density, Mix and Design

The council requires a mix of housing types and tenures to be provided on all sites of 10 or more dwellings, taking into account the type of provision that is likely to be required, by utilising Table 3 (Profile of new housing needed to meet household type projections) as a starting point for housing mix, and the specific needs of each submarket informed by the most up to date Housing Market Assessment, Study Into Older Peoples Housing Needs and Aspirations and other local evidence, such as a housing needs survey or parish plan.

All developments of 10 or more dwellings are required to meet a 'very good' rating (16 or more positive answers out of 20) against the Building for Life criteria, unless it can be demonstrated that this is not viable on the particular site.

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

- At least 40 dwellings per hectare within and adjoining Hinckley, Burbage, Barwell and Earl Shilton
- At least 30 dwellings per hectare within and adjoining the Key Rural Centres, Rural Villages and Rural Hamlets

In exceptional circumstances, where individual site characteristics dictate and are justified, a lower density may be acceptable.

Policy 17: Rural Needs

In Key Rural Centres, Rural Villages and Rural Hamlets, small scale developments that meet a 'local need' either through Local Choice or a Rural Exceptions Site for housing, employment or community facilities adjacent to the settlement boundary will be permitted provided that:

- The 'local need' has been clearly identified in an up to date Needs Survey or Parish Plan, the format of which has been agreed by the borough council
- The need cannot be met within the settlement boundary of the village
- The development is of a scale and design which fully respects the character of the settlement concerned and the level of need identified
- For a Rural Exceptions Site, the development will be small scale (usually 10 dwellings or less), and the development will be exclusively for the provision of affordable housing, either social rented or intermediate housing
- A legal agreement is entered into to ensure that all housing provided will be for the exclusive occupation, in perpetuity, of people with a local connection and that any affordable housing provided as part of this policy is provided in perpetuity. No more than 80% share of any affordable housing will be permitted to be sold

A local need for housing is defined as people:

- (i) Who are resident at the date of allocation in the village, parish or local area which the development is intended to serve; and
- (ii) Who have an existing family or employment connection in the village, parish, or local area which the development is intended to serve.

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

Applications for new sites and refurbishment of existing sites must meet the design guidelines detailed in National Guidance (Designing Gypsy & Traveller Sites, Good Practice Guide).

Policy 19: Green Space and Play Provision

The following standards will be used in relation to green space and play provision in the borough to ensure all residents have access to sufficient, high quality, accessible green spaces and play areas:

Quantity

Equipped Children's Play Space - A minimum of 0.15 ha/1000 population (excluding buffer zones)

Casual/Informal Play Space - A minimum of 0.7 ha/1000 population

Outdoor Sports Provision – A minimum of 1.6 ha/1000 population

Accessible Natural Green Space - A minimum of 2 ha/1000 population

In areas with populations under 1000 people, a pro-rata approach will be used.

Accessibility

District Parks and Green Spaces - All households should be within 5 kilometres of an open space of at least 10 hectares which provides general facilities for recreational activity within a landscaped setting

Neighbourhood Parks and Green Spaces - All households should be within 600 metres of an open space of between 1 and 10 hectares which provide general facilities for recreational activity within a landscaped setting

Local Parks and Green Space - All households should be within 400 metres of an open space of between 0.2 - 1.0 hectare which provide facilities for recreation within a localised area, catering for the specific informal needs of the local community

Incidental/Amenity Green Space - All household should be within 300 metres of a small formal or informal area of open space

The above standards will be used to determine:

- a) Where improvements are needed to existing green spaces and play areas
- b) Where new provision of green spaces and play areas are required to support existing and new residents and workers in the borough

Standards need to be assessed according to their geographical context and in rural areas and smaller settlements with lower populations these standards may be difficult to achieve. In such cases access to provision in larger neighbouring settlements should be identified and accessibility improved where practical.

Policy 20: Green Infrastructure (extract)

The implementation of the Green Infrastructure Network as outlined on the Key Diagram is a key priority of the council.

To assist delivery of this plan, the following strategic interventions will be supported:

Southern Zone

- **Burbage Common and Woods** - Increase the size of the site to increase both the community value and biodiversity holding capacity and improve access to the site, particularly for pedestrians and cyclists
- **Hinckley Town Centre** - Mitigate against the urban 'heat island' effect by increasing the number of street trees to provide shade, cooling and air quality improvements, incorporate flood prevention measures such as flood storage ponds, green roofs and swales where appropriate and utilise existing assets, such as the Big Pit at the junction of Ashby Road and Barwell Lane, to provide wider recreational functions
- **Harrow Brook Corridor** - Improve access at the western end of this route to allow access to the Ashby Canal. Retention and enhancement of flood

storage ponds along the Battling Brook to reduce the rate of water entering the brook and increase the number of habitats along the corridor. Include the Harrow Brook Corridor as part of a circular route connecting Burbage Common, the canal and Hinckley centre

- **Sketchley Brook Corridor** - Increase the biodiversity interest of the west of Burbage by bringing parcels of land along the brook's route that are currently in poor or unmanaged condition under suitable management. Develop the Sketchley Brook Corridor as an integral part of a wider access and green space project delivering recreational and biodiversity improvements along the east-west axis separating Hinckley and Burbage as part of a set of circular recreational routes

- **Burbage Allotments** - Enhance the semi abandoned allotment site that separates Burbage and Hinckley as part of the east-west recreational corridor linking the Ashby Canal, Sketchley Brook, Burbage Allotments and Burbage Common

- **Disused Railway Line (Nuneaton – Shenton Station)** - Develop this route as a pedestrian and cycle route from Nuneaton to some of the borough's biggest tourist assets such as the Battlefield Line, Water Park and Battlefield site, as well as a connection to the borough's other strategic asset, the Ashby Canal. This intervention could take part in two sections. One section would be the link between where the Weddington Country Walk passes under the A5 and the Marina at Stoke Golding. The other section would run between the Marina and Shenton Station

Detailed descriptions of the strategic interventions outlined above are contained in the Hinckley & Bosworth Green Infrastructure Strategy. Developers will be required to contribute to the delivery of these interventions through developer contributions and/or provision of land where appropriate. Development that would compromise the delivery of the Green Infrastructure Network will not be permitted.

Policy 23: Tourism Development

Tourism development for new and extended visitor attractions including major facilities (e.g. Twycross Zoo, Bosworth Battlefield, Mallory Park) and holiday accommodation including bed and breakfast accommodation, holiday lodges, and tenting fields will be encouraged in suitable locations 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

Policy 24: Sustainable Design and Technology

The council will require all development (as detailed below) in Hinckley, Burbage, Barwell and Earl Shilton to meet the following requirements, unless it would make the development unviable:

Residential developments to meet the Code for Sustainable Homes at the following levels:

- Minimum of Code Level 3 to 2013
- Minimum of Code Level 4 from 2013 – 2016
- Code level 6 from 2016 onwards

Residential developments in Key Rural Centres and Rural Villages will be expected to meet the sustainability targets set out in Building a Greener Future.

Schools, hospitals and offices developments to meet, at a minimum, BREEAM (or equivalent) assessment rating of 'very good'. From 2016 they will be required to meet, at a minimum, BREEAM (or equivalent) assessment rating of 'excellent'.

The Code/BREEAM level to be met will be set at the time of determination of detailed planning permission or reserved matters unless other legislation/guidance requires a higher level at the time of construction.

3.2 Hinckley and Bosworth Site Allocations and Development Management DPD 2006 - 2026⁷

The Site Allocations and Development Management Policies Document (DPD) was adopted in July 2016. It allocates land to deliver the

⁷ http://www.hinckley-bosworth.gov.uk/downloads/file/5295/site_allocations_and_development_management_policies_dpd_-_adopted_july_2016

development requirements outlined in the Hinckley and Bosworth Core Strategy such as housing, employment, recreation, green spaces, community uses and leisure uses. In addition, it also includes development management policies which apply across the borough and which will be used when determining planning applications.

Key Rural Centres

Key Rural Centres are defined as those villages with a population over 1500 and have the majority of the following:

- Primary School;
- Local Shop;
- Post Office;
- Doctors Surgery;
- Community/leisure facilities;
- Employment; and
- A 6 day a week bus service.

These settlements have been grouped to relate to different areas of the borough as they have different roles to play. The following are the Stand Alone Key Rural Centres:

Barlestone

Market Bosworth

Newbold Verdon

Stoke Golding

In relation to site allocations, the Hinckley and Bosworth Core Strategy requires:

- Land to be allocated for a minimum of 60 houses;
- Support additional employment provision;
- Address the existing deficiencies in the quality and quantity of green spaces; and
- Implement the Strategic Green Infrastructure Network.

The residual minimum housing requirement for Stoke Golding, as of 1 September 2014 has been met and as such no sites are required to be allocated for further residential development in Stoke Golding.

In line with Core Strategy Policy 11: Key Rural Centres Stand Alone, the following allocations and designations are made for Stoke Golding:

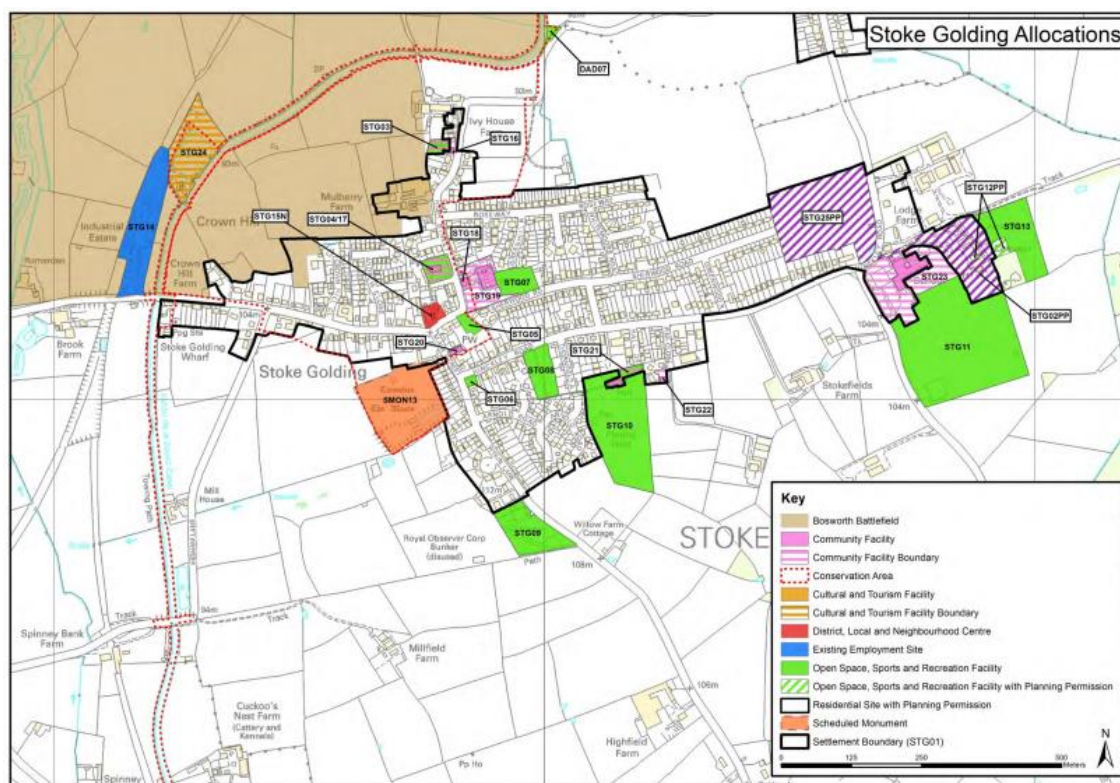
Stoke Golding Site Allocations			
Reference	Location	Designation	Policy
Retail			
STG15N	Stoke Golding Village Centre, High Street and Station Road	Neighbourhood Centre	DM22
Employment			
STG14	Willow Park Industrial Estate Station Road	Employment Site	DM19
Open Space			
STG03	Stoke Golding Zion Baptist Church Allotments, High Street	Allotments	DM8
STG04	St Margaret of Antioch Parish Churchyard, High Street	Cemeteries and Churchyards	DM8
STG05	High Street Allotments	Allotments	DM8
STG06	Wykin Lane Amenity Green Space	Amenity Green Space	DM8
STG07	St Margaret's Church of England Primary School, Playing Fields, High Street.	Outdoors Sports Facilities	DM8
STG08	Hinckley Road Cemetery	Cemeteries and Churchyards	DM8
STG09	Wykin Lane Cemetery	Cemeteries and Churchyards	DM8
STG10	Hall Drive Play Area and Recreation Ground	Children's Play Space, Formal Park, Outdoor Sports Facilities and Young Person's Facilities	DM8
STG11	St Martins Catholic Voluntary Academy, Playing Fields, Hinckley Road	Outdoors Sports Facilities	DM8
STG12PP	Convent Drive Green Space	Amenity Green Space and Children's Play Space	DM8
STG13	St Martins Allotments	Allotments	DM8
Community Facility			
STG16	Stoke Golding Zion Baptist Church, High Street	Community Facility	DM25

Stoke Golding Site Allocations			
Reference	Location	Designation	Policy
STG17	St Margaret of Antioch Parish Church, High Street	Community Facility	DM25
STG18	Baxter Hall, High Street	Community Facility	DM25
STG19	St Margaret’s Church of England Primary School, High Street	Community Facility	DM25
STG20	Stoke Golding Methodist Church, Main Street	Community Facility	DM25
STG21	Stoke Golding Village Hall, Hall Drive	Community Facility	DM25
STG22	Stoke Golding Doctors Surgery, Pine Close	Community Facility	DM25
STG23	Saint Martins Catholic Voluntary Academy, Hinckley Road	Community Facility	DM25
STG01	Stoke Golding Settlement Boundary	Settlement Boundary	Core Strategy Policy 7
Stoke Golding Residential Site Allocations with Planning Permission*			
Reference	Location	Application Reference and Permitted Dwellings	
STG02PP	St Martins Convent, Hinckley Road	10/00358/OUT and 11/00219/REM (59 dwellings)	
STG25PP**	Land off Hinckley Road	14/00262/OUT (75 dwellings)	
Allocations which relate to but stand away from the settlement***			
Reference	Location	Designation	Policy
STG24	Stoke Golding Marina (The Ashby Canal Centre), Station Road	Cultural and Tourism Facility	DM24

*Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 September 2014

** Site permitted pending Section 106 agreement as at 1 September 2014

*** These allocations appear on the borough-wide policies map



The development management policies in this document are not site specific and instead either relate to one certain type of development (for example, employment land) or are general policies which relate to every proposal in the borough (for example, design policies) and are therefore considered to be strategic in nature.

DM1 Presumption in Favour of Sustainable Development

Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Borough Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or

- b) Specific policies in that Framework indicate that development should be restricted.

DM2 Delivering Renewable Energy and Low Carbon Development

The Borough Council is committed to reducing its environmental impact through carbon reduction measures and through the support of appropriately designed and sited renewable energy and low carbon developments.

Planning applications for the development of renewable energy and low carbon development installations at the domestic, community and commercial scales will be supported where:

- a) All reasonable steps have been taken to avoid or mitigate any adverse impacts including, but not limited to, landscape, noise, visual and cumulative impacts; and
- b) The proposed development accords with other policies of this plan, with specific regard to DM11 and DM12.

The impact of ancillary structures included as part of the proposed scheme will also be assessed.

Community-led renewable energy schemes for low carbon developments which can demonstrate direct community benefit will be encouraged.

DM3 Infrastructure and Delivery

Where development will create a need to provide additional or improved infrastructure, amenities or facilities, developers will be expected to make such provision directly or indirectly through the appropriate funding mechanism.

In order to secure and co-ordinate the timely delivery of infrastructure, the Borough Council will work in partnership with other local delivery bodies, local authorities, developers and service providers, throughout all stages of the development process to deliver the infrastructure required to support the policies in the Local Plan and, but not limited to, the prevailing Infrastructure Delivery Schedule.

Where, because of the physical circumstances of the site and/or prevailing and anticipated market conditions, a developer can demonstrate that the viability of a development proposal affects the provision of affordable housing and/or infrastructure provision, the Borough Council will balance

the adverse impact of permitting the scheme on the delivery of such provision, with any identified planning benefits of the scheme.

Where current viability is proposed as a justification to deliver a reduced level of infrastructure provision, than that required by policy, developers are required to provide the appropriate evidence to support this justification.

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:

- 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. and:
 - i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
 - ii) It does not undermine the physical and perceived separation and open character between settlements; and
 - iii) It does not create or exacerbate ribbon development;
 - iv) If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and
 - v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21

DM5 Enabling Rural Worker Accommodation

To protect its intrinsic value, beauty and open character, the countryside will first and foremost be safeguarded from inappropriate development

which includes the erection of new isolated homes. The provision of rural worker accommodation is however considered an exception where the following special circumstances can be demonstrated:

- a) It is essential for one or more workers to be readily available at most times for the proper functioning of the rural enterprise and the worker(s) are in full time, permanent employment which directly relates to the rural enterprise; and
- b) The rural enterprise is economically sustainable and has a clear prospect of remaining so; and
- c) There are no available existing dwellings or buildings suitable for conversion to residential on the site of the enterprise or within the local area; and
- d) The proposed dwelling is of a size and scale appropriate to the proper functioning and needs of the rural enterprise.

Dwellings permitted under this policy will be subject to an occupancy condition restricting its occupation to a person who is directly employed by the rural enterprise on a permanent full time basis.

DM6 Enhancement of Biodiversity and Geological Interest

Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management.

Major developments in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.

Proposals where the primary objective is to conserve or enhance biodiversity or geological interest will be permitted where they comply with other relevant policies in the plan.

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.

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

In addition to the above, where specific identified sites are to be affected the following will be taken into account:

Internationally and Nationally Designated Sites

International and Nationally Designated Sites will be safeguarded.

Development which is likely to have any adverse impact on the notified features of a nationally designated site will not normally be permitted.

In exceptional circumstances, a proposal may be found acceptable where it can be demonstrated that:

- a) A suitable alternative site with a lesser impact than that proposed is not available; and
- b) The on-site benefits of the proposal clearly outweigh the impacts on the notified features of the site and where applicable, the overall SSSI or habitat network; and
- c) All appropriate mitigation measures have been addressed through the development management process; and
- d) Development likely to result in a significant effect on internationally designated sites will be subject to assessment under the Habitats Regulations and will not be permitted unless adverse effects can be fully avoided, mitigated and/or compensated.

Irreplaceable Habitats

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

- e) The need and benefits of the development in that location clearly outweigh the loss; and,
- f) It has been adequately demonstrated that the irreplaceable habitat cannot be retained with the proposed scheme; and
- g) Appropriate compensation measures are provided on site wherever possible and off site where this is not feasible.

Locally Important Sites

Development proposals affecting locally important sites should always seek to contribute to their favourable management in the long term.

Where a proposal is likely to result in harm to locally important sites (including habitats or species of principal importance for biodiversity), developers will be required to accord with the following sequential approach:

- h) Firstly, seek an alternative site with a lesser impact than that proposed;
- i) Secondly, and if the first is not possible, demonstrate mitigation measures can be taken on site;
- j) Thirdly, and as a last resort, seek appropriate compensation measures, on site wherever possible and off site where this is not feasible.

DM7 Preventing Pollution and Flooding

Adverse impacts from pollution and flooding will be prevented by ensuring that development proposals demonstrate that:

- a) It will not adversely impact the water quality, ecological value or drainage function of water bodies in the borough;
- b) Appropriate containment solutions for oils, fuels and chemicals are provided;
- c) All reasonable steps are taken through design, siting and technological solutions to ensure the abatement of obtrusive light to avoid sky glow, glare and light intrusion;
- d) It would not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity;
- e) Appropriate remediation of contaminated land in line with minimum national standards is undertaken;
- f) It will not contribute to poor air quality;
- g) It will not result in land instability or further intensify existing unstable land; and
- h) The development doesn't create or exacerbate flooding by being located away from areas of flood risk unless adequately mitigated against in line with National Policy.

