



# Stoke Golding Neighbourhood Plan: Pre-Submission

2020-2039



# Stoke Golding Neighbourhood Plan: Pre-Submission



Welcome to the Neighbourhood Plan for Stoke Golding. The plan is a culmination of the results of the 2016 questionnaire and consultations with local parishioners, businesses and other stake holders which shows how we would like to see our village evolve.

It recognises the rural character of our Parish as well as its unique heritage.

The plan appreciates that Stoke Golding residents would like to have a greater influence on the overall shape and development of their village over the next few years in many areas including biodiversity, maintaining important views, protecting our heritage and landscape, renewable energy, infrastructure and open spaces. It also determines what type of housing should take place and where we would choose to put it.

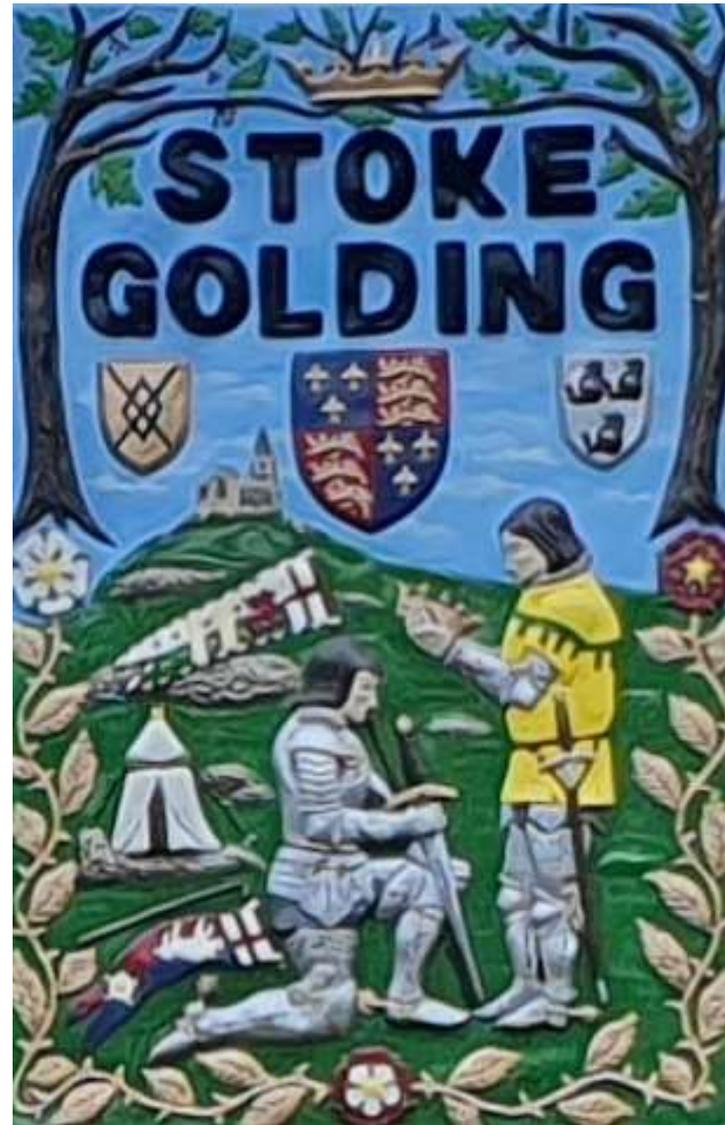
The production of the plan has been led by the Neighbourhood Plan Advisory Committee on behalf of the Parish Council.

I would like to take this opportunity to thank everyone who has been involved in the process along the way. Without their dedication and hours of voluntary work, this plan just would not have been possible.

I would also like to thank all of you for your support and patience. It has taken a long time due to the nature of the process.

Stoke Golding is a lovely, friendly, vibrant village and we would like to maintain that for future generations.

Rachel Terheege  
Chair Stoke Golding Parish Council



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# Stoke Golding Neighbourhood Plan: Pre-Submission



## 1. Introduction

### Neighbourhood Plans

1.1 The [2011 Localism Act](#) has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.

1.2 The Stoke Golding Neighbourhood Plan will allow people who live, work and have a business in the area to have a say where they think new houses and businesses should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The Neighbourhood Plan can also identify locally valued landscapes and help maintain the character of the village. The Stoke Golding Neighbourhood Plan will be a statutory plan which means that once it has been finalised, it will be used to help determine planning applications in the area.

### The Stoke Golding Neighbourhood Area

1.3 Stoke Golding Neighbourhood Area lies in southwest Leicestershire, close to the Warwickshire border. Stoke Golding village is 16 miles from Leicester and about three miles north-west of Hinckley. Nuneaton is four miles to the south-west, which has important rail connections to London and the West Coast mainline. The A5 corridor is about

three miles to the south-west. The Ashby Canal passes through the western part of the Neighbourhood Area.

1.4 The [Neighbourhood Area](#) (Map 1 page 2) includes the whole of Stoke Golding Parish together with part of the neighbouring parish of Higham on the Hill. This allows the Willow Park Business Area, which is well connected to the village of Stoke Golding, to be considered as part of the Plan. After full consultation with Higham on the Hill Parish Council, Stoke Golding Parish Council submitted the proposed Neighbourhood Plan Area to the Borough Council in April 2016. The Neighbourhood Area was designated on 15 June 2016.

1.5 The Neighbourhood Plan Area covers 356 hectares.

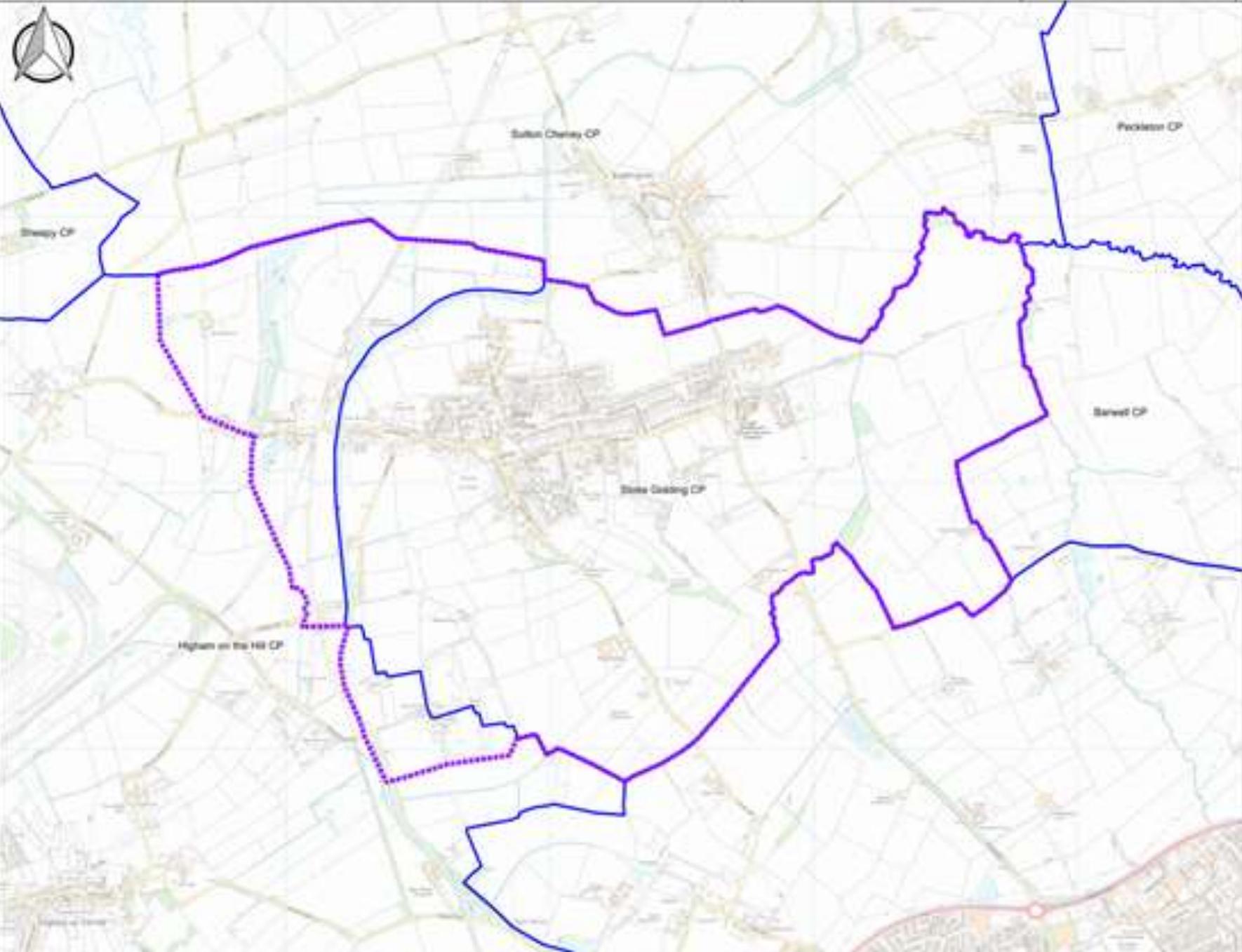
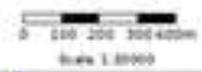
### Basic Conditions

1.6 Only a draft Neighbourhood Plan that meets each of a set of [basic conditions](#) can be put to a referendum and be adopted. This means that there is not an entirely free hand over how the Plan is prepared. In particular, a Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF), National Planning Practice Guidance and the Development Plan for the area. The Neighbourhood Plan must also contribute to the achievement of sustainable development (see section three).

Map 1

Author:

Date: 27/09/2019



Neighbourhood Area



Parish

Label



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- National Planning Policy Framework**
- 1.7 The revised [National Planning Policy Framework](#) was updated on 19 February 2019 and sets out the government's planning policies for England and how these are expected to be applied.
- 1.8 The [planning practice guidance](#) to support the framework is published online.
- Hinckley and Bosworth Local Plan**
- 1.9 The relevant Development Plan for the area is the Hinckley and Bosworth Local Plan which currently covers the period 2006-2026. For the purposes of this Neighbourhood Plan, the relevant parts of the Local Plan are:
- Core Strategy Development Plan Document (DPD)*
- 1.10 The [Core Strategy](#) adopted on 15 December 2009, provides the vision and broad strategy for Hinckley and Bosworth Borough. Most new development will be accommodated in and around Hinckley. The Core Strategy also identifies development requirements for key rural centres (such as Stoke Golding), Rural Villages and Rural Hamlets.
- 1.11 The Core Strategy expects Stoke Golding to provide the necessary day-to-day services to ensure rural communities have the choice to shop, work and play close to where they live. To support the local services in Stoke Golding and maintain rural population levels, Core Strategy Policy 11 proposes to:
- Allocate land for the development of a minimum of 60 new homes;
  - Support additional employment provision to meet local needs;
  - Support the improvement of the GP facilities to support the increase in population;
  - Address the existing deficiencies in the quality, quantity and accessibility of green space and play provision;
  - Implement the strategic green infrastructure network;
  - Deliver safe cycle routes and seek to improve public transport provision between Hinckley and Stoke Golding;
  - Encourage tourism by enabling development of tourist accommodation;
  - Seek improvements in the quality of the village hall and playing fields and pavilion;
  - Improve connections with the neighbouring villages of Dadlington and Higham on the Hill;
  - Require new development to respect the character and appearance of the Stoke Golding Conservation Area.
- Site Allocations and Development Management Policies DPD*
- 1.12 This [DPD](#) identifies sites for uses such as housing, employment, retail, open space and community facilities that will deliver the aims, vision and objectives of the Core Strategy. It also contains 25 development management policies which will be used to assess planning applications over the plan period.

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I.13 The residual minimum housing requirement for Stoke Golding had been met and as such no sites are allocated for further residential development in this DPD.

## *Local Plan review*

I.14 Work on the new Hinckley and Bosworth Local Plan began early in 2017. The new Local Plan will set out the overall development strategy for Hinckley and Bosworth Borough for the period 2020 to 2039. It will include strategic policies and allocate sites to meet identified development needs such as for homes, jobs, retail, recreation/open space, nature conservation and other required land uses as identified by evidence. It will provide appropriate policies and guidance by which to determine planning applications for example design guidance, conservation and protection of natural resources.

I.15 The intention is to consult on a draft Local Plan in April 2021 and then submit the plan for examination in September 2021. The Borough Council aims to have a new local plan adopted by October 2022. We have taken account of the emerging Local Plan and, following discussions with the Borough Council, aligned our Plan to cover the period up to 2039. However, once the new Local Plan is adopted, there may be value in a review of the Neighbourhood Plan.

## *What has been done so far*

I.16 The preparation of the Neighbourhood Plan has been led by a Neighbourhood Plan Advisory Committee on behalf of Stoke Golding Parish Council which is the [Qualifying Body](#).

I.17 In October 2016 over 100 people attended two public consultation events held in the Methodist Hall and Baxter Hall. The events were used to inform local people about the neighbourhood plan process and receive views and opinions on the key issues that the Neighbourhood Plan should address. Local businesses and groups were contacted in June 2016 to seek additional comments. The opinions of staff and pupils at the two local schools were sought during Winter 2016. Local landowners were consulted via



Figure 1: Stoke Golding Neighbourhood Plan Household Survey Report

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Hinckley and Bosworth Borough Council during the same period.

- I.18 The issues raised helped in the preparation of the Stoke Golding Household Survey, a questionnaire which was distributed to local households in March 2017. From a total of 863 questionnaires circulated to local households, 258 completed questionnaires were returned.
- I.19 A survey of young people was also undertaken in 2017. The 2011 Census shows there to be 260 young people living in Stoke Golding aged 10-17. 40 completed questionnaires were returned from young people.
- I.20 The results of both the household and young people questionnaires are available on the Stoke Golding Neighbourhood Plan website, [www.stokegolding.co.uk/np/](http://www.stokegolding.co.uk/np/)
- I.21 The questionnaire feedback was analysed, and proportionate, robust evidence compiled to support the choices made and the approach taken. There was a focus on considering housing development and assessing suitable sites.
- I.22 On 25 January 2020, an open event was arranged to enable residents and key stakeholders the opportunity to comment on draft Neighbourhood Plan policies and proposals.
- I.23 Throughout the plan preparation process, local people have been informed of progress through the website,

presentations at Neighbourhood Plan Advisory Committee meetings, Parish Council meetings and The Stoker magazine.

## Consultation

- I.24 The feedback from consultation events, the questionnaire results and information about the area have helped the preparation of this (Pre-Submission) Draft version of the Stoke Golding Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of eight weeks on the proposed Neighbourhood Plan will run to Friday 5 February 2020.
- I.25 A copy of the Pre-Submission Draft of the Plan will be available to download, along with supporting documentation, on the Stoke Golding Neighbourhood Plan website, [www.stokegolding.co.uk/np/](http://www.stokegolding.co.uk/np/) . A summary of the Pre-Submission Draft of the Plan will be delivered to all premises within the Parish.
- I.26 Representations on the contents of the Pre-Submission Draft of the Plan can be submitted to the Parish Council, but these must be received by 17:00hrs on Friday 5 February 2020.
- I.27 To comment on any aspect of the Pre-Submission Draft of the Plan, please write to the Stoke Golding Parish Council or complete and return a copy of the Pre-Submission Representation Form. The form can be downloaded from

# Stoke Golding Neighbourhood Plan: Pre-Submission



the Neighbourhood Plan website. Comments may be returned:

- Via e-mail to: [clerk.stokegoldingPC@gmail.com](mailto:clerk.stokegoldingPC@gmail.com)
- By post to:

Rachel Terheege  
10 Shenton Close  
Stoke Golding  
CV13 6HL

## What happens next?

- I.28 All representations and comments received will be considered by Stoke Golding Parish Council and may be used to amend the Pre-Submission Draft of the Plan. Following this, a Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Stoke Golding Neighbourhood Plan website, [www.stokegolding.co.uk/np/](http://www.stokegolding.co.uk/np/) .
- I.29 The Plan will then be submitted to Hinckley and Bosworth Borough Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.
- I.30 The Examiner will either recommend that:
- the Plan is submitted to a referendum;
  - is modified to meet the 'Basic Conditions' and then submitted to a referendum; or that
  - the Plan is refused.
- I.31 If the Examiner is satisfied, Hinckley and Bosworth Borough Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the Borough Council will adopt it.
- I.32 When the Plan is adopted, it will form part of the Statutory Development Plan for the area. Hinckley and Bosworth Borough Council will continue to be responsible for determining most planning applications, but in the Stoke Golding Neighbourhood Area, the policies in the Neighbourhood Plan will form the basis of those decisions along with the adopted Local Plan and other material considerations.
- I.33 Note, when considering a development proposal, ALL the relevant policies of the Neighbourhood Plan will be applied.