DM8 Safeguarding Open Space, Sport and Recreational Facilities

Planning permission will not be granted for proposals resulting in the loss of land or buildings in recreational or sporting use and areas of open space, as identified in the most recent Open Space, Sport and Recreational Facilities Study, except where:

- a) A replacement of an equivalent typology is provided, as defined by the most recent Open Space, Sport and Recreational Facilities Study, in an appropriate location serving the local community; or
- b) It is demonstrated that there is a surplus of recreational land, facilities or open space of the same typology exceeding the needs of the local community; or
- c) The development of a small part of a larger site in recreational use would result in the enhancement of recreational facilities on the remainder of the site, or on a nearby site serving the same community.

Proposals which relate to Natural and Semi-Natural Open Spaces should also accord with Policy DM9.

DM9 Safeguarding Natural and Semi-Natural Open Spaces

All developments within or affecting Natural and Semi-Natural Open Spaces should seek to retain and enhance the accessibility of the space and its recreational value whilst ensuring the biodiversity and conservation value is also enhanced.

Development within areas of Natural and Semi-Natural Open Space, as defined on the policies map, will only be considered appropriate where:

- a) The proposal relates to the enhancement of the area for recreational purposes and only where this does not lead to the loss or damage of the area's biodiversity value; or
- b) It relates to the enhancement of the area's biodiversity or conservation value; or
- c) It would promote the establishment and enhancement of pedestrian footpaths and cycle ways; or
- d) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21; and
- e) If within a Green Wedge, it protects its role and function in line with Core Strategy policies 6 and 9.

DM10 Development and Design

Developments will be permitted providing that the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;

- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;
- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;
- e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;
- f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;
- g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;
- h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;
- i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

DM11 Protecting and Enhancing the Historic Environment

The Borough Council will protect, conserve and enhance the historic environment throughout the borough. This will be done through the careful management of development that might adversely impact both designated and non-designated heritage assets.

All development proposals which have the potential to affect a heritage asset or its setting will be required to demonstrate:

- a) An understanding of the significance of the heritage asset and its setting; and
- b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts; and
- c) How the benefits of the proposal will outweigh any harm caused; and

- d) Any impact on archaeology in line with Policy DM13.

DM12 Heritage Assets

All development proposals affecting heritage assets and their setting will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the borough.

All development proposals affecting the significance of heritage assets and their setting will be assessed in accordance with Policy DM11: Protecting and Enhancing the Historic Environment and will require justification as set out in this policy.

All development proposals will need to accord with Policy DM10: Development and Design.

Listed Buildings

Proposals for the change of use, extensions and alterations of listed buildings and development affecting the setting of listed buildings will only be permitted where it is demonstrated that the proposals are compatible with the significance of the building and its setting.

Conservation Areas

Development proposals should ensure the significance of a conservation area is preserved and enhanced through the consideration and inclusion of important features (as identified in the Conservation Area Appraisal and Management Plan) including, but not limited to the following:

- a) Appropriate boundary treatments which reflect the local style and materials which are characteristic of the conservation area;
- b) The preservation and enhancement of key views and/or vistas in and out of the Conservation Area;
- c) The replacement of dead or dying important trees and hedgerows with those of the same or similar species;
- d) Reinforce or mirror the historic street pattern and plan form where feasible;
- e) The use of sensitively styled street furniture;
- f) The use of natural building materials, preferably locally sourced; and,
- g) The retention of key spaces within the conservation area.

Proposals which seek to improve identified neutral and negative areas inside designated conservation areas, which also lead to the overall enhancement of the conservation area, will be supported and encouraged.

All applications which include the demolition of buildings and means of enclosure within a Conservation Area must propose an adequate replacement which enhances the character and appearance of the conservation area. Conditions will be imposed to ensure demolition does not occur until immediately prior to the redevelopment or remediation.

Historic Landscapes

Proposals affecting historic landscapes, their features or setting should have regard to their significance and be justified in line with Policy DM11.

Development proposals within or adjacent to the historic landscape of Bosworth Battlefield should seek to better reveal the historic significance of the area.

Proposals which adversely affect the Bosworth Battlefield or its setting should be wholly exceptional and accompanied by clear and convincing justification. Such proposals will be assessed against their public benefits.

Particular regard will be had to maintaining topographical features, archaeological remains or to the potential expansion of the Battlefield.

Proposals which seek to enhance the educational or tourism provision associated with the Bosworth Battlefield will be encouraged where they comply with other policies in the Local Plan.

Scheduled Monuments

Proposals which adversely affect a scheduled monument or its setting should be wholly exceptional and accompanied by clear and convincing justification.

Locally Important Heritage Assets

Assets identified on the Locally Important Heritage Asset List should be retained and enhanced wherever possible. The significance of the assets illustrated in the List and the impact on this significance should be demonstrated and justified in line with Policy DM11.

DM13 Preserving the Borough's Archaeology

Where a proposal has the potential to impact a site of archaeological interest, developers should set out in their application an appropriate desk-based assessment and, where applicable, the results of a field evaluation detailing the significance of any affected asset.

Where applicable, justified and feasible the local planning authority will require remains to be preserved in situ ensuring appropriate design, layout, ground levels, foundations and site work methods to avoid any adverse impacts on the remains.

Where preservation of archaeological remains in situ is not feasible and/or justified the local planning authority will require full archaeological investigation and recording by an approved archaeological organisation before development commences.

DM14 Replacement Dwellings in the Rural Area

A proposal for the demolition and rebuild of an existing dwelling outside the settlement boundary will be supported where:

- a) It leads to an enhancement of the immediate setting and general character of the area; and
- b) The new dwelling is proportionate to the size, scale, mass and footprint of the original dwelling and situated within the original curtilage; and
- c) The proposed development accords with Policy DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.

DM15 Redundant Rural Buildings

Proposed development outside the settlement boundary for the reuse and/or adaptation of redundant or disused rural buildings will be supported where:

- a) The applicant demonstrates the building is no longer viable in its current use; and
- b) The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration; and
- c) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage; and
- d) The proposed development accords with Policy DM10: Development and Design and relevant design guidance, DM11:

Protecting and Enhancing the Historic Environment and DM12:
Heritage Assets.

All development proposals for the re-use of redundant rural buildings should result in the enhancement of the immediate setting.

DM16 Telecommunications

The provision of essential infrastructure for telecommunications will be supported where it has been demonstrated that:

- a) There are no opportunities for sharing a site, mast or facility with existing telecommunications infrastructure already in the area; and
- b) They are appropriately situated in the least visually obtrusive location available and appropriately designed to take account of their surroundings; and
- c) Technologies to miniaturise and camouflage have been sufficiently explored; and
- d) The proposal is in conformity with the latest national guidelines on radiation protection. The operator will also be required to remove any telecommunications equipment when it is redundant.

DM17 Highways and Transportation

Development proposals will be supported where they:

- a) Seek to make the best use of existing public transport services and, where appropriate, provide opportunities for improving and sustaining the viability of those services;
- b) Seek to ensure that there is convenient and safe access for walking and cycling to services and facilities;
- c) Demonstrate that there is not a significant adverse impact upon highway safety; and in the case of development that generates significant movement;
- d) That the development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised;
- e) Where it can be demonstrated that the residual cumulative impacts of development on the transport network are not severe.

Where appropriate, improvements will be required to be undertaken to the highways and transportation network to limit any significant impacts arising from the development (taking into account cost effectiveness).

DM18 Vehicle Parking Standards

All proposals for new development will be required to provide an appropriate level of parking provision justified by an assessment of the site location, type of housing, other modes of transport available (e.g. public transport and cycle provision) and appropriate design. Any development will be expected to provide disabled parking provision. Developments within Hinckley Town Centre should demonstrate that they would not exacerbate existing problems in the vicinity with increased on-street parking.

All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highways authority.

DM19 Existing Employment Sites

Existing employment areas are identified on the policies map. The site category is provided by the most up-to-date Employment Land and Premises Review.

Category A sites

The Borough Council will seek to retain sites classified as Category A sites in their entirety, for B1, B2 and B8 employment uses.

The development of non B class uses in Category A sites will only be allowed in exceptional circumstances. Proposals must demonstrate that they would not have a significant adverse impact on surrounding employment uses.

Category B site

The Borough Council will give positive consideration to proposals for partial or total loss of Category B sites for uses other than B1, B2 and B8 use classes where:

- a) The proposed proportion of uses falling outside B1, B2 and B8 use classes stands in line with the recommendations in the most up-to-date Employment Land and Premises Review; or
- b) The development diverges from these recommendations. The applicant must demonstrate that:
 - i. The site/premise is no longer suitable or reasonably capable of being redeveloped for employment purposes; and
 - ii. The site/premise has been proactively marketed for employment purposes for a reasonable period of time at a reasonable market rate as supported and demonstrated

- through a documented formal marketing strategy and campaign, in line with the most up to date Employment Land and Premises Review; or
- iii. There will be a significant community benefit which outweighs the impact of losing the employment site/premises

Category C Site

The Borough Council will take a more flexible approach to Category C sites for alternative uses, in accordance with the most up-to-date Employment Land and Premises Review and other Local Plan policies.

Proposals for the development of 'B' uses (including ancillary areas) within designated employment sites will be supported where they accord with other policies of the plan.

DM20 Provision of Employment Sites

The development of new employment sites for B1, B2 and B8 uses outside of allocated employment areas will be supported where they stand within settlement boundaries or on previously developed land.

Proposals which stand outside the settlement boundary and on Greenfield sites will only be found acceptable where it is demonstrated that there are no suitable alternative sites identified sequentially in the following locations:

- a) Within settlement boundaries;
- b) On previously developed land;
- c) Adjacent to existing employment areas; d) Adjacent to settlement boundaries.

Non-ancillary B1(a) office development is considered a Main Town Centre use and as such is excluded from the provisions of this policy and should be considered under Policy DM21: Locating Sustainable Town Centre Uses.

DM21 Locating Sustainable Town Centre Uses

All applications for the provision of new main town centre uses will be required to adhere to the following sequential approach:

First Within the defined Hinckley Town Centre, District Centres or Local Centres
↓
Second Edge of Hinckley Town Centre, District Centres or Local Centres



Third Out of Centre

Applications for main town centre uses which are not located in Hinckley Town Centre, a District or Local Centre will need to be accompanied by a sequential site assessment. This should also address the potential for disaggregation and/or variations of format and scale.

Edge of centre sites would only be considered where it can be demonstrated that there are no appropriate in-centre sites available.

Out of centre sites would only be considered where:

- a) It can be demonstrated that the site is sustainably located in terms of access to public transport, walking and cycling;
- b) There are no suitable in-centre sites; and
- c) There are no suitable edge of centre sites. The above sequential approach will not be applied for the following developments:
- d) Small scale rural development;
- e) Those which demonstrably relate to the enhanced provision of tourism related activities in line with Core Strategy Policy 23: Tourism Development.

All applications for main town centre uses which are not in Hinckley Town Centre which would result in the provision of 2,500 sq metres or more gross floor space will be required to be accompanied by an impact assessment.

Proposals which do not adequately satisfy either the sequential or impact assessments will be refused.

DM22 Vitalising District, Local and Neighbourhood Centres

Additional retail provision within or adjacent to district, local and neighbourhood centres will be permitted where:

- a) It is demonstrated there are no suitable and available existing vacant premises in the applicable or nearest centre; and
- b) The retail frontage is retained and/or enhanced and would not result in a break in the continuous retail frontage.

The boundaries of the centres are defined on the policies map. When considering applications for the change of use or loss of retail premises in

district, local and neighbourhood centres, the following conditions must be met:

District centres

To ensure the continued vitality and viability of district centres the change of use from A1, or A2 retail or loss of A1 or A2 retail uses within district centres will only be permitted where the proposal would not result in an over proliferation of any one use type in the centre, other than A1 retail, with particular reference to hot-food takeaways (A5).

Local centres

The change of use from A1 or A2 retail or loss of A1 or A2 retail uses within local centres will only be permitted where it can be demonstrated the proposal would not detract from the vitality or viability of the Local Centre in terms of the mix and type of uses.

Neighbourhood centres

Neighbourhood centres will be retained and enhanced wherever possible. The change of use or loss of A1 or A2 uses within these centres will only be permitted where it can be demonstrated that the loss would not reduce the community's ability to meet its day to day needs within a reasonable walking distance.

In all of the above cases, proposals should accord with Policies DM10, DM17 and DM23.

The use of upper floors of retail premises (A1-A5) within the district, local and neighbourhood centres, for residential use, will be supported where they accord with other policies in the Local Plan.

DM23 High Quality Shop Fronts and Advertisements

To maintain high levels of design and ensure local distinctiveness, the Borough Council will grant planning permission for new and refurbished shop fronts where:

- a) They reflect the local style and materials of the host building and immediate area; and
- b) The fascia is of an appropriate scale in relation to the shop front and upper floors; and
- c) Signage illumination is of an acceptable luminosity and does not lead to obtrusive light in the form of sky glow, glare or light intrusion; and

- d) Shop security features are appropriately designed to complement the host building and street scene. Shutters and grilles must allow for a degree of internal visibility; and
- e) The design of blinds and canopies leave the street scene uncluttered, particularly out of hours; and
- f) The main public entrance adds interest to the street scene and is on a human scale; and
- g) Additional industrial devices, such as air conditioning and/or filtration units, are integrated with the design and placed in the most visually unobtrusive location, and are away from the public and neighbouring properties which may be affected by the noise and extracted fumes. Such devices may be situated on the primary elevation only where there is no other reasonable alternative.

Existing shop fronts of historic interest and significance (including those in conservation areas) will be retained wherever possible. Replacement or significant alteration of existing shop fronts would only be found acceptable where it would preserve or enhance the character of the heritage asset and wider area.

Outdoor advertisements which require consent will be approved by the Borough Council where:

- h) They have no detrimental impact on public safety; and
 - i) They do not represent an over proliferation of unnecessary advertisements singularly or cumulatively; and
 - j) They have no adverse impact on amenity; and
 - k) They maintain or enhance the character of the conservation area.
- Sky Signs should be located on a building's front elevation and should be proportionate to scale of the elevation.

DM24 Cultural and Tourism Facilities

Provision of New Facilities

The Borough Council will seek to support the development of new cultural and tourism facilities across the borough. To reduce reliance on the private car, where new facilities are to be established it should be demonstrated that they can be accessed by a range of sustainable transport modes.

Retention of Existing Facilities

The Borough Council will seek to resist the loss or change of use of cultural and tourism facilities including ancillary areas.

The redevelopment or loss of cultural and tourism facilities would only be appropriate where it can be demonstrated that:

- a) The existing facility can no longer operate in a viable manner and all attempts of diversification have been exhausted; and
- b) The facility cannot be retained through voluntary, charitable or community organisations or ventures, with the exception of strategic hotels; or
- c) The proposal would result in an appropriate replacement cultural, tourism and leisure resource which fulfils the requirements of Core Strategy Policy 23; or
- d) The loss of a small portion of the site for alternative uses would result in enhanced facilities for culture and tourism on the remainder of the site.

DM25 Community Facilities

Provision of New Facilities

The Borough Council will seek to support the formation of new community facilities across the borough. To reduce reliance on the private car, where new facilities are to be established it should be demonstrated that they are accessible to the community which they intend to serve by a range of sustainable transport modes.

Retention of Existing Provision

The Borough Council will resist the loss of community facilities including ancillary areas.

The redevelopment or loss of community facilities will only be appropriate where it can be demonstrated that:

- a) An equivalent range of replacement facilities will be provided in an appropriate location within a reasonable distance of the local community; or
- b) There is a surplus of the facility type within the immediate locality exceeding the needs of the community; or
- c) The loss of a small portion of the site would result in wider community benefits on the remainder of the site.

Loss of Existing Facilities

Where replacement facilities will not be provided or a surplus cannot be demonstrated and the scheme would not result in wider community benefits on the remainder of the site, the loss of a community facility would only be considered acceptable where it can be demonstrated that:

- d) The facility has been proactively marketed for a community use for a reasonable period of time at a reasonable marketed rate as supported and demonstrated through a documented formal marketing strategy.
- e) It has been offered to the local community for them to take ownership of the facility.

4.0 Local Plan Evidence Base

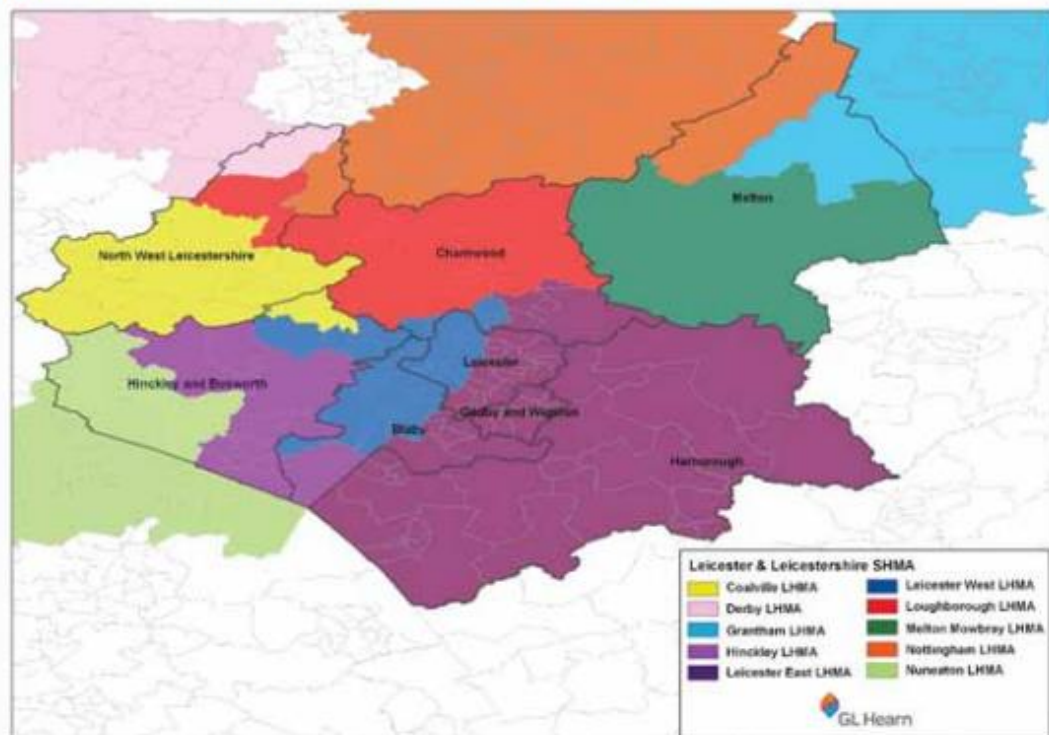
4.1 Housing

Leicester and Leicestershire Strategic Housing Market Assessment (SHMA) – June 2014⁸

The SHMA is an important piece of evidence in informing the content of the Development Plan. It is intended to provide an assessment of both housing need and demand, develop understanding of current housing need and housing market conditions and consider what level and mix of housing – both market and affordable – is required to meet population and household growth to 2031 and 2036, and to meet the needs of different groups within the local community. The SHMA covers 8 local authority areas in Leicestershire, including Hinckley and Bosworth.

The following Local Housing Market Areas are defined:

Figure 2: CLG-defined Local Housing Market Areas



⁸ <https://www.leicester.gov.uk/media/177980/leicestershire-shma-report-2014.pdf>

Stoke Golding is identified as falling within the Nuneaton Local Housing Market Area.

For Hinckley and Bosworth, the SHMA notes that:

- The level of affordable housing need over the period to 2036 is 6125 units (245 units per annum).
- There is no obvious shortfall in the supply of private rented accommodation and its ability to meet the needs of households.
- The estimated need for equity-based products is 18.5% while the net need from households which could afford more than existing social rents without benefits but not equity products is 27.5% and the net need from households who cannot afford over existing social rent levels is 54%
- 30.4% of affordable housing need is for 1 bedroomed properties, 39.4% for 2 bedroomed accommodation, 28.9% for 3 Bedroomed properties and 1.3% for 4+ bedroomed properties.
- The indicative mix for market housing is 5-10% 1 bedroomed, 40-45% 2 bedroomed, 40-45% 3 bedroomed and 5-10% 4+ bedroomed.
- In total the SHMA suggests that there will be a requirement for between 353 and 420 dwellings per annum between 2011 and 2036

Hinckley and Bosworth Strategic Housing Land Availability Assessment (SHLAA) – 2014 Review⁹

The Strategic Housing Land Availability Assessment (SHLAA) is a technical site assessment of potential housing sites. It is not a plan for development, but simply a part of the technical evidence base required to inform the plan making process.

The purpose of the Assessment is to identify where and how many new housing sites could be developed over a 5, 10 and 15 year period. It is a key element of the evidence base for the Development Plan so that policy makers can assess the available land against all the other policy considerations which have to be taken into account. However, it does not in

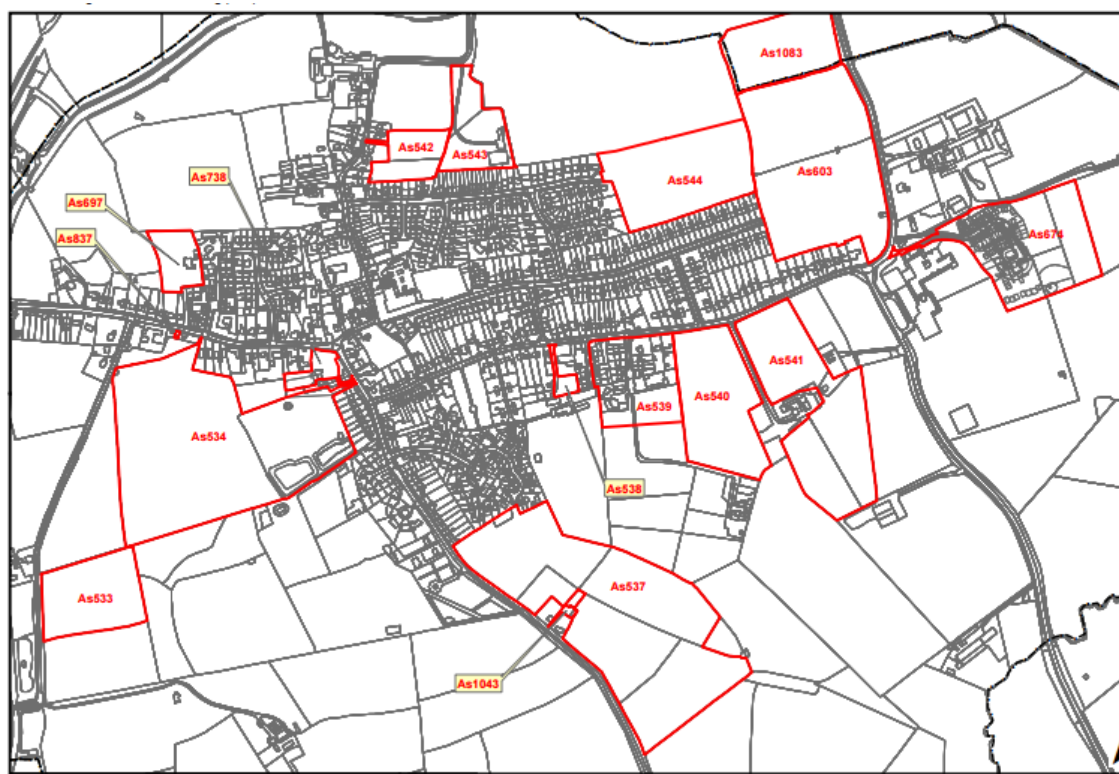
⁹ http://www.hinckley-bosworth.gov.uk/downloads/file/3520/shlaa_report_2014_includes_appendices_one_to_nine

itself determine whether a site should be allocated for housing development.

The SHLAA aimed to identify and assess as many sites as possible with housing potential in Hinckley and Bosworth.

Market interest in Stoke Golding is considered to be medium (Table 1).

SHLAA Sites Stoke Golding



The broad findings for SHLAA sites in Stoke Golding are set out in the following table:

Site Ref	Location	Site Area ha	Comments
533	Other	1.92	Non-developable
534	Adjacent to settlement boundary	8.06	Non-developable
537	Adjacent to settlement boundary	8.06	Developable 2019 - 2024
538	Within settlement	0.14	2014 - 2019

Site Ref	Location	Site Area ha	Comments
539	Other	1.94	Developable 2019 - 2024
540	Adjacent to settlement boundary	2.75	Developable 2019 - 2024
541	Adjacent to settlement boundary	3.97	Developable 2019 - 2024
542	Adjacent to settlement boundary	0.82	Developable 2019 - 2024
543	Adjacent to settlement boundary	1.29	Undevelopable
544	Adjacent to settlement boundary	3.00	
603	Adjacent to settlement boundary	5.71	
674	Other	3.29	
697	Other	0.66	Developable 2019 - 2024
738	Within settlement boundary	0.39	
837	Within settlement boundary	0.01	Developable 2019 - 2024
1043	Other	0.05	

Residential Land Availability Statement 1 April 2015 – 31 March 2016¹⁰

This statement identifies the residential land supply within the borough as at 1 April 2016. Further details of housing commitments, completions and demolitions and information on supplementary housing issues are also provided. The information in the statement provides a basis for monitoring Local Plan policies in terms of delivering housing within the borough.

Schedule of Large Residential Sites (10 dwellings or over)

Planning Ref	Address	SHLAA Ref	Site Size (ha)	Output
11/00219/REM	St Martin's Convent, Hinckley	674	3.36	6 (built) 80 plots left

¹⁰ http://www.hinckley-bosworth.gov.uk/downloads/file/2899/residential_land_availability_statement_-_1_april_2015_-_31_march_2016

Planning Ref	Address	SHLAA Ref	Site Size (ha)	Output
14/00262/OUT	Land off Hinckley Road	603	3.16	75 (outline)

Schedule of Land Available for Housing Development as of 1 April 2016

Planning Ref	Address	Site Size (ha)	Output
14/00916/FU	Stoke Lodge, Hinckley Road	0.58	3
15/00073/RE	Hinckley Road	3.01	80
15/01204/O	Cloneen, Ivy Close	0.01	2

4.2 Employment

Employment Land and Premises Review, July 2013¹¹

This report sets out an overall assessment of the economic environment within Hinckley and Bosworth and will provide robust evidence to underpin and inform the Council's Local Plan. The Study also analyses employment land and premises demand, supply and need to 2026.

It highlights the aims of the Stoke Golding Parish Plan to improve opportunities to entice new businesses and provide employment.

In order of preference, the local community wants:

1. More pubs
2. Bed and breakfast provision
3. Quality restaurant facility
4. Small business units

The Review indicates that industrial schemes in Hinckley and Bosworth are performing well, including the following in Stoke Golding:

¹¹ http://www.hinckley-bosworth.gov.uk/downloads/file/3476/employment_land_and_premises_review_-_july_2013

Scheme Name	Total Floorspace sqm	No. of units (size range – sqm)	Occupancy Rate	Comments
Willow Park Industrial Estate, Stoke Golding	516	10 (45-107)	100	Moderate/good quality, popular scheme meeting rural needs

Across the Borough the strongest demand is for modern, good quality, single storey industrial space, especially of a size up to 1,000 sqm.

Rural Areas

Much of Hinckley and Bosworth represents a rural area, with employment opportunities required to support rural diversification and sustainable communities. As was stated in the 2010 study this does not mean allocating new employment land. It is more about converting redundant agricultural buildings and former business space, breaking it down into units suitable for new business start-ups and SMEs.

The Borough has ten key rural service centres and an updated assessment of opportunities, rather than specific recommendations for future allocations, is provided in Table 78. These are suggestions the Borough Council may wish to consider to help encourage diversification of the rural economy and sustainable economic growth for these settlements.

Table 78 – Key Rural Service Centres’ Assessment (extract)

Rural Centre	Service	Comment
Stoke Golding		The key opportunity is Willow Park Industrial Estate. There would likely to be demand for further workshops (5 x 100-200 sqm) on an expanded estate. However, the village is very close to the proposed SUE at Barwell, and to MIRA which now has Enterprise Zone status for part of its site.

The review indicates that. in rural areas demand and need is more geared to the provision of conversion opportunities rather than allocating land. There are however some existing, established, successful industrial estates where providing expansion land is potentially a viable option. The expansion land could deliver the property schemes identified, or these could be provided on

existing land or through conversion of existing premises. A typical scheme of 5 x 100-200 sqm, totalling 750 sqm, would generate a site need of approximately 0.2 ha (at a standard development density rate of 3,900 sqm/ha).

Table 79 – Recommendations for Key Rural Service Centres (extract)

Rural Centre	Service	Comment
Stoke Golding		Consider 0.2-0.5 ha extension to Willow Park Industrial Estate Encourage small workshops scheme (5 x 100-200 sqm)

4.3 Retail, Community Facilities and Tourism

Hinckley and Bosworth District Local and Neighbourhood Centre Review, January 2015¹²

Most of the Borough's population is based in the main urban areas of Hinckley, Burbage, Barwell and Earl Shilton. There are sizable settlements near the Leicester fringe to the east and in the central and northern parts of the Borough. Due to the location of the Borough's main urban area and key rural centres/rural villages it is important to ensure that these areas are serviced by shopping facilities to support the day to day needs of the community.

The aim of this review is to provide an up-to-date relevant evidence base about the retail provision with the urban and rural area excluding Hinckley Town Centre. This evidence base will reflect the priorities of the adopted Core Strategy and support the allocation of District, Local and Neighbourhood Centres whilst also helping to inform the application of the retail development management policies in the Site Allocations and Development Management Policies Development Plan Document.

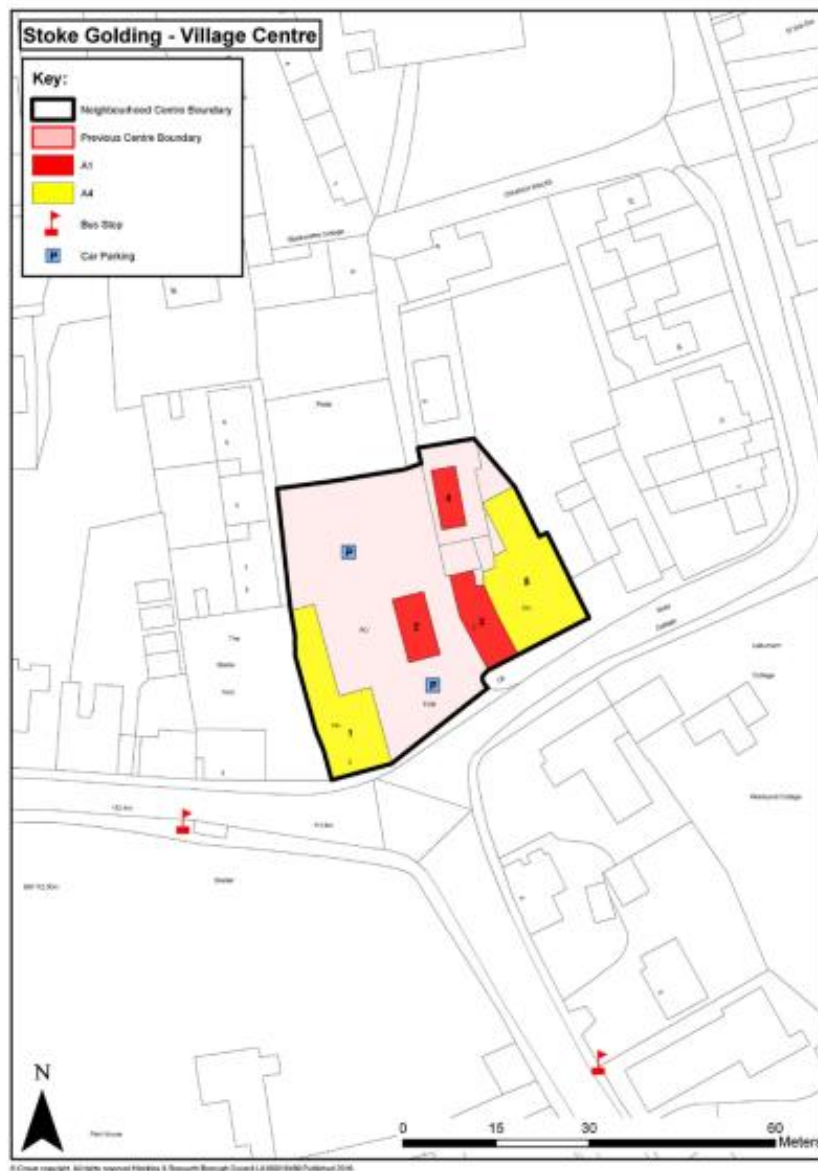
Stoke Golding is a Key Rural Centre Stand Alone. Stoke Golding Neighbourhood Centre is the smallest of all the Key Rural Centres with two pubs, a post office, convenience store and hairdressers. Informal parking for

¹² Consider 0.2-0.5 ha extension to Willow Park Industrial Estate Encourage small workshops scheme (5 x 100-200 sqm)

3-4 cars is provided fronting the Post Office. This centre is serviced by a once hourly bus service.

It sufficiently covers the majority of the village with the exception of the eastern side around Hinckley Road, Greenwood Road and St Martin's Covert. The St Martins Convent site is at its final stage and nearing completion and comprises of an additional 59 residential units. It is likely that residents will need to travel via car for the most basic of conveniences.

Stoke Golding - High Street & Station Road Neighbourhood Centre Map



Stoke Golding - High Street & Station Road Unit Designation and Centre Summary

Business Name	Address	Use	Use Class	Survey date	Unit on map number
The George and Dragon PH	2 Station Road	Public House	A4	15/09/2014	1
Post Office	1 Church Walks	Post Office	A1	15/09/2014	2
Sehmbi Stores	2 Church Walks	Newsagents/General Store	A1	15/09/2014	3
Tammy's Hair Design	4 Church Walks	Hairdressers	A1	15/09/2014	4
Three Horseshoes, inc Mango Tree	High Street	Public House	A4	15/09/2014	5

Stoke Golding Centre Summary	
Centre Name	High Street and Station Road
Updated Classification	Neighbourhood Centre
Overall number of units	5
Vacancy Rates	0%
Use Class Mix	A small cluster of three retail units including a hairdressers, newsagents and post office with two public houses on the centres periphery. The Three Horseshoes also has an ancillary Indian restaurant.
Accessibility and parking	Limited on-street parking. Informal parking fronting the post office for approximately 3-4 cars. Parking to the rear of George and The Dragon for patrons only. One bus route serves the village with an hourly service.
Impacts on Centre	Core Strategy Policy 11 seeks to support local services
Additional Information	Centre stands within a Conservation Area. Core Strategy Policy 11 supports local services and seeks to improve connections with Dadlington & Higham on the Hill to increase catchment for shops.

Community, Cultural and Tourism Facilities Review, January 2013¹³

The Community, Cultural and Tourism Facilities Review provides the definition and identification of community and cultural and tourism facilities across the borough of Hinckley and Bosworth.

The review provides an up-to-date and relevant evidence base to support the allocation of community facilities and cultural and tourism facilities for the Site Allocations and Development Management Policies Development Plan Document

It defines the facilities which constitute both a community facility and a cultural and tourism facility and identifies their location within the settlement and wider borough. It also notes the accessibility catchment for each community facility and public transportation options, providing an indication on settlement sustainability. A record is also made of events and activities held at the facilities to gauge the variety of provision for the facility and settlement.

Stoke Golding is Key Rural Centre close to Hinckley. Stoke Golding's proximity to the urban area provides the potential for residents to utilise the services of the urban settlements. It has a one hourly bus service to Nuneaton and Hinckley but there is no Sunday service.

The table below provides a summary of the community facilities identified in Stoke Golding:

Facility Type	Number
Health/Medical Centres	1
1 Primary Schools	1
Places of Worship	3
Community Centre/Village Hall	2
Secondary School	1

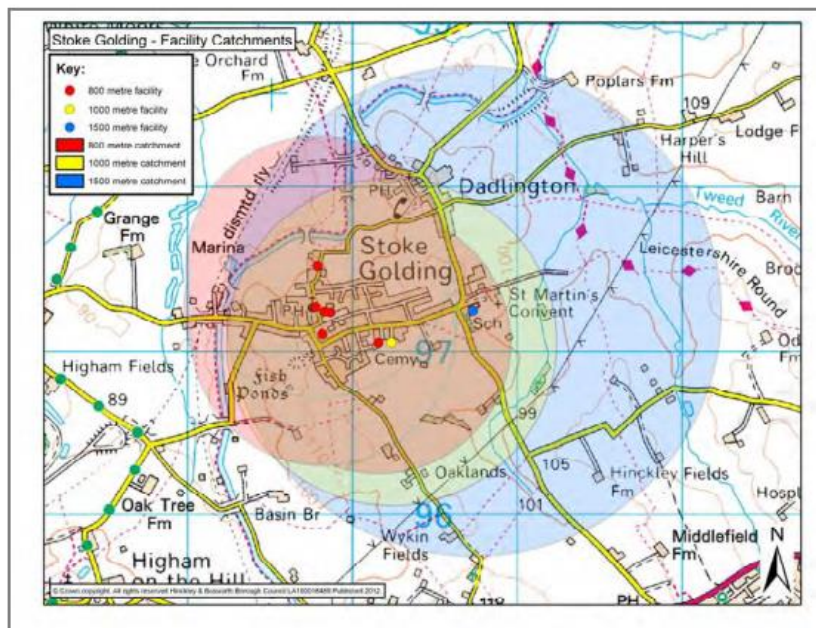
Stoke Golding has one primary school and one secondary school which serves pupils between the ages of 11-14 and so does not provide the educational needs for the full age range of its younger residents requiring travel after the age of 14.

¹³ http://www.hinckley-bosworth.gov.uk/downloads/file/3234/review_-_january_2013

The Village Hall is the community focus for the village with activities including dance class, parish council meetings, youth club, play group and scout group. In addition, this facility provides room hire and has a stage and kitchen.

All residents of Stoke Golding are within walking distance of congregational community facilities including the approved residential development on the old St Martins Convent site. In addition, nearly all residents are within the catchment of healthcare facilities and the secondary school with the exception of properties to the west of the Ashby Canal.

STOKE GOLDING CATCHMENT AREA



Stoke Golding has one identified cultural and tourism facility. This is the Ashby Canal Centre also known as Willow Park Marina. The area provides a marina, moorings, a workshop, chandlery and painting tent. The centre stands on the Ashby Canal.

- Develop a consistent and uniform database for recording quantitative and qualitative information on all public and private open space, sport and recreation facilities identified;
- Set local quantitative, qualitative, accessibility and design provision standards for open space, sport and recreation facilities;
- Evaluate the adequacy of existing open space, sport and recreation provision in relation to the local standards set, for both current and future years; and
- Provide a clear framework for practical action to protect and improve open space, sport and recreation facilities in the Borough including consideration of the Council's preferred strategic growth options.

Formal Parks and Gardens

Hall Drive, Stoke Golding is identified as a formal park/garden.

The report indicates that, in the rural villages, the current quantity of formal parks is below the recommended minimum standard, with there being a cumulative shortfall of 1.50 hectares. There are shortfalls in all other areas, although application of the recommended quantity standard indicates that only in Witherley Parish is the deficiency over 1ha in size. While the overall shortfall in provision in the rural villages settlement hierarchy is quite high, in each Parish the impact overall is therefore quite low.

Despite the shortfalls in quantitative terms, accessibility mapping indicates that there is a good distribution of formal parks with only residents in Twycross (within Twycross Parish) Congerstone (within Shackerstone Parish) and Witherley outside the catchment of a site.

Residents within the Rural Villages indicated a willingness to travel further to access a formal park, with the majority of residents in these areas stating that they would expect to drive to a formal park and do not anticipate having such parks in close proximity to their home.

In addition to this, all residents have access to an amenity green space or country park within the recommended accessibility catchments, which means that there is good access to multifunctional open space. The provision of a new formal park within these areas is therefore not a priority.

Application of the recommended local standard (0.83ha) suggests that 0.83 hectares of parkland should be provided per 1000 residents. Assuming a minimum size of 0.4 ha for a park, a park would therefore not be required until the size of a settlement exceeds 482 residents. This should be used as a basis for establishing whether parks are required in an area/settlement.