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## 2. Stoke Golding Profile

- 2.1 Up to the mid-part of the last century, Stoke Golding was a small village, largely self-sufficient, with small factories making a variety of wares, including socks, stockings and shoes. Several small shops, now mostly gone, served the community, as did three public houses and a club. As well as by road, goods could be brought to and from the village either by the Ashby de la Zouch Canal, or the railway, which connected Stoke Golding to Nuneaton, Coalville and the North.
- 2.2 The old medieval core of the village has been incorporated into the Conservation Area, with the Grade I Listed St Margaret's Church.
- 2.3 The public houses in the village, The White Swan, George and Dragon and The Three Horseshoes, have all been in existence for well over a century. The Stoke Golding Club provides a location for a range of activities and is used by individuals and local groups/societies. The Village Hall, the Baxter Hall and the Methodist Church Hall also provide a location for social activities by individuals and groups. Outdoor sporting activities are catered for at St Martins School and the Village Recreation Ground. There are also shops and a doctors' surgery providing healthcare services to the village and the wider area.
- 2.4 The railway has long since gone and the canal is now used purely for recreational purposes. The village, though, has

grown hugely in size, with the building of housing estates around its original medieval core and its residents commuting to work in the nearby towns and cities. Much of the local industry has gone too, but a small trading estate flourishes- Willow Park, comprising several small companies.



Figure 2: Stoke Golding

- 2.5 There were 1,684 residents in the Parish at the time of the 2011 Census. The average age was 45.4 years compared with 41.7 years in Hinckley and Bosworth Borough.
- 2.6 The 2011 Census showed there to be 738 dwellings in the Parish. Council Tax records show this to have grown to be around 890 now.

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2.7 There were 1,272 residents aged 16 to 74 in Stoke Golding (2011 Census), 68.2% were economically active and 22.2% retired.

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## 3. Key Issues, Sustainable Development and Vision

### Key Issues

3.1 Feedback from community consultations has identified the key issues that need to be addressed in the Stoke Golding Neighbourhood Plan.

- maintaining the rural character of the area
- conserving local heritage
- protecting important views and open spaces
- retaining separation from Dadlington
- protecting the character of Stoke Golding and preventing loss of character through more housing estates
- meeting local housing needs
- improving or retaining local services and facilities
- through-traffic
- controlling speeding traffic
- inconsiderate parking
- providing more employment opportunities for local people

3.2 These are explored in greater detail in the following chapters.

### Sustainable Development

3.3 The Plan must contribute to the achievement of sustainable development. The planning system has three overarching

objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an **environmental** objective – to contribute to protecting and enhancing the natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.4 The Plan shows what sustainable development in Stoke Golding means in practice.

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## Strategic Environment Assessment

- 3.5 All plan-making and decision-making should help to achieve sustainable development. To demonstrate how this Neighbourhood Plan will contribute to improvements in environmental, economic and social conditions or that consideration has been given to how any potential adverse effects arising from the proposals may be prevented, reduced or offset (referred to as mitigation measures), a Strategic Environment Assessment (SEA) has been undertaken.
- 3.6 An Environmental Report, which accompanies the current consultation on the Stoke Golding NDP, is the second document to be produced as part of the SEA process. The first document was the SEA Scoping Report (July 2020) which includes information about the NDP area's environment and community. Both documents will be made available on the Stoke Golding Neighbourhood Plan website, [www.stokegolding.co.uk/np/](http://www.stokegolding.co.uk/np/).

- 3.7 Several recommendations were made to enhance the positive effects of the draft plan and mitigate any negatives. These recommendations have been incorporated into this version of the Neighbourhood Plan where appropriate.

## Vision

- 3.8 In setting out the aims for the Plan it is vital to consider how Stoke Golding should be at the end of the plan period. The Plan needs to be aspirational, but realistic. The vision statement set out on the next page has helped guide the preparation of the Stoke Golding Neighbourhood Plan and makes it clear what the Plan is aiming to achieve. Our Vision statement contains seven objectives which have shaped our planning policies.

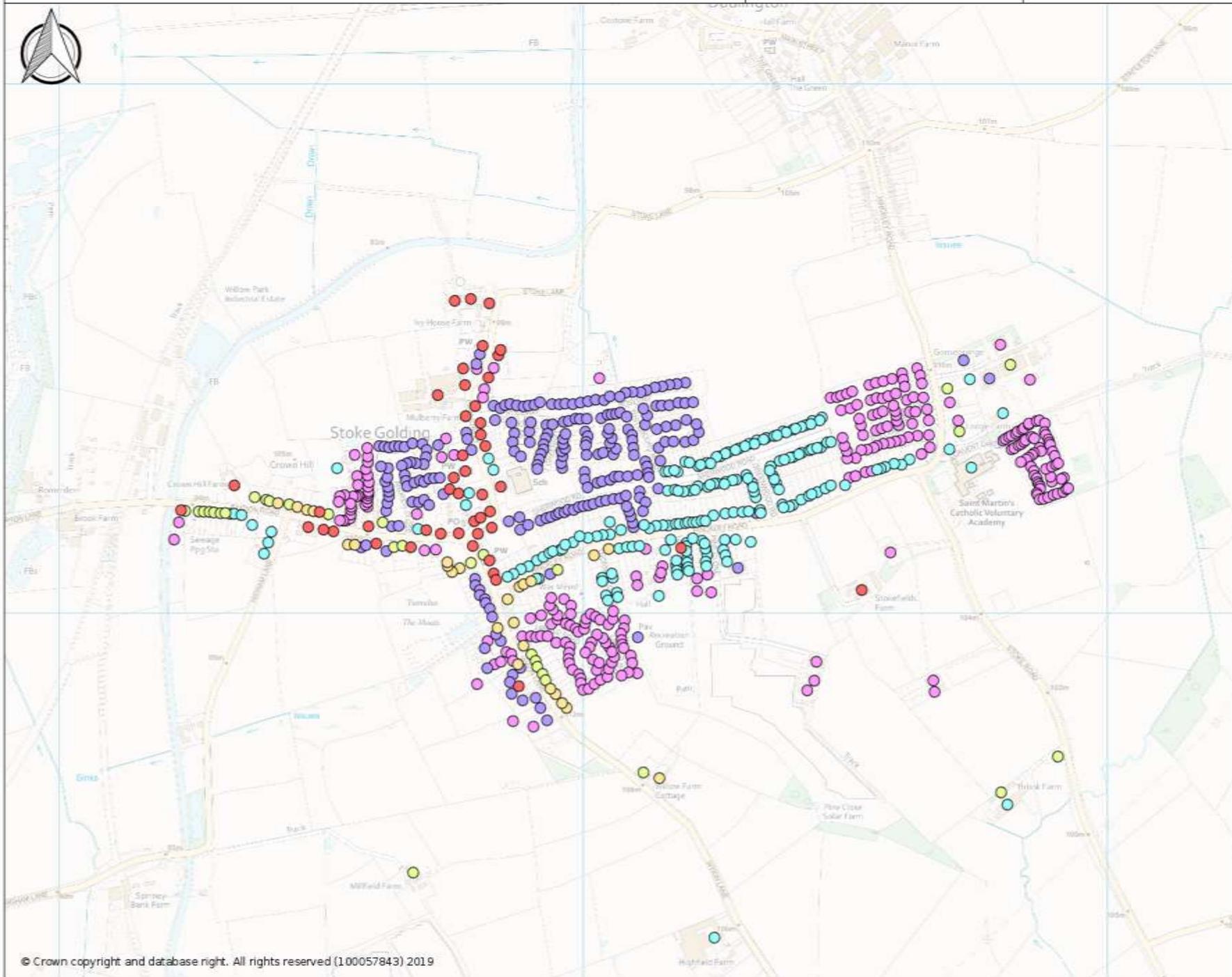
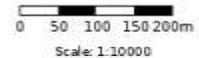
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Map 2

Author:

Date: 05/12/2019



Buildings prior 1904



Buildings 1904 to 1931



Buildings 1931 to 1955



Buildings 1955 to 1968



Buildings 1968 to 1989



Buildings 1989 to 2019



# Stoke Golding Neighbourhood Plan: Pre-Submission



## 4. Housing

4.1 Stoke Golding has experienced significant growth since World War II mostly in the form of housing estates (Map 2 page 12). Much of this development has taken place to the east of High Street and along Hinckley Road and Wykin Lane. There are now 890 Council Tax paying properties in Stoke Golding (July 2019).

### Hinckley and Bosworth Local Plan

4.2 The Stoke Golding Neighbourhood Plan must be in general conformity with the strategic policies of the Hinckley and Bosworth Local Plan and it should not promote less development than set out in the Local Plan or undermine its strategic policies.

4.3 The Hinckley and Bosworth Core Strategy identifies Stoke Golding as a Key Rural Centre and allocates land for the development of a minimum of 60 new homes over the period 2006 - 2026. This was met with the granting of planning permission for the Convent Drive and Bosworth Manor developments off Hinckley Road (see below).

4.4 Preparation of the new Hinckley & Bosworth Local Plan began in 2017. The new Local Plan will set out the overall development strategy for Hinckley & Bosworth Borough for the period 2020 to 2039. The new Local Plan will not be finalised until 2022 at the earliest, but in the meantime the Borough Council is encouraging qualifying bodies preparing

neighbourhood plans to plan for the period 2020 to 2039 to align with the new Local Plan.

### Housing Provision

4.5 The Borough Council has been approached to provide an indicative housing provision for Stoke Golding Neighbourhood Area to 2039, but it is unable to do so as the housing requirement for the Borough has not yet been determined. Consequently, the Stoke Golding Neighbourhood Plan Advisory Committee has undertaken its own assessment to provide an indicative housing requirement for the Neighbourhood Area.

### Strategic Growth Plan

4.6 The [Strategic Growth Plan](#) is the overarching plan that sets out the aspirations



Figure 3: Strategic Growth Plan

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for delivering growth in Leicester and Leicestershire up to 2050. The Strategic Growth Plan has been developed by a partnership made up of Leicester City and Leicestershire County councils, the seven local borough and district authorities (including Hinckley and Bosworth Borough Council) and the Leicester and Leicestershire Enterprise Partnership (LLEP).

4.7 The Growth Plan recognises that Leicester and Leicestershire will continue to grow. The strategy identifies 'primary' and 'secondary' growth areas where most development would take place and 'key centres' where growth would support existing Local Plan strategies. Elsewhere, including places like Stoke Golding, growth will be more limited.

4.8 The Growth Plan is supported by a study of housing and economic needs which shows a housing requirement for Hinckley and Bosworth of 454 dwellings per annum over the period 2011-36.

## Standard Method

4.9 To determine the minimum number of homes needed in the new Hinckley and Bosworth Local Plan, the National Planning Policy Framework requires strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance.

4.10 Based on this standard method, the minimum figure for Hinckley and Bosworth Borough Council is 452 dwellings per annum.

## Stoke Golding Housing Requirement

4.11 The annual housing requirement set out in both the Growth Plan and calculated using the standard method is very similar to the current Hinckley and Bosworth Local Plan Core Strategy requirement of 450 dwellings per annum over the period 2006 – 2026. The Core Strategy (Policy 11) provides for a housing allocation of a minimum of 60 new homes for Stoke Golding- the equivalent of at least three dwellings per annum.

4.12 Given that there will be little change in the Borough's annual housing provision or a development strategy that would suggest more growth in Stoke Golding, it is reasonable to apply the same level of housing growth to Stoke Golding i.e. at least three dwellings per annum, over the extended period 2006 to 2039. This requires a minimum housing allocation of 99 dwellings for Stoke Golding.

4.13 This minimum housing allocation has already been exceeded by the recently completed Bosworth Manor development of 83 dwellings and the Convent Drive development containing 59 homes.

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Figure 4: Bosworth Manor development off Hinckley Road

4.14 Having regard to the latest evidence of local housing need, the most recently available planning strategy for the area and housing supply, there is no requirement for the Stoke Golding Neighbourhood Plan to allocate additional housing site(s). However, it is considered that the Neighbourhood Plan should provide for around 25 dwellings for the following reasons:

- This housing provision can be used to help meet the local need for smaller households with an emphasis on the provision of small and medium sized dwellings (2-3 bedrooms);

- If this requirement were to be provided in the form of one, or more, site(s) of 10 dwellings or more, it could yield 10 affordable homes. The Neighbourhood Plan will then seek to ensure that priority is given to people with a local connection in the allocation of this housing;
- While most residents would prefer little growth, the 2017 Questionnaire shows that many residents accept the need for up to 25 houses;
- Some modest growth will help retain local services and community facilities such as local shops, cultural venues and public houses without overloading key infrastructure;
- Stoke Golding will benefit from the provisions of NPPF paragraph 14 which confers a limited protection on neighbourhood plans which plan for housing, from the presumption in favour of sustainable development where certain criteria are met; and
- Stoke Golding will continue to contribute to meeting the Borough's housing needs.

4.15 It should be noted that windfall housing development, mainly in the form of small-scale infill development within updated Settlement Boundaries, will continue.

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## Policy SGI: Housing Provision

The additional housing provision for Stoke Golding to 2039 is 25 dwellings. This will be met by the allocation of housing sites in accordance with Policy SG2.

### Objectives met:

✓ Strategic housing requirement is met in a way that reflects local needs

### Site Selection

- 4.16 Fifteen housing sites were put forward by landowners and developers. Most were identified by Hinckley and Bosworth Borough Council in its [Strategic Housing Land Availability Assessment](#) (SHELAA).
- 4.17 Basic information was gathered for each site and we appraised each option for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered.
- 4.18 In January 2020, residents were provided with an opportunity to set out their views on the various housing site options. A 'drop-in' session was held at Baxter Hall on 25 January 2020, where members of the public could find out more about the proposed housing sites and the site selection process.

### Mulberry Farm, High Street

- 4.19 The preferred housing site is at Mulberry Farm off High Street (Maps 3 & 4 on pages 19 & 20). The poultry farm is now largely derelict and contains various farm buildings. Although the site lies within the Stoke Golding Conservation Area and the Registered Battlefield, the site is identified in the [Conservation Area Management Plan](#) as an 'improvement area'.



Figure 5: Mulberry Farm, High Street

- 4.20 The allocated housing site comprises the existing built-up area of the farm buildings. Redevelopment broadly reflects the local community's preference for new housing

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development to be focussed on smaller, previously developed sites.

## **Policy SG2: Land at Mulberry Farm, High Street**

Some 0.9 hectares of land at Mulberry Farm, High Street, as shown on Maps 3 & 4 and the Policies Maps (pages 66 & 67), is allocated for housing development. Housing development will be supported subject to the following criteria:

1. The development shall provide around 25 dwellings;
2. The development shall provide a mix of house types, sizes and tenures, taking account of Policy SG5;
3. The principal access should be off High Street;
4. Every effort should be made to retain the traditional brick buildings at Mulberry Farm, unless removal is necessary to provide a safe and suitable access;
5. Development proposals should be supported by a Heritage Statement including an appraisal of the likely impact of the design, materials, layout, scale, height and mass of the proposal on the Registered Battlefield, Stoke Golding Conservation Area, Church of St Margaret, the Grade I listed Church of St Margaret, Grade II listed The Birches and other designated and non-designated heritage assets and their setting. The development should seek to enhance the significance of heritage assets and their setting;

6. As a site potentially containing heritage assets of archaeological interest, developers should submit an appropriate desk-based assessment;
7. As there is a reasonable likelihood of a protected species being present, developers should submit an appropriate Ecological Assessment (including protected species) Survey. Proposals should provide for biodiversity net-gain in accordance with Policy SG12;
8. Development proposals be supported by a Landscape and Visual Impact Assessment in accordance with Policy SG11. The hedge along the western boundary of the site shall be retained or replaced;
9. The residential amenities of existing and planned properties on the west side of High Street are protected;
10. Suitable mitigation measures should be in place to ensure that the residential amenities of future occupiers are protected from business activities associated with the White Swan PH;
11. The site layout should create a sensitive transition to the countryside to the west;
12. The site shall be cleared, and any contamination present safely remediated prior to the commencement of any development; and
13. Surface water and foul water drainage strategies shall be devised in consultation with the relevant infrastructure bodies prior to any construction and this should incorporate an appropriately designed, constructed and

# Stoke Golding Neighbourhood Plan: Pre-Submission



maintained sustainable drainage system. Opportunities to support wildlife and biodiversity should be maximised.