The report recommends that the key priorities for the future delivery of provision of formal parks in Hinckley and Bosworth through the Local Plan and / or other mechanisms are:

- Ensure that the Local Plan contains policies that protect formal parks from development
- Drive a strategic programme of qualitative improvements through the implementation of an updated Green Space Delivery Plan. The plan should address how the sustainable network of open space, sport and recreation facilities can be maintained;
- Monitor demand for formal parks within the urban areas and rural centres, particularly within areas of high population growth, and consider increasing provision should demand be sufficient
- Consider the inclusion of natural and semi natural open space within parks, in particular in Earl Shilton where access to natural open space is limited, to ensure that these sites are valuable for biodiversity as well as recreation
- Increase access to existing formal parks through the development of the Green Infrastructure Network and enhancement of existing infrastructure

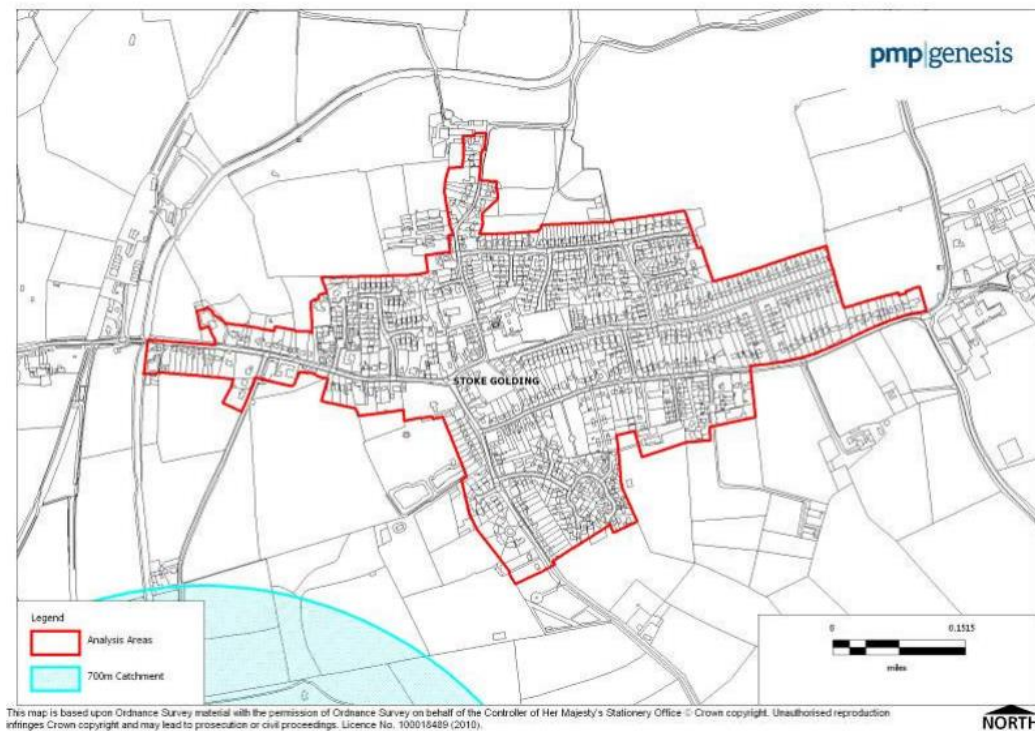
Natural and Semi-Natural Open Space

The majority of rural centres are well served in terms of natural open space. In addition, there are numerous other sites located on the periphery of the rural centres.

Application of the accessibility standards indicates that whilst all residents have access to larger natural open spaces (over 10 hectares) and country parks within the recommended drive time, access to natural or semi natural open space sites below 10 hectares is more limited.

All residents in Barlestone, Desford, Newbold Verdon and Stoke Golding settlements are outside the recommended 700m catchment of a site. Despite this, Parish Councils considered access to natural open space to be average or better. This may reflect the overlap between this type of space and accessible countryside.

Figure 5.5 – Deficiencies in Stoke Golding



The report recommends that the key priorities for the future delivery of provision of natural and semi natural open space and country parks that should be addressed through the Local Plan and/or other delivery mechanisms are to:

- Incorporate a policy protecting existing natural and semi natural open space and country parks within the Local Plan
- Ensure that ongoing improvements to biodiversity and conservation management are encouraged, and that recreational use of sites is balanced with biodiversity and the maintenance of habitats
- Identify opportunities for improving the quality of natural and semi natural open spaces, both in terms of the wildlife and habitat values of the site, but also for recreational purposes

- Maintain and enhance the quality of country parks within the Borough and incorporate sympathetic management techniques at sites of importance for nature conservation and biodiversity.
- Seek to increase the provision of natural and semi natural open space, particularly in areas of deficiency, by either promoting new sites or encouraging the provision of natural and semi natural areas within other larger sites, such as parks

Amenity Green Space

The following amenity green spaces in Stoke Golding are identified in the report:

Wykin Lane

Hinckley Road

Application of the accessibility standard reveals that nearly all residents in the Rural Centres have access to an amenity green space within the recommended 300m catchment. Quantitative analysis supports this high level of accessibility, with the provision of amenity green space sufficient to meet current demand. Population growth will mean that provision will fall below the recommended minimum standards.

Analysis indicates that provision in Desford (-2.04), Newbold Verdon (-1.25), Ratby (-1.23) and Stoke Golding (-0.94) falls below the recommended standard. There are few deficiencies in these areas in terms of accessibility. The only existing deficiencies are in Desford North and East and in North Groby, but the number of residents outside of the catchment is limited and new provision is therefore not a priority. Supplementing the even distribution of amenity green space, there is generally good access to other forms of multifunctional open space within the Rural Centres.

It is recommended that the key priorities for the future delivery of amenity green spaces in Hinckley and Bosworth should be addressed through the Local Plan and/or other delivery mechanisms are to:

- Seek to enhance the quality of amenity green spaces in the Borough
- Protect valuable amenity green space from residential development, protecting particularly sites where usage is particularly high and /or the site is the only green space within a catchment area and only

consider disposal where the site is surplus to requirements and not required for any other use as open space

- Ensure new developments contribute to the provision of amenity green space

Provision for Children and Young People

The following children's play areas and facilities for young people in Stoke Golding are identified:

Hall Drive Play Area

Hall Drive Basketball Hoop

Hall Drive BMX Track

Application of the accessibility standard indicates that nearly all residents in the rural centres have access to a children's play area. Quantitative analysis supports the accessibility findings, with there being a current shortfall of 0.10 hectares, which equates to approximately two play areas across all of the rural centres.

The key priorities for improving the provision of children's play areas and young people's facilities over the Local Plan period are:

- Seek to provide challenging and exciting play facilities for children and young people that encourage children to test their boundaries and balance risk and safety. Play facilities should be designed in line with the Play England guide for creating successful play spaces. Encourage and promote the involvement of children and young people in the development of new facilities
- In light of shortfalls in provision, public transport links should be maximised and particularly for young people, sites should be located in areas with good public transport links
- Develop the Green Infrastructure Network in order to encourage the use of sustainable transport and promote movement between and within different settlements. It will be particularly important to ensure that the new Hinckley Club for Young People is accessible to young people across the Borough

Outdoor Sports Facilities

The report identifies the following outdoor sports facilities in Stoke Golding:

St Martin's Roman Catholic School football, cricket, tennis, athletics

St Margaret's C of E Primary School football and athletics

Hall Drive football and cricket

It is recommended that the key priorities for the future delivery of provision for outdoor sports facilities in Hinckley and Bosworth that should be addressed through the Local Plan include:

- Protect all outdoor sports facilities from development in line with Sport England policies
- Seek to improve the quality of outdoor sports facilities.
- Seek to increase access to outdoor sports facilities in the Borough through the development of the Green Infrastructure Network and improvement of public transport routes
- Seek to increase community use of all school outdoor sports facilities
- Seek to increase the provision of synthetic turf pitches in the Borough
- Identify potential locations for a multi-purpose athletics facility • Prioritise qualitative enhancements of bowling greens
- Review the implications of population growth and changes in the participation profile on the demand for facilities.

Allotments

The following allotments in Stoke Golding are identified:

Baptist Chapel Allotments

St Martin's Allotments

High Street Allotments

Application of the quantity standard indicates that the current provision of allotments within the rural centres is above the minimum standard. Even in

the event of population growth, provision will remain above the minimum standard.

The key priorities for improving the provision of allotments over the Local Plan period include the need to:

- Ensure that allotments are protected from development through the Local Plan
- Consider allocating new sites for allotments in the Local Plan and ensure that contributions are required towards allotments as part of new development
- Consider alternative management arrangements at existing sites to maximise the number of residents that can be accommodated
- Improve the quality of existing allotment sites in order to ensure that all sites are of adequate quality to meet the needs of local residents. Management and maintenance of allotments should be sympathetic to the biodiversity values of allotments as well as their function as a recreational opportunity
- Seek to increase access to allotments in Hinckley and Bosworth through the development of the Green Infrastructure Network

Cemeteries and Churchyards

The following cemeteries and churchyards in Stoke Golding are identified:

Hinckley Road Cemetery

Wykin Lane Cemetery

St Margaret's Parish Church

The key priorities for the future delivery of cemeteries and churchyards across the Borough include:

- the Local Plan should facilitate the delivery of additional cemeteries and should project need.
- recognise and promote the nature conservation value of cemeteries and churchyards and investigate the implementation of ecological management

settlements and views towards surrounding higher ground. The city of Leicester dominates the northeastern corner of the NCA.

Other large- to medium-sized settlements include the towns of Market Harborough, Lutterworth and Hinckley, with many attractive small towns, villages and buildings and features of historic interest in between. The north of the area has a predominance of settlements and a general lack of tranquillity; this contrasts strongly with the distinctly more rural feel in the southern part of the area, where a mixture of arable and pastoral farmland is found.

Country houses, historic designed parkland, waterside trees and meadows are common throughout. The area is rich in historic character, with country houses, parkland and surviving examples of ridge and furrow. There are numerous features and sites of historic interest such as the site of the Battle of Bosworth, near the village of Sutton Cheney, which is of national significance. It attracts many thousands of visitors each year as the location where the Wars of the Roses concluded.

The main rivers are the Soar, Sence, Swift and Welland. The River Swift runs out of the area in the south-west into the neighbouring Dunsmore and Feldon NCA. The Soar is fed by the Wreake in the north-west, and the River Sence flows into the area in the south-east. The slightly higher ground around Market Harborough separates the Soar and Welland catchments. Saddington Reservoir provides water for the Grand Union Canal, the 'Leicester Line' of which runs north from Norton Junction to Leicester where it joins the River Soar to provide a link to the River Trent and to the Trent and Mersey Canal.

Expansive views into the area are afforded from the fringes of the elevated clay wolds, with the large settlements of Leicester, Hinckley and Market Harborough dominating the views.

The M1 cuts through the middle of the NCA, linking London with the North, and the M69 links the NCA with Dunsmore and Feldon, and Arden in Warwickshire. The A5, historically known as the Roman road of Watling Street, and the Fosse Way (the Bath to Lincoln road) are strategic routes through the area, linking London with Holyhead in Wales and linking Bath to Lincoln. Rail routes run north–south through Leicester, going south to Kettering, Bedford, Luton and London; and north to Derby, Nottingham,

Sheffield and Leeds. Junctions north of Leicester station go east to Peterborough and Cambridge and west to Nuneaton and Birmingham.

The area also includes part of the 160-kilometre Leicestershire Round trail, which links several NCAs including Charnwood and High Leicestershire, and National Cycle Routes 6 (London to the Lake District) and 63 (Burton upon Trent to Wisbech in Cambridgeshire).

Its key characteristics are:

- An open landscape of gentle clay ridges and valleys underlain by Mercia Mudstone and Lias groups bedrock but with an extensive cover of superficial deposits occasionally giving rise to moderately steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern.
- Land use characterised by a mixture of pasture and arable agriculture that has developed on the neutral clay soils. The NCA's woodland character is derived largely from spinneys and copses on the ridges and more undulating land and hedgerow trees and hedgerows.
- Distinctive river valley of the Soar and Swift, with flat flood plains and gravel terraces together with tributaries including the Sence. Riverside meadows and waterside trees and shrubs are common, along with waterbodies resulting from gravel extraction.
- Woodland character derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout.
- Diverse levels of tranquillity associated with contrasts between busy urban areas and some deeply rural parts. Large settlements dominate the open character of the landscape. Leicester, Lutterworth, Hinckley and Market Harborough and related infrastructure, including major roads, are often visually dominant.
- Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent, imposing spired churches are also characteristic, together with fine examples of individual historic buildings.
- Rich and varied historic landscape, with the nationally important Bosworth Battlefield near Sutton Cheney, prominent historic parklands and country houses, ridge-and-furrow earthworks and

important medieval settlement remains, for example at Wistow Hall, Gumley, Knaptoft and Peatling Magna.

Recent changes and trends

Trees and woodlands

- Dutch elm disease affected large parts of the area during the second half of the 20th century, resulting in the loss of hedgerow trees. Woodland cover is generally sparse, except for intermittent small woodlands and small valleyside woods, spinneys and copses on the ridges and more undulating land.
- Agricultural activities on land adjacent to woods in some areas have caused impoverishment of woodland flora, through eutrophication and spray drift, particularly on smaller sites. Conversion of pasture to arable land with close ploughing has also sometimes resulted in tree root damage.
- Habitat fragmentation is evident across the area. There is a lack of younger generations of trees producing an uneven age structure, leading to breaks in continuity of deadwood habitat and loss of specialised, dependent species.
- Mature trees have also been affected by urban development and agricultural practices, removal of trees for safety reasons or perceptions of tidiness and lack of management, for example pollarding, and unsympathetic lopping and topping.

Boundary features

- There is variety in the distribution and extent of hedgerow and tree cover and density of hedgerows. On some valley flood plains, such as that of the Welland, there are substantial waterside trees and meadows, but elsewhere Supporting document 2: Landscape change flatter areas are generally used as arable farmland with low, intermittent and often 'gappy' hedgerows.
- Traditional 'Midlands' style hedgelaying is still practised in places.

Agriculture

- There is a continuing trend to increase the area of arable cropping and for other changes in land use (farm reservoirs, equestrian facilities and associated infrastructure including fencing, training circles and stables) to replace traditional pasture.

Settlement and development

- There has been a relatively high rate of change from a rural character to urban character within this predominantly rural area. About 11 per cent of the area lies within green belt. Development is locally concentrated, such as around Lutterworth/Magna Park, at junctions along the M69, around the edges of the area in particular Market Harborough, Hinckley and Earl Shilton, as well as on the fringes of the city of Leicester, such as Oadby and Wigston. These changes in settlement pattern and commercial and retail developments, coupled with the intrusive nature of the major transport routes, namely the M1, M69, A5 and A6 passing through the NCA, have served to weaken the character of the area.
- High-density residential development at the edges of villages and towns has often been intrusive and there has often been a lack of screening vegetation to help assimilate new development. Such development may also be out of keeping with local character in its layout, design and materials.

Semi-natural habitat

- There is a lack of semi-natural habitat, which currently covers approximately 1 per cent of the NCA.
- With an increase in the area of arable cropping there have been impacts on pasture, woodlands and hedgerows.

Historic features

- Changes in land use threaten to diminish still further the area's important legacy of ridge-and-furrow earthworks under pasture, a particular feature in the Laughton Hills.
- In 1918 about 3 per cent of the area was historic parkland. By 1995 it is estimated that 60 per cent had been lost. About a fifth of the remaining parkland is covered by a Historic Parkland Grant.

Rivers

- There are a number of changes that have affected the NCA's rivers including; infilling, siltation as a result of agricultural cultivation, various engineering schemes, road building and other developments which increase run-off and alter the catchment characteristics, and recreational pressures.

- The Grand Union and Ashby Canals have been subject to eutrophication from fertiliser run-off from surrounding land and increased recreational use, including boating and fishing, with associated dredging and management.

Minerals

- Several gravel extraction sites sit within this area such as at Ashby Parva, Lutterworth, Cadeby, Shawell, Huncote and Husbands Bosworth (on the southern border of this NCA).
- Croft Quarry is also found within this area, one of Leicestershire's four main hard rock extraction sites.
- Some old worked-out minerals sites have been transformed into local nature reserves providing benefits for wildlife and people, such as Watermead Country Park to the north of Leicester.

Drivers, future challenges and opportunities

Climate change

- The Leicestershire Vales is un-wooded in character so what tree and woodland cover there is makes an important contribution to the landscape. Climate impacts may make subtle and varied changes to this component of the landscape character but locally impacts may be more significant. It is likely that individual trees, groups of trees and hedgerows may be more at risk of loss and damage, notably due to pests and disease, wind-blow and fire.
- Climate change may bring increased risk of soil erosion and unstable ground (landslides) as a result of long periods of drought followed by intense rain. It may lead to increased risk of flooding and potentially alter the courses of rivers and streams.
- Increased summer temperatures may see an increase in incidents of algal bloom on some of the larger waterbodies such as the Saddington Reservoir.
- As air temperatures rises, so do water temperatures particularly in shallow stretches of rivers and the surface waters of lakes, reducing levels of dissolved oxygen. The rivers, streams and reservoirs may become unsuitable for certain species.
- When stream flows peak earlier in the spring, owing to warmer temperatures, low stream flows begin earlier in the summer and

last longer into the autumn. These changes stress aquatic plants and animals that have adapted to specific flow conditions.

Other key drivers

- There has already been a significant increase in arable farming in this NCA and with increased pressure for food production as a result of a national drive for greater self-sufficiency this trend is likely to continue resulting in continued pressure to convert grassland to arable use.
- Lowland meadows and pasture within the flood plain will play an increasing role in retaining and storing floodwater and this traditional type of management would further assist in flood risk regulation.
- Modern development and infrastructure pressure arising from the need to accommodate the expansion of Leicester, Hinckley and Market Harborough is likely to be experienced.
- The city of Leicester is identified as a principal urban area, with Hinckley and Market Harborough as sub-regional centres with the capacity for appropriate sustainable new growth and regeneration. Leicester and Hinckley are described as 'Growth Points' for receiving new development. Consequently the area is highly likely to come under considerable pressure for extensive new residential and other development.
- Recent wind turbine developments around Lutterworth.
- Continuing pressure for gravel extraction along the river valleys

Landscape opportunities

- Protect the open, undulating landscape of gentle clay ridges and valleys with occasional steeper scarp slopes with its rich and varied historic sites and its fragile but valuable woodland and hedgerow resource.
- Protect this landscape's mixed farming systems by working to prevent further loss of pasture to arable production. Manage high-quality patches of unimproved grassland by linking and buffering with lowland pasture, hay meadows and grass margins and protect lowland grassland from fragmentation to improve habitat condition, encourage species diversity and resilience to climate change following appropriate management options under Environmental Stewardship and its successor scheme.

- Protect from damage and appropriately manage the area's cultural and historical heritage in particular the Bosworth Battlefield, Foxton Locks, areas of ridge and furrow, historic country houses and the parkland landscapes such as those found at Wistow, Misterton and Cotesbach including veteran trees and hedgerows.
- Plan to establish a strong landscape framework as a context for further development expansion around Leicester and other larger settlements, for example Hinckley, ensuring that new development does not have a negative impact on landscape character. Consider the visual impact of any new development, particularly urban intrusion into rural areas, and manage road improvements to maintain the existing character of the rural road network.
- Manage arable cropping patterns and arable cultivation to maintain strong visual identity and encourage rare arable plants and range-restricted farmland birds and mammals, utilising appropriate agri-environment scheme management options.
- Manage and conserve the distinctive field patterns, hedgerow networks and hedgerow trees. Ensure woodlands can be managed as single entities and include measures to reduce their fragmentation and restore structural diversity. Reintroduce active coppice management where this will enhance woodland habitat and wildlife interest and strengthen hedgerow networks particularly where hedgerows connect areas of woodland.
- Encourage the use of traditional hedgelaying techniques to bring hedgerows back into good condition.
- Manage the network of streams and rivers, such as the Soar, Swift and the Sence, to maintain them as distinctive features in the landscape and enhance their wildlife interest, while restoring, expanding and re-linking wetland habitats, bringing rivers back into continuity with their flood plains where these will help sustain these wetland habitats.
- Plan for the opportunity to enhance the old workings of gravel extraction sites along the river valleys, creating new wetland habitats and providing recreational opportunities.
- Manage all Local Sites to ensure that they are in good condition and that suitable sites are accessible for recreation, education and research.