## Objectives met:

- ✓ Strategic housing requirement is met in a way that reflects local needs
- ✓ The character and beauty of the countryside and its natural environment are safeguarded
- ✓ The unique character and heritage of Stoke Golding is conserved

## Housing Reserve Site: Land at Stokesfield Farm

- 4.21 Although Hinckley and Bosworth Borough Council is unable to provide an indicative housing provision, it has suggested that its new Local Plan may require Stoke Golding to provide for more than the 25 dwellings allocated. Therefore, it is important to think about where housing development should take place if there was a future need.
- 4.22 We initially identified the remainder of Mulberry Farm as being the most suitable site for housing development if required by the new Local Plan. However, there were strong objections to the development of the site from the Borough Council for heritage reasons. So, using our site selection process we have allocated the next best site as a Reserve Housing Site.

- 4.23 This site lies south of Hinckley Road opposite Greenwood Road. The site forms part of a larger agricultural field and is part of Stokesfield Farm. We want to ensure that the development is contained within the site's boundaries.

## Policy SG3: Housing Reserve Site: Land at Stokesfield Farm

Up to 0.87 hectares of agricultural land at Stokesfield Farm, as shown on Maps 3 & 4 and the Policies Maps (pages 66 & 67), is allocated as a housing reserve site. This site will be made available for housing development if it becomes necessary to provide for additional homes in Stoke Golding in accordance with the new Hinckley and Bosworth Local Plan. In this circumstance, development will be supported subject to the following criteria:

1. The development shall provide around 25 dwellings;
2. The development shall provide a mix of house types, sizes and tenures, taking account of Policy SG5;
3. The principal access shall be off Hinckley Road;
4. The layout shall be self-contained and should not facilitate additional housing or other development on land outside the allocated site;
5. As a site potentially containing heritage assets of archaeological interest, developers should submit a desk-based assessment and a field evaluation;

# Stoke Golding Neighbourhood Plan: Pre-Submission



6. Development proposals be supported by a Landscape and Visual Impact Assessment in accordance with Policy SG11. A landscaping scheme should be implemented to provide for an improvement in biodiversity in accordance with Policy SG12 and include:
  - i. The retention of hedgerow and trees along the western, northern and eastern field boundaries;
  - ii. Planting using native species along the southern boundary of the site to provide a soft, landscaped edge between the development and the adjoining countryside that is appropriate for the character of the local landscape;
  - iii. An appropriately designed, constructed and maintained sustainable drainage system that maximises opportunities to support wildlife and biodiversity.
7. The bus stop on Hinckley Road is to be retained or relocated so that is no less convenient for the residents;
8. The residential amenities of nearby properties should be protected;
9. The overhead power line alongside the eastern field boundary shall be removed and replaced with underground cables;
10. Surface water and foul water drainage strategies shall be devised in consultation with the relevant infrastructure bodies prior to any construction and this should incorporate an appropriately designed, constructed and maintained sustainable drainage system.

## Objectives met:

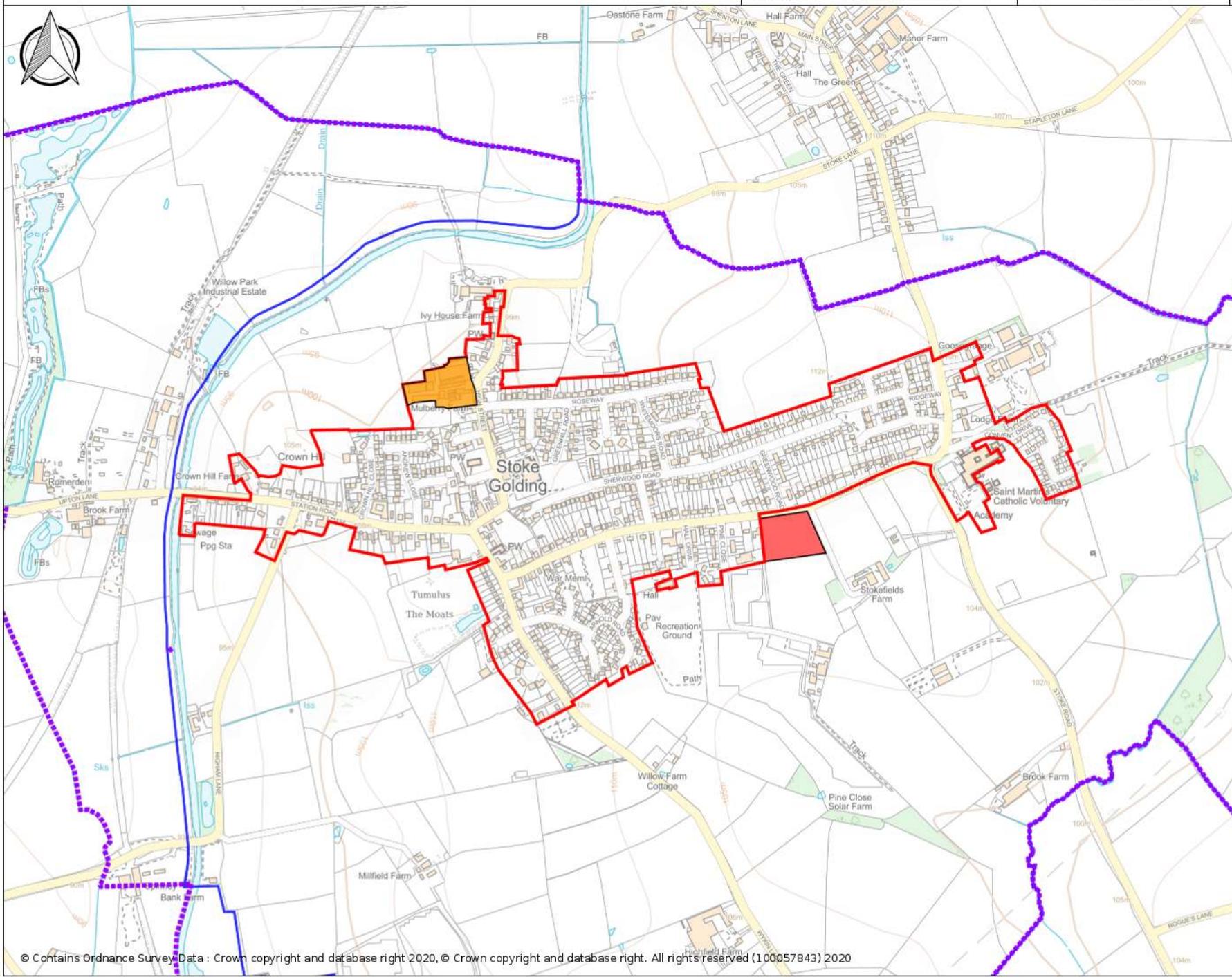
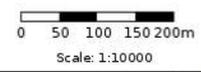
- ✓ Strategic housing requirement is met in a way that reflects local needs

## Infill Housing Development

- 4.24 The Core Strategy supports infill development in Stoke Golding. To clarify where infill development would be acceptable, the Neighbourhood Plan defines a settlement boundary for Stoke Golding (Map 3 on page 19). This replaces the Settlement Boundaries defined by the Site Allocations and Development Management Policies DPD.



Figure 6: Laburnum Cottage, High Street- infill site for 5 dwellings



Neighbourhood Area



Housing Allocation



Settlement Boundary

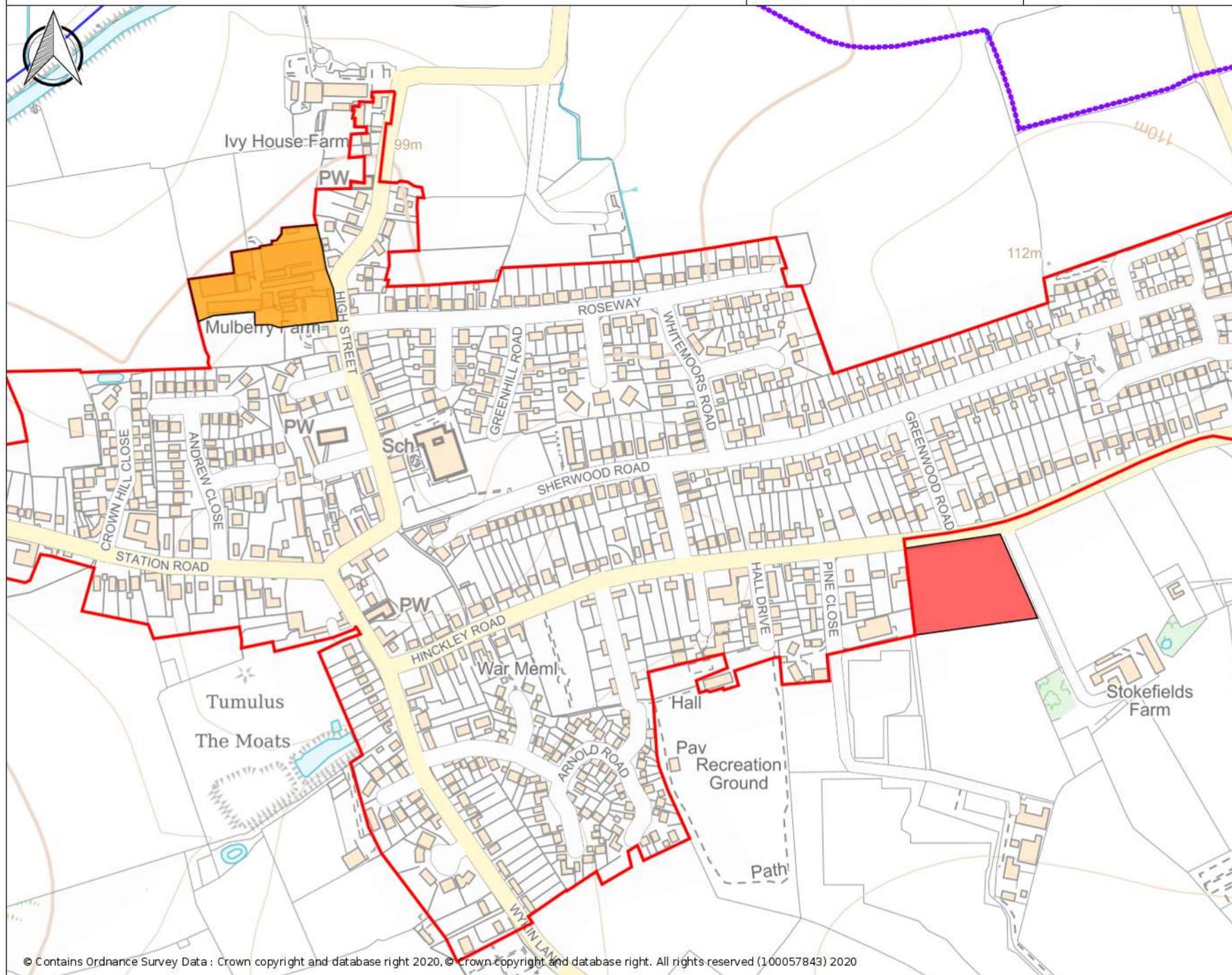


Housing Reserve Site



Parish





Neighbourhood Area



Housing Allocation



Settlement Boundary



Housing Reserve Site



Parish



# Stoke Golding Neighbourhood Plan: Pre-Submission



- 4.25 Outside the Stoke Golding Settlement Boundary, new build residential development will not normally be supported.

## Policy SG4: Infill Housing Development

Permission for housing development within the Stoke Golding Settlement Boundary, as defined on Map 3 and the Policies Maps (pages 66 & 67), will be supported where it meets the other policies of the Neighbourhood Plan.

Outside the Stoke Golding Settlement Boundary, permission for housing development will be limited to:

1. The Housing Reserve site at Stokesfield Farm, in accordance with Policy SG3;
2. The subdivision of an existing residential dwelling;
3. Dwellings of exceptional design quality, that are truly outstanding or innovative, reflecting the highest standards in architecture, and that would help to raise standards of design more generally in the area;
4. Rural worker accommodation in accordance with Site Allocations and Development Management Policies DPD Policy DM5;
5. Replacement dwellings in accordance with Site Allocations and Development Management Policies DPD Policy DM14;
6. The re-use and/or adaptation of redundant rural buildings in accordance with Site Allocations and

Development Management Policies DPD Policy DM15; and

7. Exception site affordable housing in accordance with Policy SG6.

Housing development outside Stoke Golding Settlement Boundary should significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

### Objectives met:

✓ Strategic housing requirement is met in a way that reflects local needs

### Meeting Local Housing Needs

- 4.26 In planning for new homes, there should be a mix of housing to meet the needs of people living locally. New evidence about the future need for housing in Leicester and Leicestershire was published on 31 January 2017. The [2017 Leicester and Leicestershire Housing and Economic Development Need Assessment](#) identifies a range of factors which influence the need for different types of homes. This includes demographic trends, and in particular a growing older population, market dynamics and affordability.
- 4.27 For Hinckley and Bosworth Borough Council, the appropriate mix of homes of different sizes needed in the market and affordable sectors is as follows:

# Stoke Golding Neighbourhood Plan: Pre-Submission



Housing Type	Bedrooms			
	1	2	3	4+
Market Housing	0-10%	35-45%	45-55%	5-15%
Affordable Housing	30-35%	35-40%	20-25%	5-10%

4.28 Within this context, new housing also needs to reflect local characteristics. Taking into consideration the housing profile of Stoke Golding and the views of local people, new housing development also needs to take account of:

- Stoke Golding has a high proportion of older households suggesting a greater need for downsizer housing  
14% of family households in the parish are aged 65 and over compared with 10% in Hinckley and Bosworth Borough (2011 Census).
- There is already a high proportion of detached dwellings  
48% of dwellings in the parish are detached compared with 37% in Hinckley and Bosworth Borough (2011 Census).
- There is already a large proportion of bigger properties  
30% of dwellings in the parish have 4+ bedrooms compared with 22% in Hinckley and Bosworth Borough (2011 Census).
- Local people want a better mix of housing types and sizes

Responses to the 2017 Household Survey showed that the most wanted house types were 2-3 bed houses and 2 bed bungalows.

## Housing needs of older people

4.29 The 2011 Census shows that 22% of the parish's residents were aged 65 and over. This compared with 18% in Hinckley and Bosworth and 16% in England. 57% of the respondents to the 2017 Household Survey indicated that they consider there to be a need for suitable housing for the elderly within Stoke Golding.

4.30 The older person population of Leicestershire is projected to increase significantly. The Health and Wellbeing Board of Leicestershire's [Leicestershire Joint Strategic Needs Assessment](#) forecasts that by 2041 there will be an additional 74,300 older people in Leicestershire. The greatest actual change is projected to occur in the 75-79 age band, increasing by 20,200 people, while the greatest percentage change is projected to occur in the 90+ age band, increasing by 172 percent. This will obviously pose significant challenges in terms of providing support for the very oldest residents in the county.

## Policy SG5: Housing Mix

New housing development shall provide for a mix of housing types that will be informed by the above evidence of housing need unless more up-to-date housing need evidence indicates otherwise.