Hinckley and Bosworth Landscape Character Assessment, 2006¹⁵

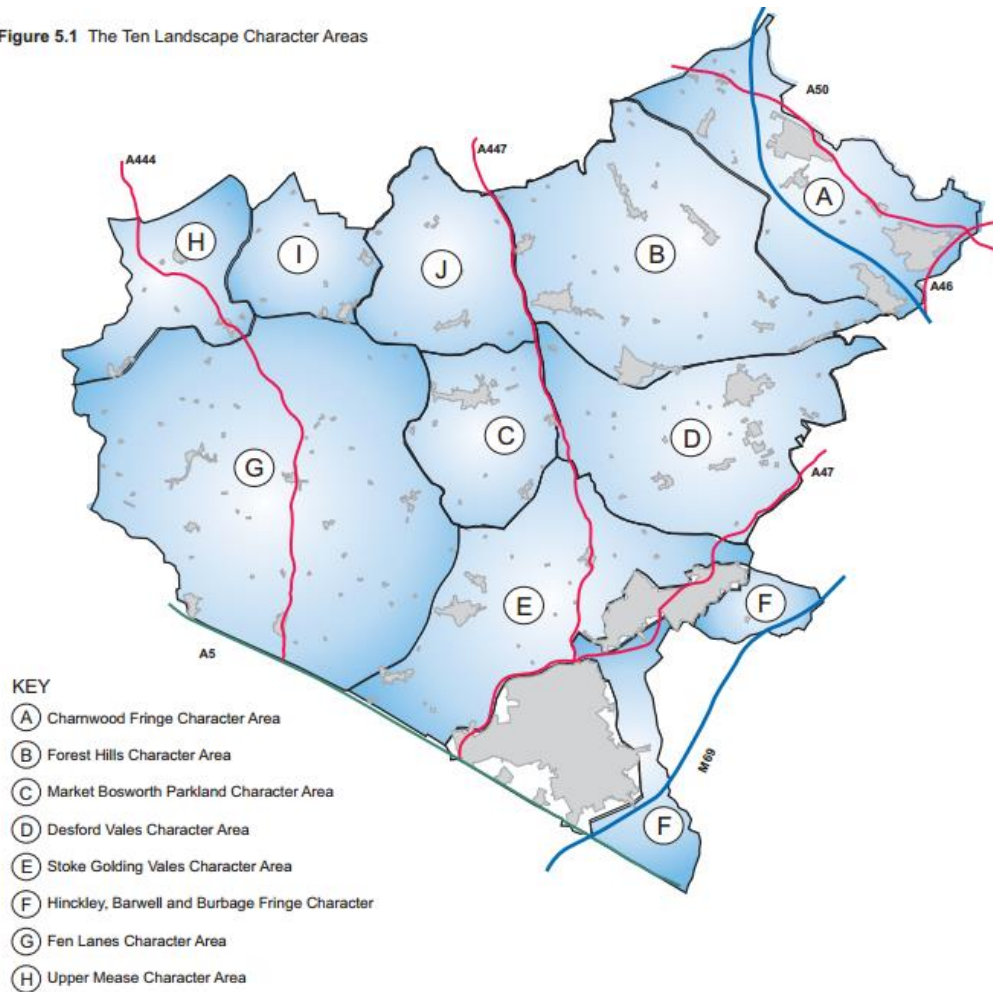
This document aims to provide a basis for:

- The identification of distinctive Landscape and Urban Character Areas within the Borough. Policies that will encourage landscape/townscape character and local distinctiveness to be embodied within the sympathetic designs of new development.
- Criteria led policies which will protect and enhance the unique locally distinctive landscape/townscape characteristics of the Borough,
- Strategies for landscape/townscape improvement and regeneration, positive biodiversity and environmentally sound land management.
- A sustainable approach to appropriate development which will be successfully integrated into the environment. is a non-statutory document that provides guidance on the application of landscape character principles to development.
- Policies that will encourage landscape/townscape character and local distinctiveness to be embodied within the sympathetic designs of new development.

The neighbourhood plan area lies within the Stoke Golding Vales Character Area

¹⁵ http://www.hinckley-bosworth.gov.uk/downloads/download/308/landscape_character_assessment_-_june_2006

Figure 5.1 The Ten Landscape Character Areas



Key Characteristics

- Predominately flat with only gentle undulations.
- Mix of arable and pasture with frequent individual trees
- Medium scale rectilinear field pattern bounded by mixed hedgerows with scattered hedgerow trees and small copses.
- Settlement usually associated with local high points.
- Area criss-crossed by network of small lanes and public footpaths. The Ashby Canal features numerous attractive canal bridges.
- Stoke Golding is an attractive settlement clustered around its prominent church, close to the Ashby Canal.
- Area is open and expansive with views occasionally limited by vegetation.
- This is generally a tranquil, rural character area despite the proximity of Hinckley and the A5.

Landscape Character

The Stoke Golding Vales flank the urban area of Hinckley, Burbage, Earl Shilton and Barwell. The area stretches east to west across the Borough to the A5 in the south west and shares a northern boundary with Fen Lanes, Market Bosworth Parkland and Desford Vales.

The area has a medium to large scale feel resulting from the relatively flat topography and generally open aspect. The field pattern consists of regular medium to large sized enclosures and wide views are often possible across the open farmland with little interruption from vegetation or landform. This creates a generally expansive feel to the area.

The largely intensive arable land uses and even spread of small settlements results in a consistent character. Biodiversity is restricted with principal habitats focused on hedgerows, watercourses and occasional grassland.

Field patterns are mainly rectilinear and uninterrupted, creating a generally uniform pattern to the whole landscape.

Wide panoramic views are possible throughout the area. Views are mainly rural, but with some urban influences from pylons, masts and poles.

A number of public footpaths and bridleways cross the area including part of the Leicestershire Round long distance footpath. However, the network is not as comprehensive as in other areas. The Ashby Canal also provides a good footpath and cycle link. The road network consists of mainly minor roads and lanes although the A447 heads south towards Hinckley and the A5 forms the southwestern boundary of the area. Much of the area is free from significant traffic noise and is therefore generally quiet and tranquil.

The area is well managed and in good condition. Despite the close proximity to the main urban centres of the Borough, there is little urban influence within the majority of the area. The landscape character is therefore of medium to high sensitivity, with limited capacity to accept significant change.

Land Cover and Land Form

This area has a gentle landform with slight undulations and much predominantly flat land.

The soils consist of mainly slowly permeable, water logged, fine loamy soils with some calcareous clayey soils in the east. Reddish fine loamy/clayey soils which are more seasonally waterlogged predominate in the west. The geology consists of Triassic Mercia Mudstone with Quaternary clay, sand and gravel with pockets of Oadby Till above. Alluvium is found in relation to water courses.

The majority of the landcover consists of open farmland with a mix of arable and pasture in medium to large sized fields in a regular pattern.

Woodland/Tree Cover

There is little woodland to be found within the area with only small clumps found in central and southern areas. Hedgerows and ditches provide field boundaries and trees can be found scattered within the hedgerows, or in clumps.

Buildings and Settlement Pattern

There are few settlements, and Stoke Golding is the largest village, supported by other smaller villages and farm buildings. Settlements are generally associated with high points.

Capacity and Sensitivity

Despite proximity to Hinckley and the A5, much of this area is distinctly rural and largely tranquil. It is of high sensitivity, with limited capacity for change.

Landscape Strategies

- Conserve and enhance the rural setting of existing villages
- Increase woodland, tree and hedgerow planting in order to enhance urban fringe transition
- Promote potential amenity facilities and historic links to the Battle of Bosworth.
- Seek to increase the overall proportion of woodland planting.
- Avoid creeping urbanisation arising from aspects such as highway improvements which do not reflect local character

Summary

A landscape of largely high sensitivity, much of which feels remote from the principal urban areas.

Green Infrastructure

Hinckley and Bosworth Green Infrastructure Strategy, October 2008¹⁶

The Green Infrastructure Strategy for Hinckley and Bosworth will have three main outcomes:

First, existing networks of green and blue (water) spaces and corridors within and between the urban areas, other settlements and the surrounding countryside will be identified to form the basis for developing a strategic green infrastructure sites and networks plan. Although the existence of a strategy is important to guide development, its successful implementation is paramount in securing and enhancing the quality of life and sustainability of the borough.

The second main outcome of this commission will therefore be the identification of policy and deliverability issues, including possible funding, delivery mechanisms and main actors for implementing green infrastructure in the Borough. Anticipated housing and business growth in both brownfield and green field sites will exert pressures on both the quality and quantity of existing green infrastructure assets in the Borough.

The final main outcome of this study will be the development of an aspirational strategy for the conservation, protection and enhancement of green spaces, corridors and environmental resources of Hinckley and Bosworth. This strategy will take the growth projections into consideration and will articulate a clear vision for meeting the Borough's needs and opportunities for both development and nature conservation. This strategy will identify and analyse green infrastructure assets in the Borough both spatially and thematically.

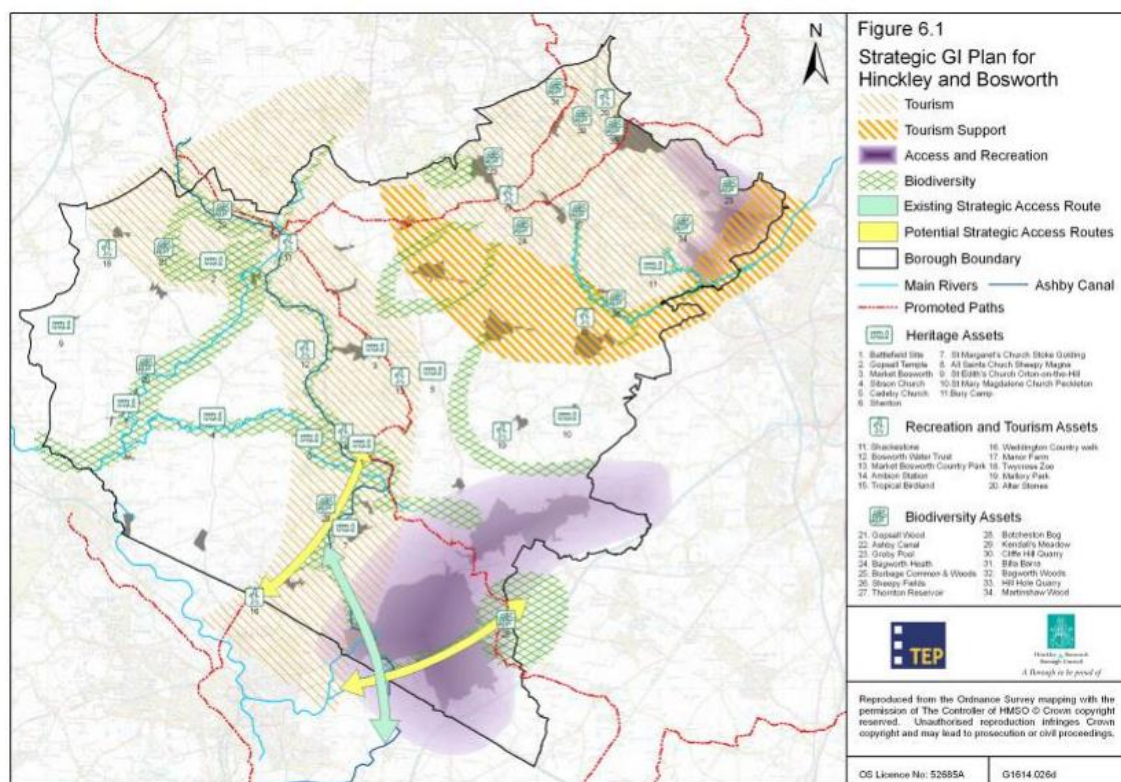
Core Green Infrastructure Principles for Hinckley & Bosworth

The research for this strategy has identified several green infrastructure aspirations for Hinckley & Bosworth that respond to the Borough's economic, environmental and societal drivers. These should be considered as the over-arching principles that govern the planning and delivery of green infrastructure in the Borough:

- Local planning decisions will incorporate recommendations set out in the spatial framework for green infrastructure in the design and distribution of new developments under the Growth Point

¹⁶ http://www.hinckley-bosworth.gov.uk/downloads/file/434/green_infrastructure_strategy_full_document

- proposals, minimising impacts and maximising opportunities for green infrastructure provision in the Borough as a whole.
- Green infrastructure interventions will be planned and managed to provide a series of adaptable and multifunctional networks of green spaces that can combat the impacts of a changing climate on people, places and wildlife.
- Interventions will use the evidence presented in this report to respond to specific local needs and opportunities, and so ensure delivery of the wider benefits of green infrastructure that respond to community demands now and in the future.
- Activities across the Borough will take account of the spatial framework for green infrastructure to create a network of natural/semi-natural habitats that encompasses natural, man-made and potential landscape corridors and guides the reversal of habitat fragmentation to increase the Borough's biodiversity holding capacity.
- Wherever practicable, landowners and managers will be encouraged to open up and improve the quality, provision and safety of access routes and to provide accessible and high quality green/natural spaces.

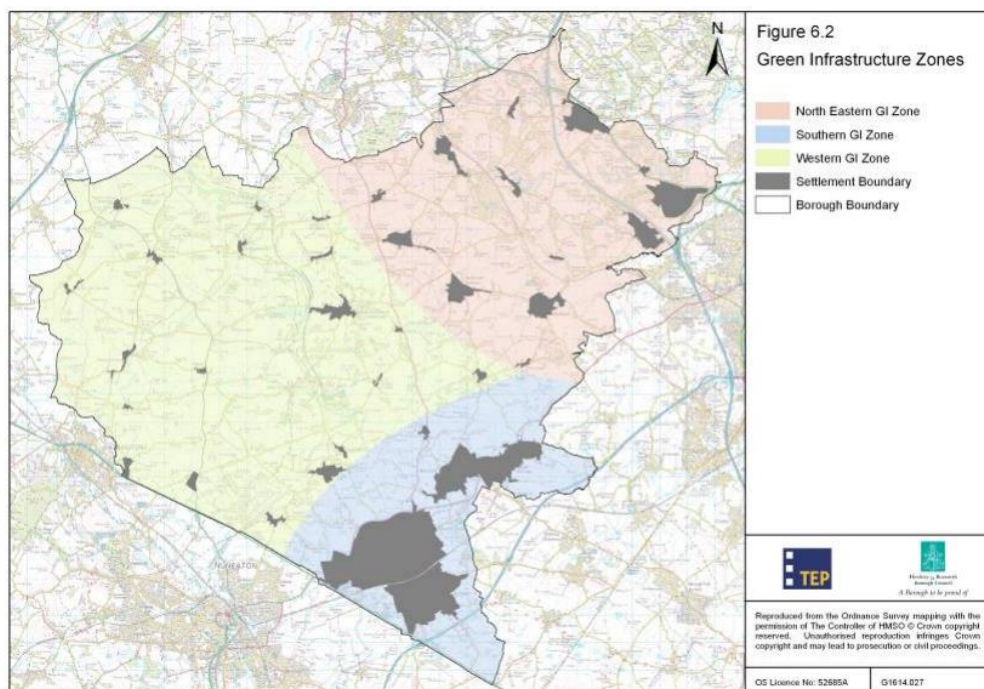


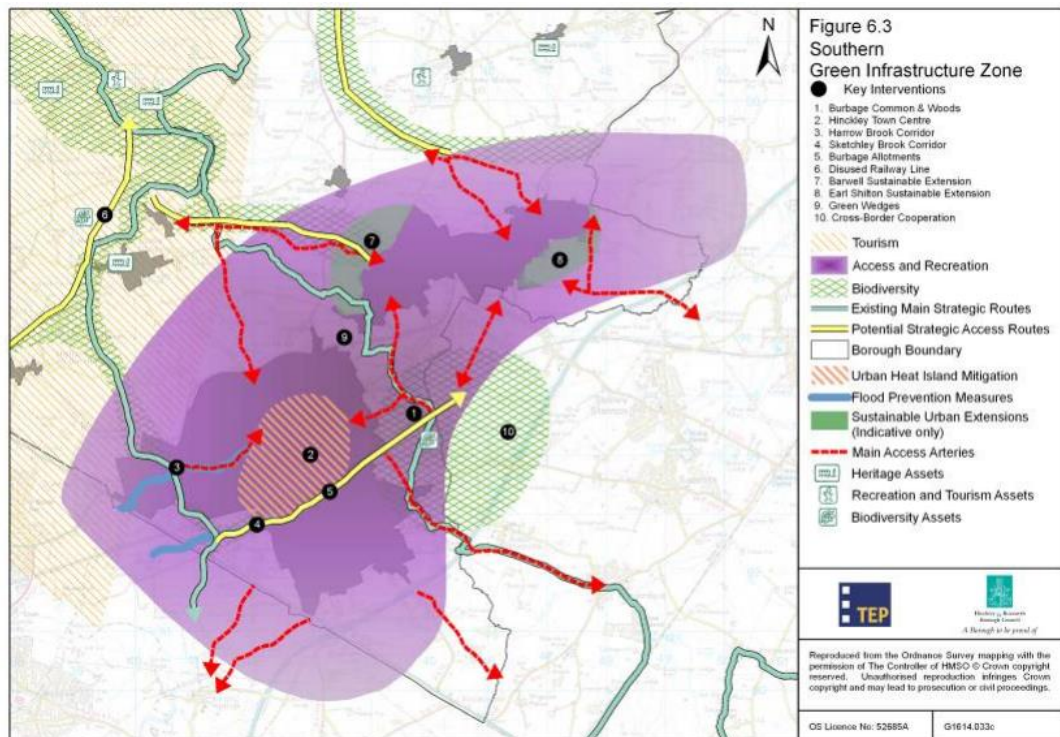
Green Infrastructure Zones

The landscape, socio-economic and environmental characteristics of Hinckley and Bosworth are by no mean homogeneous but nor are they so different that each specific element requires individual attention. Groupings of features, needs and assets provide an opportunity to address various issues at a sub-borough strategic level in 3 green infrastructure “zones”:

- Southern Zone
- Western Zone
- North Eastern Zone

Separating the Borough into zones is not to prioritise one over the other, but to provide a clear and relevant set of strategies and interventions appropriate to local needs, respecting the local character and protecting assets. Whilst being able to isolate each area and address their varying needs is important, much of the green infrastructure strategy such as biodiversity improvement, green space requirement and climate change remediation is certainly applicable Borough wide.





6. Disused Railway Line (Nuneaton - Shenton Station)

Upon entering the Borough from Nuneaton along the Weddington Country Walk, the cycle path continues along the lanes of the Borough, although pedestrian access is somewhat curtailed with very limited provision for pedestrians. This disused rail line provides an important link between the population centre and potential source of tourists at Nuneaton with some of the Borough's biggest tourist assets such as the Battlefield Line, Water Park and Battlefield Site, as well as connecting with the Borough's other strategic asset of the Ashby Canal. There are several issues along the route such as ownership near the MIRA site and some sections, mostly those next to the roads, have issues over access due to several encampments. There is also a section where the bridge may no longer be safe, although diversions around these impassable sections can be put in place. Should this route be developed it can shorten the distance between Hinckley and Shenton Station by leaving the canal at the marina just west of Stoke Golding and continuing to Shenton. This will also provide a circular recreational route of around 4.5 miles serving both Stoke Golding and visitors to Shenton Station and Ambion Wood. Essentially this intervention could take part in two phases and two sections. One section would be the

link between where the Weddington Country Walk passes under the A5 and the marina at Stoke Golding. The other section would run between the marina and Shenton Station. Both sections have value and will increase both the tourist interest for the Shenton area and surrounding visitor attractions.

Wildlife and Biodiversity

Biodiversity Assessment, 2009¹⁷

This document is an assessment of the biodiversity and nature conservation interest in Hinckley and Bosworth.