# Stoke Golding Neighbourhood Plan: Pre-Submission



## Objectives met:

✓ Strategic housing requirement is met in a way that reflects local needs

### Self-Build and Custom Housebuilding

- 4.31 The terms 'self-build' and 'custom build' are used to describe instances where individuals or groups are involved in creating their own home.
- Self-build - Projects where individuals or groups directly organise the design and construction of their new homes
  - Custom Build - Projects where individuals or groups work with a specialist developer to help deliver their new home
- 4.32 The Self-Build and Custom Housebuilding Act 2015 places a duty on Hinckley and Bosworth Borough Council to keep and have regard to a register of people who are interested in self-build or custom build projects in their area. This register will help inform the Council of the level of demand for self-build and custom build plots in the borough.
- 4.33 As of the 13 March 2019 there are 52 people on the Borough Council's self-build register. None of these specifically mention requiring a plot in Stoke Golding.

### Affordable Housing

- 4.34 Affordable housing is defined in the National Planning Policy Framework. Affordable housing is housing for sale or rent,

for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.

- 4.35 On large private-sector developments, 40% of dwellings should be affordable. The Bosworth Manor development provides 16, two and three bedroom units for affordable rent on site. The allocated and reserve housing sites will also be expected to contribute fully to affordable housing provision.
- 4.36 Consequently, a healthy supply of affordable housing in the village is expected. However, if there were to be a proven local need for additional affordable homes in the future, the Neighbourhood Plan makes provision to allow planning permission to be granted for affordable housing on 'Rural Exception Sites', i.e. sites that would not normally be released for private market housing. New affordable housing on these sites will be allocated initially to people with a local connection, including those living, working or with close family ties in Stoke Golding Parish.

# Stoke Golding Neighbourhood Plan: Pre-Submission



## **Policy SG6: Affordable Housing**

For developments of 10 or more homes, or if the site has an area of 0.5 hectares or more, the minimum affordable housing provision is 40%. This may be negotiated on a site by site basis taking into account identified local need, existing provision, characteristics of the site and viability.

Affordable housing may also be permitted on Rural Exception Sites within or adjoining the Stoke Golding Settlement Boundary where the development is demonstrated to meet an identified local need for affordable housing that will not otherwise be met.

All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated or sold, priority is given to people with a local connection to Stoke Golding Parish (i.e. including living, working or with close family ties in the Parish).

### **Objectives met:**

✓ Strategic housing requirement is met in a way that reflects local needs

# Stoke Golding Neighbourhood Plan: Pre-Submission



## 5. Countryside

5.1 Stoke Golding Parish is a rural area partially bordered by the Ashby Canal. The landscape is open with expansive views. Stoke Golding village is compact with a few outlying farms. Maintaining views, wildlife habitats, footpaths, village boundaries and existing open spaces are extremely important to local people as they help to preserve the rural character of the area.

### Landscape

5.2 The [2017 Hinckley and Bosworth Borough Landscape Character Assessment](#) provides an understanding of the landscape, its evolution and future pressures. Most of the Neighbourhood Area lies within the Stoke Golding Rolling Farmland Character Area. The area to the west of the Ashby Canal lies in the Sence Lowlands Character Area.

### Stoke Golding Rolling Farmland Character Area

5.3 The landscape of Stoke Golding comprises rolling mixed farmland with variations in topography and is located north of Hinckley. The village of Stoke Golding occupies higher ground surrounded by rural lanes with grass verges and well-maintained hedgerows. St Margaret's Church spire forms a distinctive landmark on the skyline. A key characteristic is the village's association with the Battle of Bosworth, particularly at Crown Hill. The Ashby Canal has affiliations with coal mining that has influenced the landscape

over the years and is designated as a conservation area. It is also important for biodiversity and tourism.

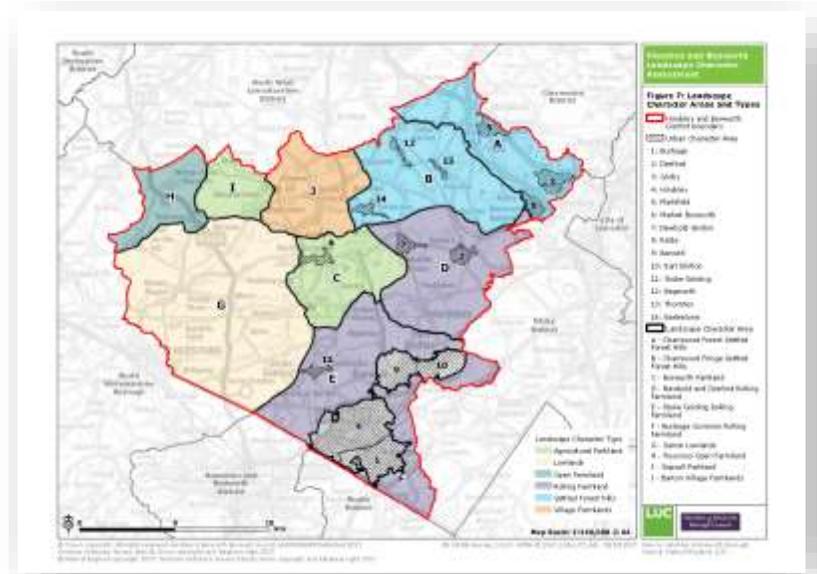


Figure 7: Landscape Character Areas and Types

- 5.4 Hedgerows with trees and occasional woodland copses add visual interest to an otherwise open landscape. Long-distance views can be obtained from the high points across agricultural fields to distant horizons.
- 5.5 Despite the limited overall diversity of the area, the field pattern is varied, with their sizes ranging from small to large. Some areas have a more complex hedgerow pattern.

# Stoke Golding Neighbourhood Plan: Pre-Submission



- 5.6 Woodland is very limited with only two copses. Trees are found within the open fragmented hedgerows, increasing the general sense of tree-cover.
- 5.7 This rural setting is highly valued by local people so, within the countryside, development will be limited to agriculture, forestry, recreation, tourism and other developments that are suitable for a rural location. From the 2017 Questionnaire, 92% of respondents consider that green areas around Stoke Golding and between neighbouring villages are very important or important. Additional tree planting adding to this cover would be encouraged.

## Policy SG7: Countryside

The Countryside (land outside Settlement Boundary as defined on Map 3 and the Policies Maps (pages 66 & 67)) will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Subject to the caveats within the Hinckley and Bosworth Site Allocations and Development Management DPD Policy DM4, the following types of development may be considered sustainable in countryside locations:

1. Agriculture and forestry;
2. The re-use and adaptation of buildings in accordance with Policy SG23 and Site Allocations and Development Management Policies DPD Policies DM14 and DM15;

3. Dwellings in accordance with Policy SG4;
4. Development and diversification of agricultural and other land-based rural businesses;
5. Development by statutory undertakers or public utility providers;
6. Recreation and tourism provided it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; and
7. Renewable energy in accordance with Policy SG14.

## Objectives met:

- ✓ The character and beauty of the countryside and its natural environment are safeguarded

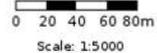
## Areas of Separation

- 5.8 To the north of Stoke Golding is the village of Dadlington. The two villages are separated by about 235m of open countryside either side of Hinckley Road. The communities of both Stoke Golding and Dadlington agree that the maintenance of the separation of the built-up areas is crucial to the identities of the settlements.
- 5.9 The Stoke Golding and Dadlington Area of Separation (Map 5 page 27) aims to check potential encroachment and help to safeguard the scale, setting and special character of both villages.