Trees

- Possible veteran trees are scattered throughout the Borough. Such trees will have a high biodiversity value, supporting a much greater range of associated flora and fauna than younger trees. Peckleton, Kirby Mallory, Dadlington, Stoke Golding, Sheepy Magna and Earl Shilton appear to be key areas for such trees
- Trees provide niche habitats for flora such as lichens and fungi and for a range of fauna, particularly bird species (including the Hobby, a protected bird recorded within the Borough), roosting bats and invertebrate species and as such are a valuable wildlife resource
- Mature / Veteran trees are an LBAP priority habitat and are highlighted within PPS9 as being of note. Woodpasture and parkland is a UK and LBAP priority habitat
- Tree loss has historically been associated with hedgerow removal; poor management and farming practices and agricultural intensification. Dead and decaying wood, valuable for biodiversity is often removed for health and safety purposes

Standing water

The Ashby Canal is the main standing water body within the Borough, bisecting it roughly north-south, from north west of Shackerstone in the

¹⁷http://www.hinckley-bosworth.gov.uk/downloads/file/983/biodiversity_assessment_-_march_2009

north, passing to the west of Market Bosworth and Stoke Golding, leaving just south west of Hinckley. Whilst sections of the canal may comprise hard-banking which limits burrowing by fauna, other sections comprise soft banking. Well developed marginal vegetation includes rushes. Bank-side vegetation is variable, including dense stretches of common nettle with more diverse stands of vegetation including meadowsweet, water-dock and gipsywort. Intermittent trees, scrub and hedgerows partially over-shade the canal, with some adjoining grassland along its length, providing complimentary habitat suitable for foraging fauna associated with the canal side habitats.

Hedgerows

- Hedgerows are widely distributed forming a valuable network of wildlife corridors across the borough, linking other semi-natural habitats, such as woodland blocks
- They also provide nesting and foraging habitat for a range of fauna, with fruits and flowers providing food sources
- Most are moderately species rich, supporting around five canopy species.
- Hawthorn, blackthorn and elder are dominant woody species, with ash, elm and field maple regularly occurring. Climbers are rarely present and ground flora generally not particularly diverse
- Ditches are associated with many hedgerows and mature trees are frequently present

Designated Sites

Site of Special Scientific Interest

The Ashby Canal which is important for its communities of aquatic and emergent plants, representative of lowland eutrophic standing water. Of importance in the E. Midlands as a type of habitat due to the diversity of aquatic plants and invertebrates. Supports locally and nationally scarce flora and fauna. Also supports native freshwater white-clawed crayfish and water shrew

Sites of Interest for Nature Conservation

- Bosworth Battlefield site
- Stoke Golding Heritage Group

Hinckley and Bosworth Extended Phase 1 Habitat Survey, September 2014¹⁸

The Extended Phase 1 Habitat Survey provides important evidence to inform the Local Plan (2006 – 2026), allocations for development, the Strategic Housing Land Availability Assessment (SHLAA) and criteria for assessing the sustainability of future development proposals. It provides detailed information of the biodiversity resource, including the geographical extent and condition of habitats on the assessment sites. This is essential if action for biodiversity is to be planned effectively and for progress on sustainable development to be monitored.

Stoke Golding

Description	The area around Stoke Golding is characterised by permanent pasture with some arable. The Ashby Canal forms an obvious wildlife corridor to the west and north of the settlement. This is of particular importance for aquatic species and is also considered an important commuting and foraging habitat for bats.
Designated Sites	Kendall's Meadow (1003916) SSSI is located to the north east of Stoke Golding. Local Wildlife Sites are limited to the Ashby Canal and road verges.
Species Record	The Ashby Canal runs through the settlement of Stoke Golding, with a large number of historical water vole records along its length, although fewer records have been submitted over the past 10 years. Protected species records in the area include a number of bat roosts (common pipistrelle & undetermined species) and badger setts. There is some semi-improved grassland of parish level importance adjacent to the canal.
Wildlife Corridors	Key wildlife corridors through the area include the canal, and disused railway

Mitigation and Enhancement Recommendations

Retaining and enhancing hedgerows

As well as potentially qualifying as 'important' hedgerows under the hedgerow regulations, or as Local Wildlife sites, hedgerows also provide

¹⁸ http://www.hinckley-bosworth.gov.uk/downloads/file/4385/phase_1_habitat_survey_-_september_2014

important corridors for species such as birds, bats, badgers, hedgehogs through the landscape. It is recommended wherever possible to retain hedgerows within site designs, and where appropriate to enhance them through additional hedgerow planting or improved management.

Planting hedgerows within developments helps to provide connectivity with the wider environment. Wherever possible species used should be native species, ideally from local seed stock.

Buffering water courses

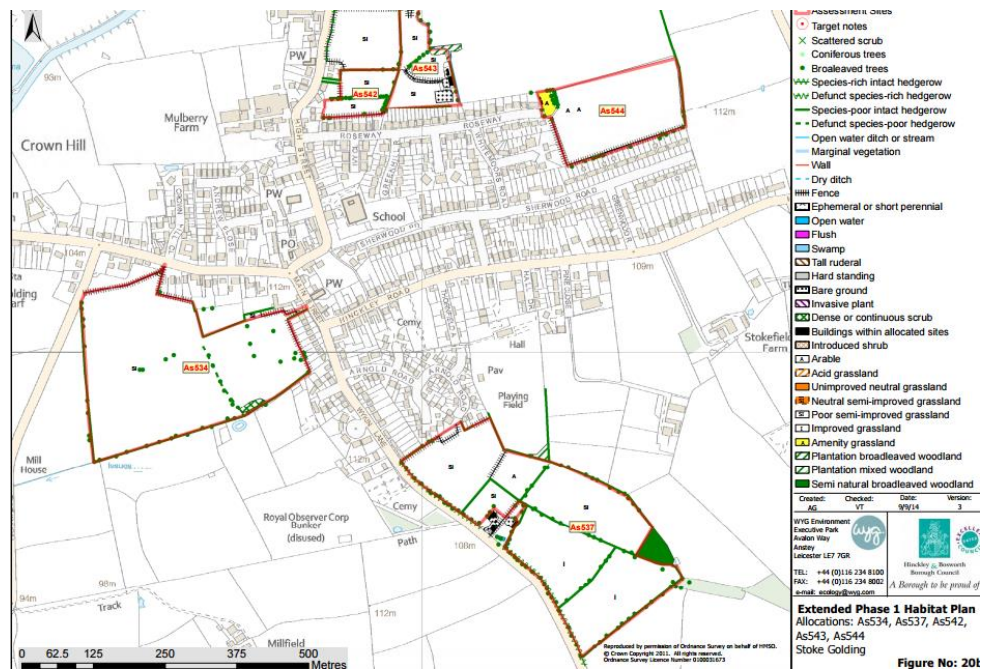
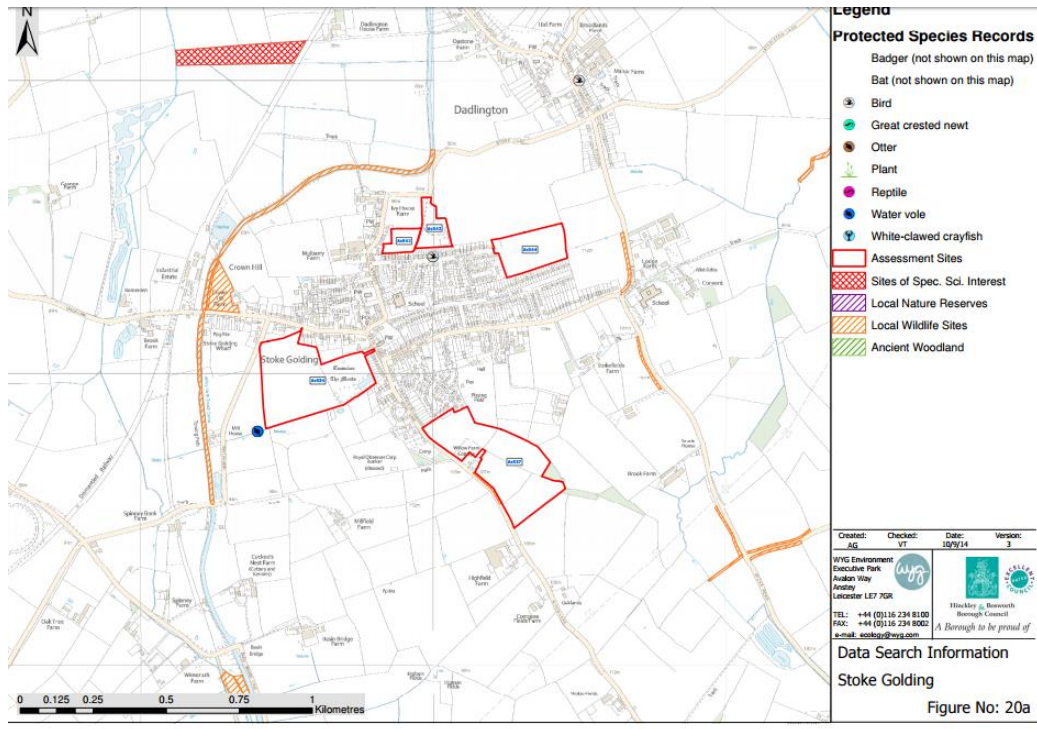
Where water courses are present on or adjacent to a site, it is recommended that the bank side vegetation is retained intact, and increases in disturbance and human access are avoided. A standard recommended buffer is 8-10m although a larger buffer may be recommended where water courses are particularly important for biodiversity.

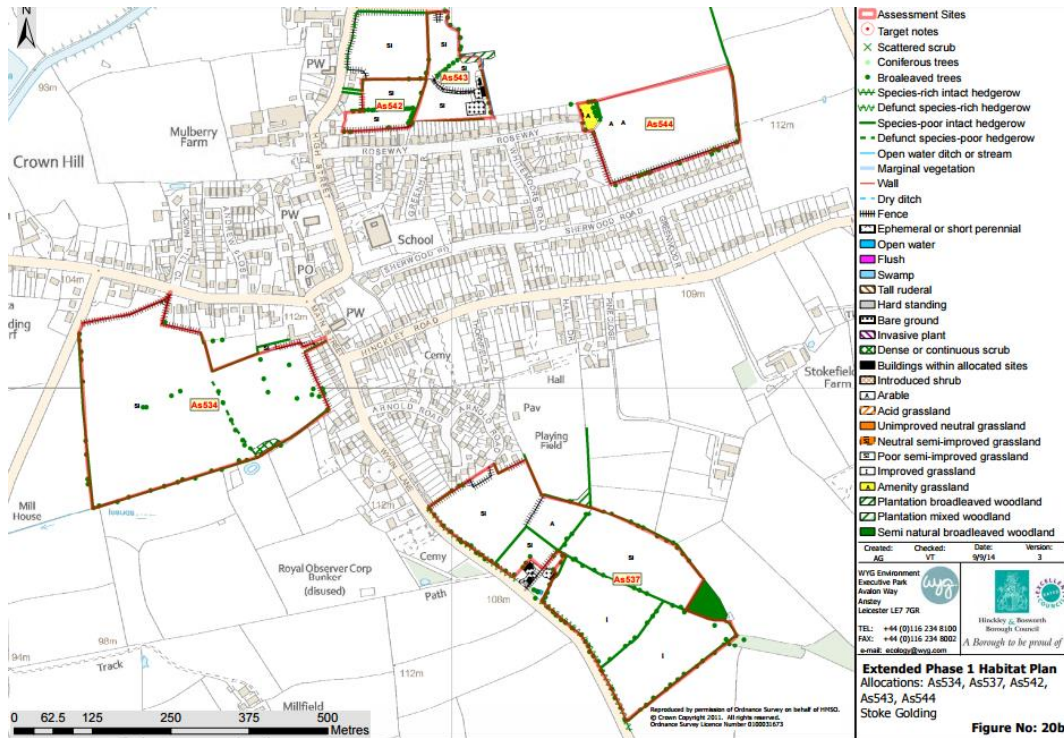
Habitat Creation

There are many simple and inexpensive measures that can be incorporated into final designs that will benefit local biodiversity. To maximise the habitat potential of development sites in the future it could be recommended that areas of landscaping and ornamental beds around buildings could be planted with native trees, shrubs and wildflowers in preference to purely ornamental species to provide additional feeding and nesting opportunities.

Ponds and wetland areas always increase habitat diversity and can be incorporated into developments of any size.

Stoke Golding Neighbourhood Plan
Planning Policy Background and Evidence Base Review





Flood Risk - Strategic Flood Risk Assessment

Strategic Flood Risk Assessments are completed in two consecutive stages:

- Level 1 SFRA which is a strategic assessment of all forms of flood risk in an area
- Level 2 SFRA which is a more detailed flood risk assessment of areas which have been identified as potential development sites

Joint Strategic Flood Risk Assessment (SFRA) for Hinckley and Bosworth, Blaby and Oadby and Wigston, October 2014¹⁹

This Joint Strategic Flood Risk Assessment (SFRA) 2014 document replaces the Joint Strategic Flood Risk Assessment Final Report, November 2007 for the Councils of Hinckley & Bosworth Borough, Blaby District and Oadby and

¹⁹ http://www.hinckley-bosworth.gov.uk/downloads/file/4389/joint_strategic_flood_risk_assessment_-_october_2014

Wigston Borough. This Level 1 and 2 SFRA report has been prepared to replace the work that was included in the previous SFRA and provide appropriate supporting evidence for each Councils' Local Plan. The SFRA update considers the risk of flooding from all sources and will be used in decision making and to inform decisions on the location of future development and the preparation of sustainable policies for the long-term management of flood risk.

Level 1 SFRA Report

Flood Risk from Canals and Reservoirs

Canals do not generally pose a direct flood risk as they are a regulated waterbody. The residual risk from canals tends to be associated with lower probability events such as overtopping and embankment failure.

The residual risk associated with canals is more difficult to determine as it depends on a number of factors including, for example, the source and magnitude of surface water runoff into the canal, the size of the canal, construction materials and level of maintenance. The probability of a breach is managed by continued maintenance.

No attempt is made in this SFRA to assess the probability of failure other than noting that such events are very rare. However, in accordance with NPPF, all sources of flooding need to be considered. If a breach event were to occur then the consequences, to people and property, could be high. In order to understand the possible impacts, a series of inundation models have been generated for this SFRA. It should be noted that the canal breach locations have been identified based on areas of the canal that includes raised embankments. The mapping is intended to provide an indication of the likely impact of selected failure scenarios. It is not intended that inundation mapping provides a comprehensive analysis of all failure scenarios and further, site specific analysis, will need to be considered at all sites located within the vicinity of a canal system. Developers should be aware that any site that is at or below canal bank level may be subject to canal flooding and this should be taken into account when building resilience into low level properties.

According to the Leicestershire PFRA there are no known records of flooding events that relate to the Ashby de la Zouch Canal and Grand Union Canal within the joint SFRA area.

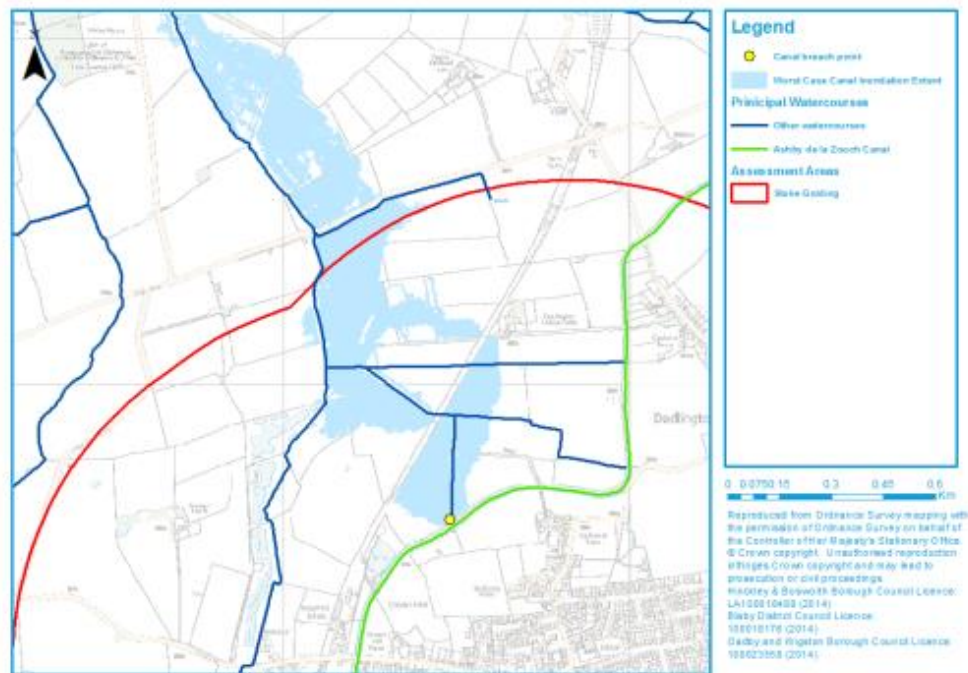
A "Canal Hazard Zone" has been created for assessment areas, where applicable, to show areas that could potentially be affected by flooding in the event of breach of selected raised canal embankments. These are based on broad scale modelling techniques and should only be taken as an indication of the extent of flooding at potential risk.

Canal Breach Point 2

Canal Breach Point 2 is located on the left bank of the Ashby de la Zouch canal (SP 39480 97610) to the north of Stoke Golding. Stop boards are assumed to have been placed at the Upton Lane road bridge and Shenton Lane road bridge, creating an impounded canal reach of 1,790m. Ground level in the western portion of the Stoke Golding assessment area is significantly lower than the canal channel and would therefore be at risk should canal inundation occur.

Figure 5-2 shows the inundation from Canal Breach Point 2. The canal breach is located within the boundary of the Stoke Golding assessment area. Flood water flows predominantly northwest away from the breach location, following the topography. Water is shown to back up behind the embankment of a dismantled railway that runs directly through the site. Flood water is shown to affect the north-western section of the Stoke Golding assessment area.

Figure 5-2: Inundation at Canal Breach Point 2

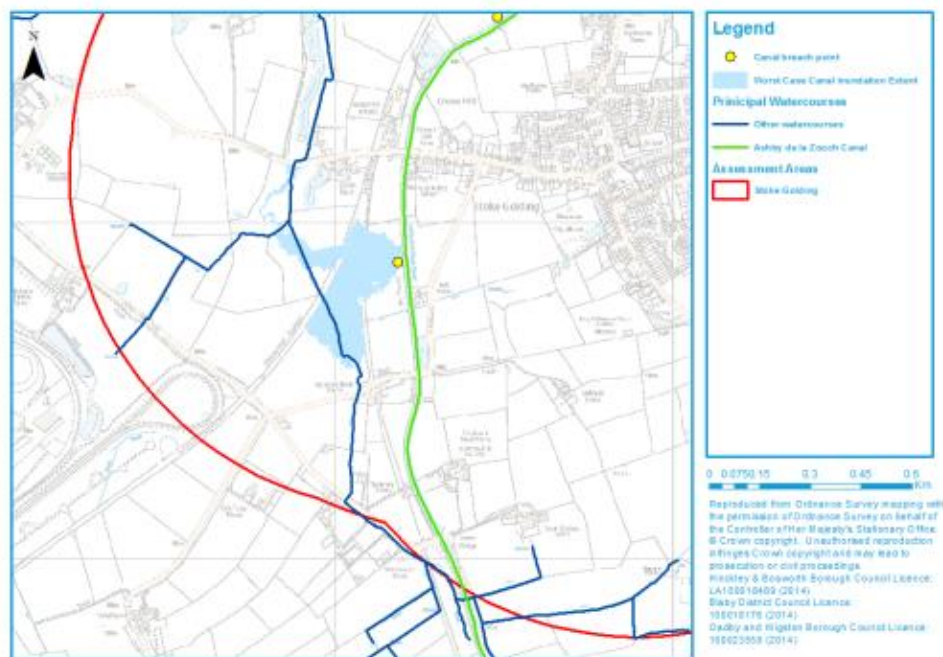


Canal Breach Point 3

Canal Breach Point 3 is located on the left bank of the Ashby de la Zouch canal (SP 39183 96883) to the south of Stoke Golding. Stop boards are assumed to have been placed at the Upton Lane road bridge and the Higham Lane road bridge, creating an impounded canal reach of 650m. Land situated in the western portion of the Stoke Golding assessment area is significantly lower than the canal channel and would therefore be at risk should canal inundation occur.

Figure 5-3 shows the inundation from Canal Breach Point 3. The canal breach is located within the boundary of the Stoke Golding assessment area. Flood water flows predominantly west away from the breach location, following the topography. Water is shown to back up behind the embankment of a dismantled railway that runs directly through the site. Flood water is shown to affect the western section of the Stoke Golding assessment area.

Figure 5-3: Inundation at Canal Breach Point 3



As well as considering potential sources of flooding, the SFRA also identifies ways in which water may be managed in order to reduce the risk of flooding. It highlights the role that Sustainable Drainage Systems (SuDS) can play in managing surface water run-off and indicates that the inclusion of SuDS within developments should be seen as an opportunity to enhance ecological and amenity value, and promote Green Infrastructure, incorporating above ground facilities into the development landscape strategy. SuDS must be considered at the outset, during preparation of the initial site conceptual layout to ensure that enough land is given to design spaces that will be an asset to the development rather than an after-thought.

The report recommends that:

Local planning bodies should:

- Promote the use of SuDS for the management of run off
- Ensure their policies and decisions on applications support and complement the building regulations on sustainable rainwater drainage, giving priority to infiltration over watercourses, then sewers

- Incorporate favourable policies within development plans
- Adopt policies for incorporating SuDS requirements into Local Plans
- Encourage developers to utilise SuDS wherever practicable, if necessary, through the use of appropriate planning conditions
- Develop joint strategies with sewerage undertakers and the Environment Agency to further encourage the use of SuDS

Level 2 SFRA Report

This report looks at flood defences and assesses, in detail, the flood risk associated with potential development sites.

Its key recommendations are:

- The key requirements for future development are summarised below:
 - o All sites within Zones 2 and 3, and all sites over 1ha in flood zone 1, will require a detailed Flood Risk Assessment in accordance with NPPF. Consultation with the relevant local authority, Leicestershire County Council and the Environment Agency is strongly recommended at an early stage in the FRA process.
 - o The layout of buildings and access routes should adopt a sequential approach, steering buildings (and hence people) towards areas of lowest risk within the boundaries of the site. This will also ensure that the risk of flooding is not worsened by, for example, blocked flood flow routes.
- It is recommended that development is set back at least eight metres from watercourses, in accordance with the bylaw distance for Main Rivers in the Midlands Region Land Drainage Bylaws, to allow for flood risk and maintenance. This has the additional benefit of providing open space, contributing to the GI network within the joint SFRA area.
- Consideration should be given to 'rolling back' development allowing restoration of the floodplain.

- Any development adjacent to the canals should take account of residual risk from breach or failure and it is recommended the development incorporates a buffer zone next to the canal to allow access for maintenance and repair, should it be required.

Protection and Enhancement of Watercourses

Planning permission for development should only be granted where:

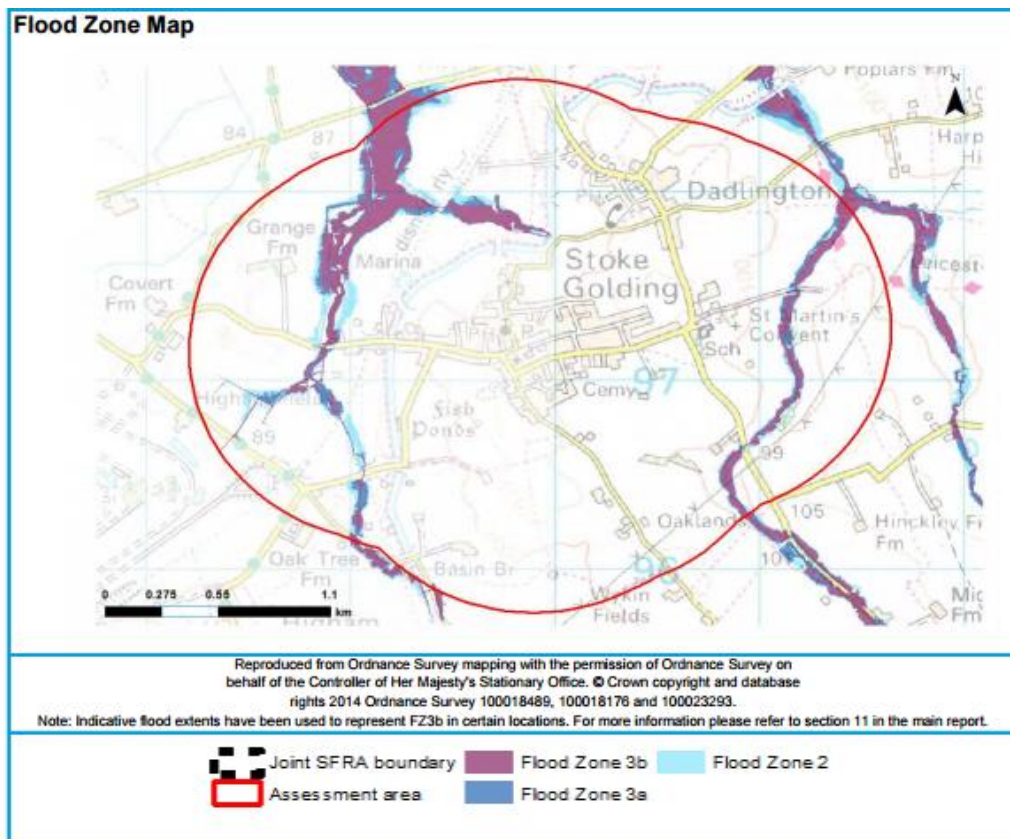
- the natural watercourse system which provides drainage of land is not adversely affected;
- a minimum 8m width access strip is provided adjacent to the top of both banks of any watercourses for maintenance purposes and is appropriately landscaped for open space and Biodiversity benefits, this width may be reduced in particular circumstances with agreement from the Environment Agency and LPA;
- it would not result in the loss of open water features through draining, culverting or enclosure by other means and culverts are opened up where ever possible;
- surface water drainage is delivered by sustainable drainage systems (SuDS); and
- betterment in the surface water runoff regime is ensured; with any residual risk of flooding, from drainage features either on or off site not placing people and property at unacceptable risk.

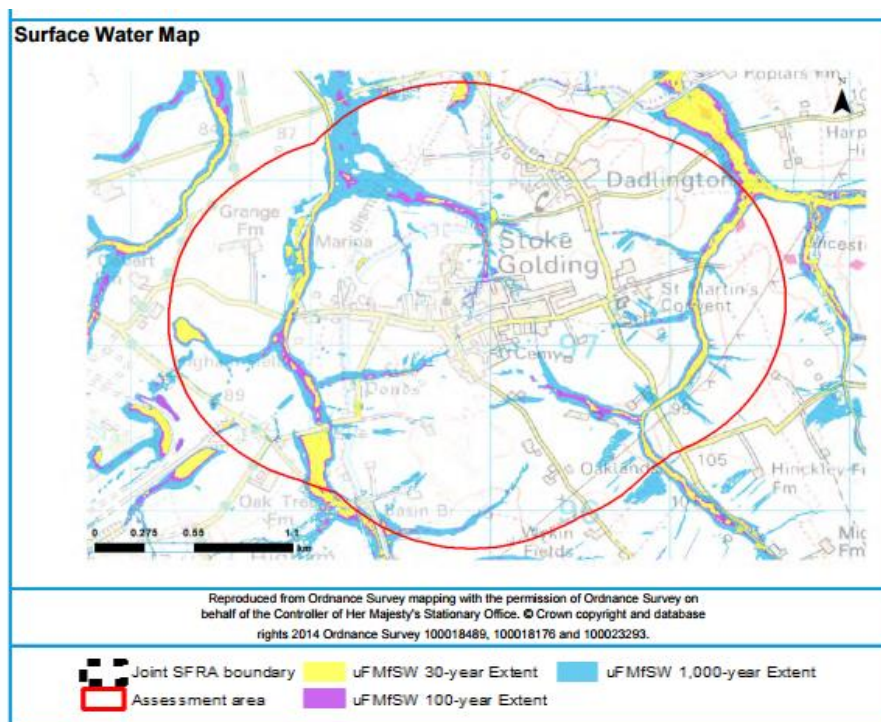
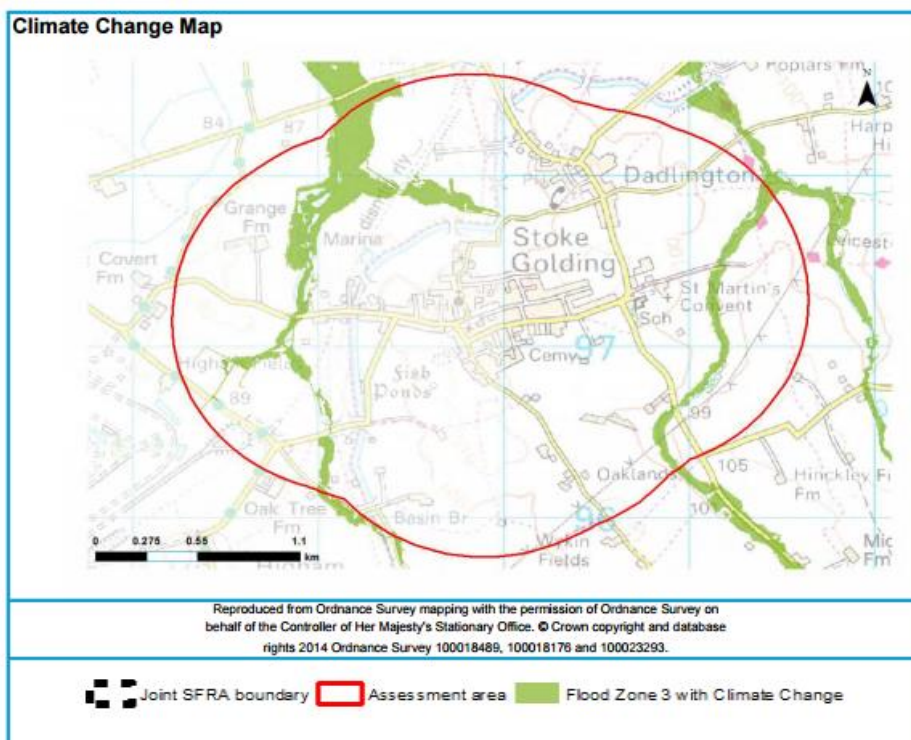
The report includes the following assessment of Stoke Golding:

Stoke Golding				
	Area: 711.55ha		Partial Brownfield/Greenfield	
Flood Zone Coverage	FZ3b 4.1%	FZ3a 1.3%	FZ2 1.8%	FZ1 92.7%
Exception Test Required?: Yes, for More Vulnerable and Essential Infrastructure development in FZ3a and for Highly Vulnerable development in FZ2. Highly Vulnerable infrastructure should not be permitted within FZ3a and FZ3b. More Vulnerable and Less Vulnerable Infrastructure should not be permitted within FZ3b. Essential Infrastructure in Flood Zone 3b will require the Exception Test.				
Potential to pass the Exception Test:				

To pass Part 'b' of the Exception Test, a FRA should demonstrate that: the development will be safe, will avoid increasing flood risk elsewhere, and will reduce flood risk overall.

- The majority of the assessment area is within Flood Zone 1. Risks to development could be reduced by using sequential design to locate development in the centre of the assessment area outside of the Flood Zones and away from the unnamed watercourses that flow through the east and west of the assessment area.
- The development could potentially be made safe through building design, and by meeting drainage requirements. In view of the possible flooding from the unnamed watercourses, detailed hydraulic modelling should be undertaken to determine the 1 in 100-year flood level (with and without climate change) as well as any other return periods requested by the Environment Agency. The results of this modelling will inform development design and confirm whether housing proposals can pass the Exception Test.
- To avoid increasing flood risk elsewhere, surface water management techniques should be adopted (see 'SUDS & the Assessment Area' below).





Sources of Flood Risk: <ul style="list-style-type: none"> • Fluvial flood risk is from the overtopping of the unnamed watercourses as they flow through the east and west of the assessment area. • Further development and creation of impermeable surfaces may result in an increase of surface water flood risk. 		
SuDS & the Assessment Area:		
SuDS Type	Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving should use non-infiltrating systems due to the risk of groundwater flooding.
Infiltration		Infiltration may be suitable. Mapping suggests a medium risk of groundwater flooding and underlying soils may be permeable. The assessment area is partially located in an area defined by the EA as being landfill and therefore site investigations are needed to determine the suitability of infiltration techniques.
Detention		This option is likely to be suitable, provided slopes are >5%. Larger 'above ground' features may not be viable where slopes are steep. A liner may be required to prevent the egress of groundwater.
Filtration		This feature is probably suitable provided slopes are < 5% and the depth of the water table is 1m. A liner may be required to prevent the egress of groundwater, and for possible contaminated land issues.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows. A liner may be required to prevent the egress of groundwater.

Flood Defences
There are no flood defences at this assessment area
Canal:
The assessment area is located close to the Ashby de la Zouch Canal and may be at risk in the event of bank failure
Flood Warning:
A part of this assessment area is in the River Anker and River Sence Flood Alert Area
Access & Egress: Safe access and egress needs to be considered when locating development within the assessment area boundary

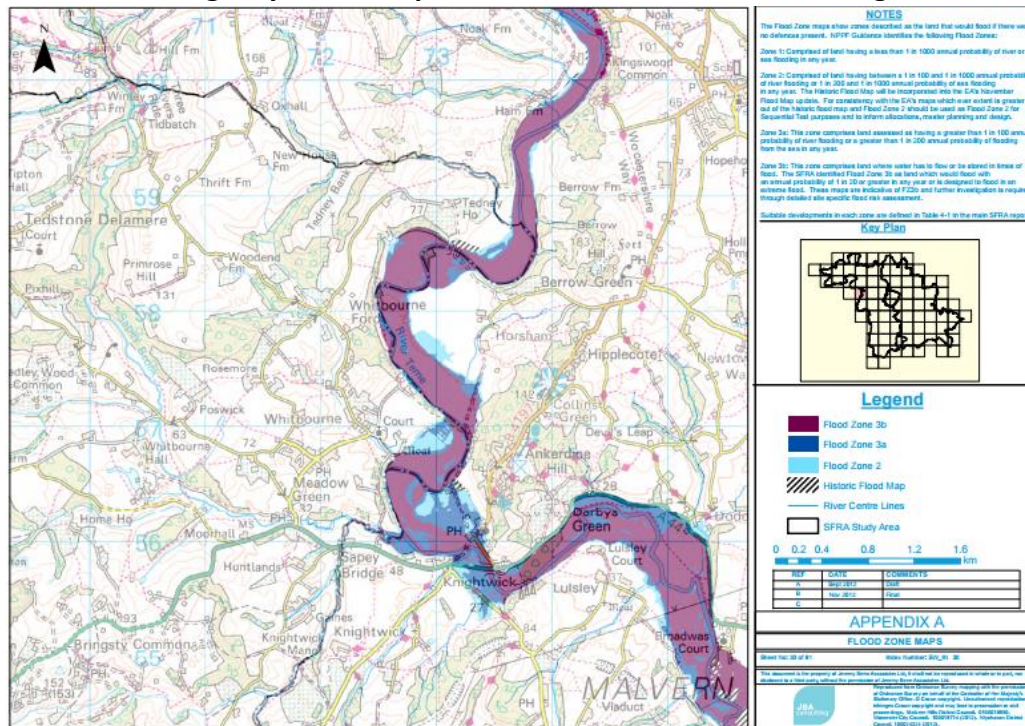
Climate Change:

- Increased storm intensities.
- Increased water levels in the unnamed watercourses

Flood Risk Implications for Development Proposals within the Assessment Area:

- At the planning application stage, a site-specific flood risk assessment will be required if any development is located within Flood Zones 2 or 3, or any development greater than 1ha in Flood Zone 1.
- Resilience measures will be required if buildings are situated in the flood risk area.
- There is currently a drain installed across the end of Roseway to intercept field runoff. This is piped around the development before discharge into the brook. Any further development would potentially require upgrade or improvements to this drain to ensure no increase in flood risk from field runoff as the result of development.
- Flood risk based on the overtopping or breach of the Ashby de la Zouch Canal should be considered during a detailed site-specific flood risk assessment.
- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- The peak flows on the unnamed watercourses should be considered when considering drainage.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrographs of the unnamed watercourses to ensure flows are not exacerbated downstream within the catchment.
- Safe access and egress would need to be demonstrated.
- New development must seek opportunities to reduce overall level of flood risk, for example by:
 - o Reducing volume and rate of runoff
 - o Relocating development to zones with lower flood risk
 - o Creating space for flooding
 - o Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development and consider using Flood Zones 2 and 3 as public open space. For guidance or updated strategies, developers should refer to the 6C's Green Infrastructure Strategy.
- Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage.

Environment Agency Flood Map for Rivers and Sea - Stoke Golding



Built Environment

Stoke Golding Conservation Area Appraisal, October 2013²⁰

The character of the Conservation Area is primarily derived from the agricultural origins of the settlement. This can be identified through a number of former farmhouses and farm buildings within the area, strong visual links to the countryside and several very important green or hard surfaced spaces. The ancient street pattern with its unique twists and turns has added a further layer of local distinctiveness to the area.

Buildings and relationship to the road layout dominate the appearance of the Conservation Area. It is a mixture of loose fit residential properties punctuated by larger public or commercial buildings, of which the Parish Church, Park House the Baxter Hall and the former Halls' hosiery factory are important examples.

²⁰http://www.hinckley-bosworth.gov.uk/downloads/file/3507/appraisal-adopted_151013

The Victorian commercial heart of the village: Top Town, lies at the junction of Station Road, Main Street and High Street. Here, in close proximity, are two neighbouring inns, a shop, a modern post office and Park House, the principal house in the village. A short distance to the north, connected by Church Walks, is St Margaret's church and Blacksmiths Yard, two further historic features in the settlement. This area has developed out of several former farmhouses and their yards which despite some recent changes are still clearly evident and important to the rural grain. Park House, although much extended, was previously an important farm. Its range of barns and outbuildings, now converted into residential use, the open courtyard and views of the countryside reinforce its agricultural connections. On the opposite side of the High Street/Station Road the yards and ranges reduce in scale. These and sections of old brick walls extend northwards towards the church and until comparatively recently into the countryside. Laburnum Cottage and its stable, another former farm, link to the open space which lies beyond.

Away from this core are two further clusters of nineteenth century buildings. On the High Street these are centred on the Old Swan Public House and on Station Road, the former Methodist Chapel.

The High Street: The streetscape around the Old Swan is characterised by close knit development with many properties built up to or close to the back edge of the footway. This ensures a strong sense of enclosure and channels views along the street in both directions. The decorated façade of The Birches on the High Street provides a visual stop at the S bend. Further north the gable of the out-building to Ivy House Farm achieves the same effect. It is unfortunate that the appearance of the buildings of Mulberry Farm in the centre of this cluster, which are constructed of pre-cast concrete and timber and date from the 1950's, badly detract from the general quality of the area. They also have a detrimental impact on the setting of Crown Hill, the site of the crowning of Henry following the Battle of Bosworth. This site has been identified as an Improvement Area.

Station Road: This street links the commercial centre with the railway station which is sited on the western side of the Ashby Canal. Although the railway along this part of the route is no longer in existence, the former station buildings remain but have been adapted to other industrial uses. These buildings include the station itself, an engine repair building and the station master's house. Although not within the Stoke Golding Conservation Area,

all are important local heritage buildings and will be added to the Local Heritage List when it is compiled. The buildings along the edges of Station Road which is comparatively straight, include residential properties, former hosiery factories, a former school, and a former Baptist Chapel. The houses date mainly from the Victorian/Edwardian period and are typical villa solutions. Set behind short front gardens which are defined by hedges or low walls, they present an imposing presence in the street scene. This is emphasised by their tall rectangular windows, overhanging roofs and occasional steps to front doors. An artificial pinch point has been formed in the road at its junction with Higham Lane to reduce 3 traffic speed. This is emphasised by its location adjacent to a very fine former hosiery factory, recently converted into apartments. Its projecting high level clock is a key landmark in this part of the street.

These clusters have gradually been linked by, for the most part, good quality residential buildings from later periods. However since the 1970's there has been development in depth around the church on its north and west sides.

Apart from the listed buildings, there are a number of other buildings which positively contribute to the special architectural and historic interest of the Conservation Area. These are identified as buildings of local interest on the map of the Conservation Area.

Building Style Scale and Detail

There is no dominant building style. However, influences from the Arts and Craft Movement, Dutch Gables and the Victorian Gothic Revival are evident. With few exceptions buildings are two stories in height and simple in plan. In some instances, the roof space forms a third storey using gable windows but this is not common. Elevations in the main are plain and simple. Only an occasional canted bay window at ground or first floor or a modern porch addition breaks this tradition. Garages are not a feature of the area. Parking is mainly confined to yards at the rear or as hard-standing in front of properties which detract from the setting of the area.

Up to the modern period, the widespread use of red bricks of various tones gives a continuity of appearance throughout the Conservation Area. Subsequent rendering has been generally detrimental. Common architectural details include polychromatic brickwork, raised string courses and dentil eaves. The principal stone built structure within the Conservation Area and its focus is the Parish Church of St Margaret. The predominant roof

materials are dark blue plain clay tiles or, to a lesser extent, Welsh slates. Modern replacement concrete tiles generally detract from the roofscape. Brick chimneys are particularly prominent in the historic clusters.

Windows to Victorian properties were predominantly double hung, vertical sliding sashes. The doors to late eighteenth/early nineteenth century houses of some architectural pretention are typically of a panelled design, set within door cases with fanlights above. Similar panelled doors would probably have been installed in later nineteenth century properties although most properties now have replacement doors of late twentieth century date.

Boundary Treatments

Walls of local brickwork, often with blue brick saddleback copings are common on street frontages throughout the area. These promote an urban feel and help to channel views along the street. Properties towards the edges of the settlement have planted boundaries reinforcing the transition to the countryside.

Contribution of Spaces and Natural Elements

Small front gardens are a characteristic of most of the area and consequently most of the streets are devoid of any significant tree cover. Mature trees are concentrated on pockets of space around the church, Park House, adjacent to Crown Hill Villa or in the former garden of The Birches. There are also fine rows of mature trees at the entrances the Conservation Area from Higham and Wykin. These trees make a significant contribution to the character of the Conservation Area.

The spaces around the church, Park House, the rear of Woodyard Cottage, Crown Hill and the yards are important to the rural character of the Conservation Area.

Factors having a Negative Influence on the Character of the Conservation Area

Buildings of Poor Visual Quality

Within the designated area there has been new development within the post war period. Nevertheless those buildings which have been erected have for the most part not strengthened the traditional qualities of the area and have encroached on the edges of Crown Hill. Andrew Close and Church

Close, by reason of their design, scale and layout appear discordant with the traditional streetscape.

Enhancement

The enhancement of the character and appearance of a Conservation Area can be defined as the reinforcement of the qualities providing the special interest which warranted designation. It may be through the sympathetic development of sites identified in the detailed analysis of the area as opportunity or neutral sites; it may involve physical proposals or by the application of sensitive detailed development control over extensions and alterations. Areas which warrant special consideration for enhancement are Church Walk, the area adjacent to Baxter Hall, the former factory site and Station Road, the frontage to the Old Swan car park and the green area behind Woodyard Cottage.

Summary of Significance

The village's nationally important connection as the site of the crowning of Henry Tudor following the Battle of Bosworth Field

Distinctive townscape character featuring late Georgian and Victorian working class cottages and artisan housing interspersed with landmark buildings of significant architectural importance.

The retention of former farmhouses and agricultural buildings highlight the settlements rural origins.

The clusters of historic brick cottages and the prominent position of the Church highlight the rural character of the area.

Large scale mature trees are an important element in the rural village character of the historic core of Stoke Golding and reflect its history as a distinct village settlement within the Leicestershire countryside.

The importance of framed views within streets, through gaps between buildings and the vista to St Margaret's Church from the canal and beyond.

The importance of private greenery from return frontages in residential streets.

Vulnerability

Deterioration or loss of brick boundary walls.

The impact of traffic on the rural village character of the conservation area.

Insensitive alterations to historic buildings and to building elevations that face the street.

Loss of key spaces between buildings.

New development that does not reflect the established street pattern.

The threat to green space from infill development.

Loss of mature trees impacting on the green and leafy character of parts of the town.

Poor maintenance of the original built fabric threatens the area's heritage value. It leads to the loss of historic architectural features and detailing, such as traditional doors and windows, roofing materials and features, or locally distinctive construction materials. This can lead to their replacement with unsympathetic styles and materials.

Church Walks in the centre of the Conservation Area is a narrow picturesque jitty along which are the remnants of historically interesting garden plots and small scale historic buildings which could easily be destroyed by large scale redevelopment.

The character is vulnerable to the cumulative impact of alterations to windows, doors, roofs, painting of brickwork and the loss of chimneys.

Inappropriate proportions of fenestration and architectural details to new development.

Threat of demolition of remnant industrial buildings and the loss of character that represents.

The loss of historic public houses and shop frontages.

Victorian architecture is now more highly valued and steps have been taken to preserve its integrity. All new development should seek to enforce this integrity rather than reduce it.

Where infill projects are permitted, they should respond to the existing architectural scale, predominant building materials and character of the original buildings.

Demolition of domestic front boundary walls and hedges to permit car parking in front gardens interrupts the consistent property line, which is an important characteristic in the Conservation Area.

Opportunities for Enhancements

Conservation area designation is a planning tool to help protect and enhance areas of special architectural interest. There are elements within the Conservation Area that could be enhanced to help preserve the established character.

Traffic has a significant effect on the historic environment and the quiet rural village character. A system to control or manage parking should be investigated.

There is limited street furniture in the street, but when replacement is necessary it should be with more sensitively styled street lights and pedestrian barriers.

Trees are an important characteristic of the Conservation Area. Old or dying trees should be replaced and the opportunity for further planting should be investigated.

The use of local building materials should be encouraged to help maintain the continuity of the Conservation Area.

Traditional brick boundary walls should be retained. Any damage should be carefully repaired using appropriate materials and traditional methods of construction.

Open spaces between buildings should be retained to conserve the views of greenery between buildings. They are a key feature of the character of the area.

The richness and diversity in architectural detailing should be conserved through the repair and, where necessary, reinstatements of traditional elements such as timber sash windows, appropriate doors, correct roofing materials, boundary walls, etc. These changes not only harm the character and appearance of the property itself but the cumulative effect impacts on the visual continuity and integrity of a street and inappropriate replacements should be avoided.

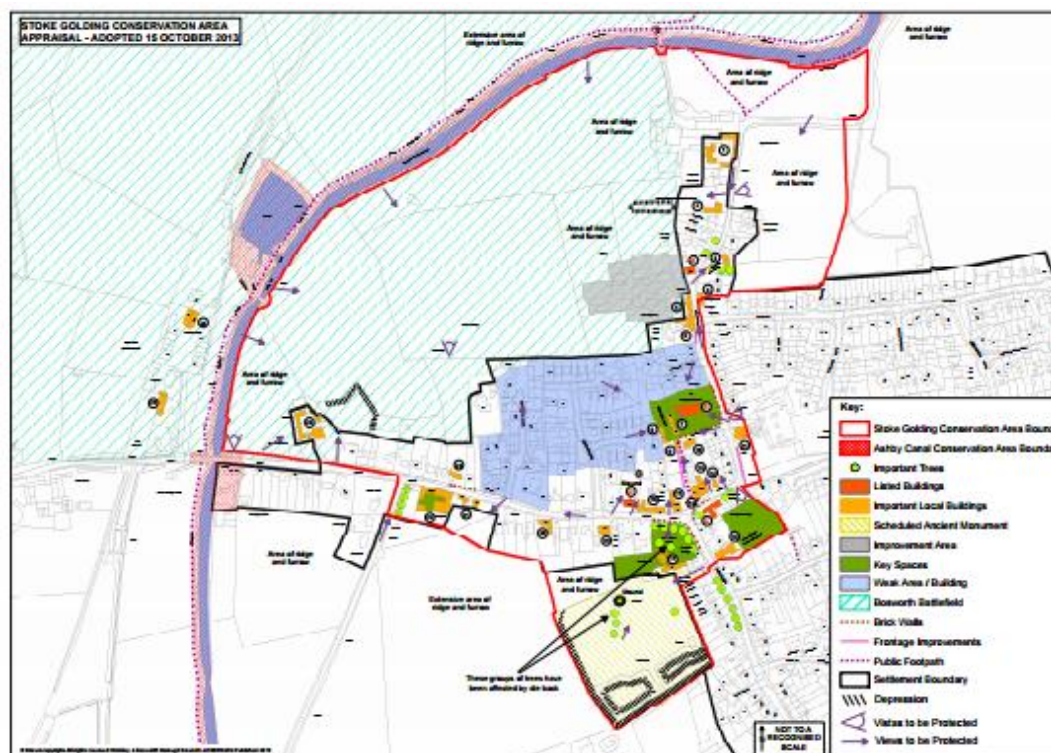
Rationalisation of street furniture would greatly enhance the street scene. There is a tendency towards cluttering with signposts, road signs, bollards, lights, and bus stops etc. that are visually detrimental to the character and appearance of the area. An audit of street furniture should be considered to determine whether all existing signs etc. are necessary and that some of the clutter on the pavements can be reduced.

Road and pavement surfaces are patchy in places and would benefit from being resurfaced, from both a visual and safety point of view. Any remaining historic road surface should be retained.

Where infill projects are permitted, they should respond to the existing architectural scale, predominant building materials and character of the original buildings.

Where planting has been removed or trees have died, they should be replaced with appropriate species to maintain the leafy character that is so strongly associated with parts of the Conservation Area. Additional planting may also add to the streetscape in some places, especially where there has been new development.

Encourage the reinstatement of architecturally appropriate railings. Railings were generally removed during WWII and, in the majority of instances, have not been replaced. Where they have, they are often of an incorrect design and height.



4.6 Infrastructure

Leicestershire Local Transport Plan 2011-2026²¹

The Leicestershire Local Transport Plan (LTP3) sets out the County Council's proposals to improve transport and accessibility between 2011 and 2026. The Plan provides a 15-year strategy for transport up to the year 2026. It identifies the following transport objectives in Leicestershire:

- Supporting the economy and population growth
- Managing the condition and resilience of the transport system
- Encouraging active and sustainable travel
- Improving the accessibility and connectivity of the transport system
- Encouraging active and sustainable travel
- Improving road safety
- Managing the impact of the transport system on quality of life

²¹ <http://www.leics.gov.uk/ltp3v1-3.pdf>

5.0 Supplementary Planning Documents

Supplementary planning documents (SPDs) are used to amplify development plan policies on separate topics or on different spatial scales. SPDs are not subject to independent inspection via an examination in public, and are simpler to update and adopt on a regular basis by the local council.

Shopping and Shop Fronts Supplementary Planning Document, October 2007²²

This Supplementary Planning Document (SPD) sets out the District Council's approach for securing quality shop fronts and advertisements and deals with criteria to be taken into account when assessing applications for Class A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways) Uses.

It sets out, in detail, matters that should be considered in the design of new shop fronts, including fascias and cornices, pilasters, stallrisers, windows and doors, doorways and access for people with disabilities, blinds and canopies, security shutters and grilles and fume extraction. The document also provides detailed guidance in relation to shop front advertisements, fascia signs, hanging and projecting signs and illumination.

In addition, it sets out considerations that are specific to Class A3, A4 and A5 Uses.

Affordable Housing Supplementary Planning Document, February 2011²³

This document provides further guidance relating to the provision of affordable housing in Hinckley and Bosworth.

It states that, in the rural areas, affordable housing will be required on sites of 4 dwellings or more, or of over 0.13ha or more. These thresholds apply to allocated and unallocated sites, and to sites where renewal of planning permission is sought. Where sites are released for housing but developed in separate phases, the threshold and targets for affordable housing will be

²² http://www.hinckley-bosworth.gov.uk/downloads/file/531/shopping_and_shop_fronts_spd_october_2007

²³ http://www.hinckley-bosworth.gov.uk/downloads/file/2247/affordable_housing_spd_-_adopted_february_2011

considered with reference to the total site size, and affordable housing will be expected to be provided proportionately across each phase. Within the rural areas, an on-site target of 40% is set.

The document sets out the following key policy principles:

Key Policy Principle AH1: Tenure Type and Mix

On sites where affordable housing is being sought, the Council's first priority is for affordable social rented housing rather than other tenure types. Negotiations with developers and partner RSLs should therefore be based on the following priorities:

1) Social Rent

The Council's first priority is the provision of rented accommodation to meet the needs of people in highest need in the Borough. Local situations will vary, but the Council will expect at least 75% of all new affordable accommodation in the Borough to be for social renting.

2) Intermediate Tenure

The Council believes that intermediate tenure has a role in meeting housing need in the Borough. This includes products such as New Build HomeBuy, HomeBuy Direct and Rent to Homebuy. This tenure type is of secondary priority to rented accommodation. It is therefore anticipated that this will make up the remaining 25% of new affordable accommodation.

3) Other Tenures

Low-cost market housing, formerly considered as affordable housing, no longer meets the definition of affordable housing.

Key Policy Principle AH2: Local Need

The starting point for affordable housing provision is as set out in the Core Strategy Policy 15. Any variation to the type and size of properties for affordable housing will be determined by specific local need and the nature of development, and agreed by negotiation between the Council and the developer.

Key Policy Principle AH3: Design and Layout

The distribution of the affordable housing units across a new development is essential in order to assist in the creation of sustainable communities. On larger sites the preferred option is to have small groups of affordable homes in a number of different locations on the site. The size of the cluster will be dependent on the number of dwellings on site, but the expectation is that affordable housing will be spread through the site on all developments. Developers will be expected to agree the locations with the

Council and to provide details of the affordable housing distribution in the development as part of the planning application.

Key Policy Principle AH4: Section 106

In order to secure the provision of affordable housing and its continued availability as affordable housing, on qualifying sites the Council will seek to establish Section 106 Agreements (or equivalent). Where appropriate, this will include any requirement for a local lettings policy.

Key Policy Principle AH5: RSL Partners

Developers are encouraged to involve an RSL partner at the earliest opportunity and to make full use of its experience of developing affordable housing in Hinckley and Bosworth.

Key Policy Principle AH6: Approach to Viability

Developers must submit a financial assessment using the Council's preferred toolkit where sites may not be viable with the full level of section 106 contributions or equivalent. The starting point for negotiations on changes to contributions for affordable housing is to vary the mix, type and tenure rather than the quantity of affordable housing supplied. Affordable Housing will be considered alongside all other section 106 contributions on a site by site basis. All contributions must be CIL compliant.

Key Policy Principle AH7: Commuted Sums

The Council's over-riding priority is to have affordable homes provided on-site as the easiest way of ensuring mixed and balanced communities from the outset, and only in exceptional circumstances and where it can be robustly justified will off-site provision or commuted sums be acceptable. Acceptance of commuted sums is at the Council's discretion. Where the Council decides to accept commuted sums, they will be calculated using the formula set out below.

Key Policy Principle AH8: Supported Housing

Where a supported housing scheme is to be developed, the principles relating to affordable housing provision set out in policies AH 1 to 3 will apply. However, the decision whether to accept on site provision or commuted sums, tenure type and mix and nomination to any affordable housing on site will be decided on an individual site basis, with reference to identified need and in consultation with care and support commissioners in Adult Social Care teams.

Key Policy Principle AH9: Provision for Gypsies and Travellers

To assist in the provision of affordable pitch delivery, the Council will consider the following mechanisms for delivering affordable sites and pitches:

- Sites funded from planning obligations, developer contributions or public funding sources, developed on a self-build basis by the site residents. The land would be owned by a Registered Social Landlord;
- Land developed and managed by a Registered Social Landlord or the local authority with residents as tenants in perpetuity;
- Shared ownership schemes paralleling those in operation in housing schemes.

Rural Needs Supplementary Planning Document, February 2011²⁴

This SPD sets out the Council's approach to considering development in the rural areas of the Borough. In particular, it clarifies the Council's support for specific rural initiatives to increase the supply of affordable housing and employment opportunities in rural areas. This Supplementary Planning Document ensures:

- There is no 'sustainability trap', where development is only approved in areas that are already considered sustainable. Lack of any development in some settlements may result in them becoming less, not more, sustainable;
- That rural communities are mixed communities where young and old, high and lower incomes are able to live in rural settlements;
- That rural economic development is supported and encouraged;
- That existing services in rural areas are supported and maintained.

It sets out the following key policy principles:

Key Policy Principle RN1: Local Connection

A local connection is people who fulfil one or more of the following criteria:

- currently live in the Parish
- have previously lived in the Parish and have family who currently live there
- currently have permanent employment in the Parish

²⁴ https://www.hinckley-bosworth.gov.uk/downloads/file/2268/rural_needs_spd-adopted_february_2011

- need to live in the Parish either to support or to be supported by another member of their family who live in the Parish

Key Policy Principle RN2: Rural Exception Sites

Rural Exception Sites will be actively promoted within the Borough for people with a local connection. They will be within or adjoining existing settlement boundaries, and will not normally exceed 10 dwellings in size. The land for development would not normally be allowed for development due to policy constraints. Any physical constraints on a site would still exclude development – e.g. sites on a flood plain.

Key Policy Principle RN3: Restrictions on Rural Exception Sites

Affordable housing on a Rural Exception Site is also excluded from some of the rights of other affordable housing developments:

- There is no Right to Buy or Right to Acquire for tenants who rent their property; and
- People accessing Intermediate HomeBuy products are allowed to purchase 100% of the property but on resale the property must be sold back to the managing RSL, keeping the property in the affordable sector.

Key Policy Principle RN4: Community Initiatives

Development of Rural Exception Sites using the Community Land Trust model, or through Local Housing Trusts, will be supported by the Council, working in partnership with the local Parish Council and an RSL partner.

Key Policy Principle RN5: Local Choice Market Housing

Where there is evidence that there is a need for entry level market housing in a parish, a developer wishing to develop open market housing in the parish must:

- Demonstrate how their development will aim to meet those local needs; and
- Undertake to market those properties, in the first instance, to people with a local connection.

Key Policy Principle RN6: Reduction in Dwelling Numbers

Any application to reduce the number of smaller dwellings in rural villages by converting two properties into one will be resisted by the Local Authority, in order to maintain a varied stock of open market housing.

Key Policy Principle RN7: Self Build

Where it is in an acceptable location, and size and design are appropriate to the locality, the Council will be sympathetic to the desire for self build units of accommodation, whether by an individual or by a number of individuals as a self build cooperative group.

Key Policy Principle RN8: Small Business Units

The Council will support the development of small business units in rural areas such as within or adjacent to settlement boundaries or farm buildings for the provision of workshops and offices to meet local employment need. Any consideration will have regard to the impact such development will have on neighbouring properties and the overall character of the locality.

Key Policy Principle RN9: Home Based Businesses

Where small 'home based' businesses wish to expand, initiatives to increase workspace by developing live/work units or by an appropriate sized extension to the residential dwelling will be considered positively. Any consideration will have regard to the impact such development will have on neighbouring properties and the overall character of the locality.

Key Policy Principle RN10: Community Facilities

The Council will work with local communities to enable the development of community facilities, where such a need has been identified and supported by the local community. The preference would be that existing buildings would be converted or have their current use extended to provide community facilities.

6.0 Built Heritage in Stoke Golding

Listed Buildings

There are 6 statutory Listed Buildings and Scheduled Monuments in Stoke Golding and a Historic Battlefield²⁵. These are:

Name	Location	Grade
Listed Buildings		
Church of St Margaret	Church Walks, Stoke Golding	I
Woodyard Cottage	1, Main Street, Stoke Golding	II
12, Station Road	Stoke Golding	II
The Birches	Main Street, Stoke Golding	II
Stoke Golding war memorial	Stoke Golding	II
Scheduled Monuments		
Hlaew and medieval farmstead immediately south west of Park House, Stoke Golding		
Battlefield		
Battle of Bosworth (Field) 1485, Sheepy		

²⁵ <https://historicengland.org.uk/listing/the-list/results?searchtype=nhle>

7.0 Conclusion

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies. The information provided in this document sets out the planning policy context, within which the Stoke Golding Neighbourhood Plan should be prepared.

It is important to note that the document is a “live” document in that it will require regular reviewing and updating to ensure that it takes account of changes to emerging plans as they move forward towards adoption, and that it reflects other planning policy documents as and when they are published.

This planning policy background document has been reviewed at the point of submission of the final version of the neighbourhood plan to the District Council.

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The Planning People

For more information on the contents of this document contact:

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