Map 5

Author:

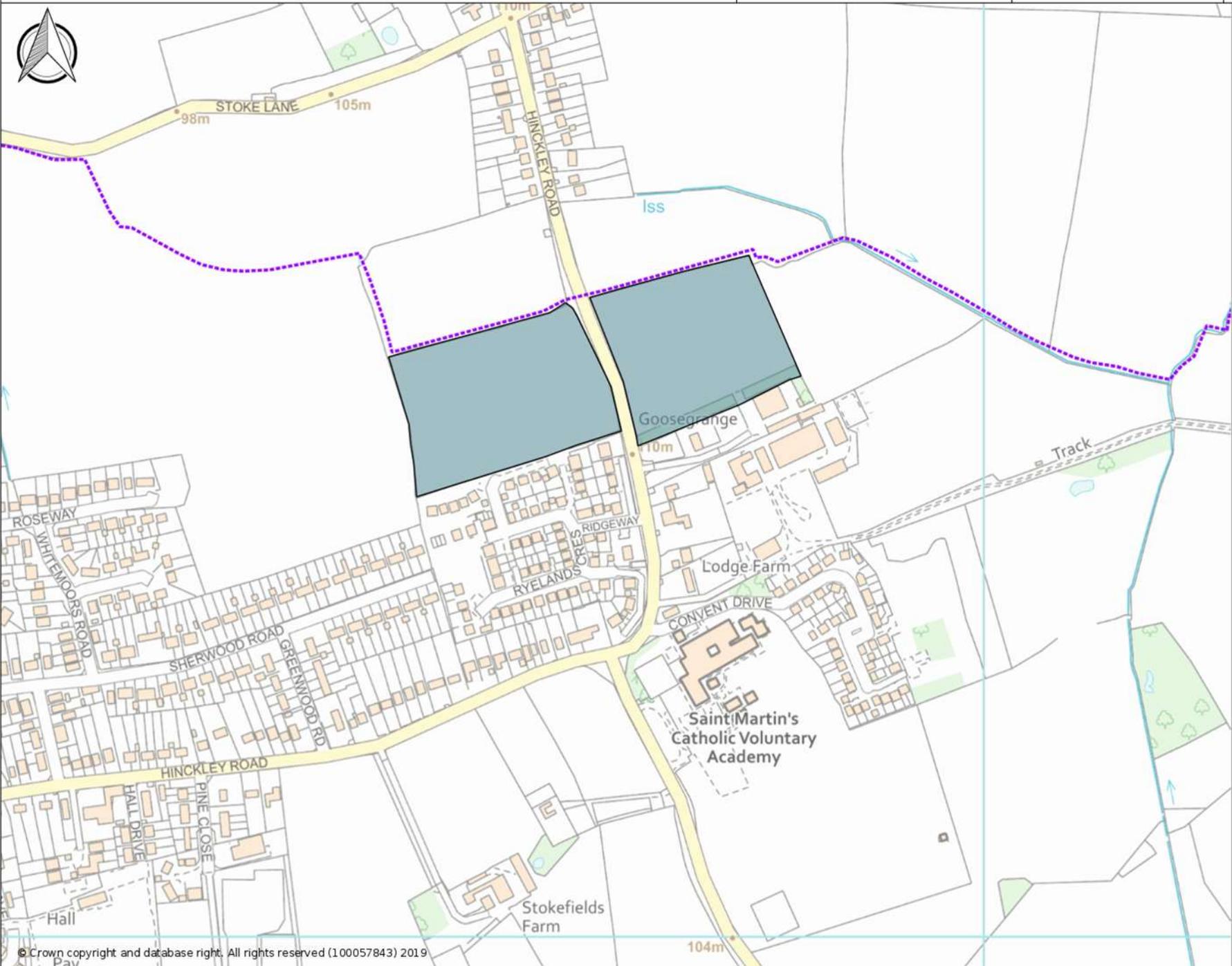
Date: 07/08/2019



Neighbourhood Area



Area of Separation



# Stoke Golding Neighbourhood Plan: Pre-Submission



## Policy SG8: Areas of Separation

The open character of the Stoke Golding and Dadlington Areas of Separation, as defined on Map 5 and the Policies Maps (pages 66 & 67), will be retained. The construction of new buildings or inappropriate uses of land which adversely affect this open character or the character and setting of Stoke Golding or Dadlington villages will not be supported. Any development proposal within the Areas of Separation must assess and address its impact on the setting of Stoke Golding and Dadlington villages and the objective of separation and give specific attention to location, design and landscaping appropriate to the character of the area.

### Objectives met:

- ✓ Important views and valued landscapes are protected
- ✓ The character and beauty of the countryside and its natural environment are safeguarded
- ✓ The unique character and heritage of Stoke Golding is conserved

### Green Infrastructure

- 5.10 Green infrastructure (Map 6 page 29) embraces a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies.

- 5.11 Hinckley and Bosworth Borough Council's 2008 [Green Infrastructure Strategy](#) looks at the network of green spaces, pathways, bridleways and wildlife corridors and shows these connections can be improved for the benefit of wildlife and recreation.

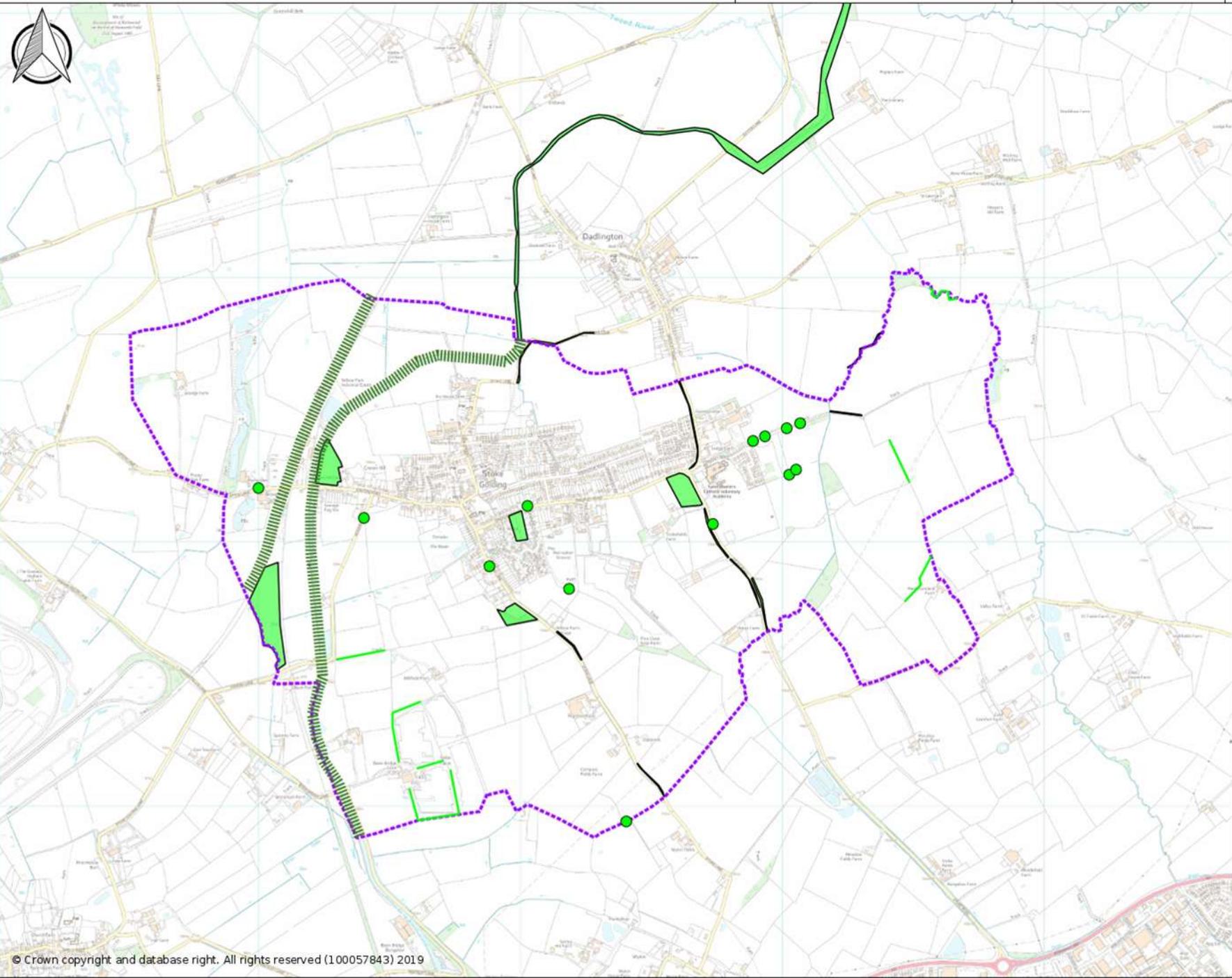
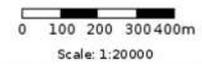
- 5.12 Key Green Infrastructure features are the Ashby Canal and the Disused Ashby and Nuneaton Joint Railway.

### Ashby Canal

- 5.13 The Ashby-de-la-Zouch Canal is a 31 mile (50 km) long canal which connected the mining district around Moira, just outside the town of Ashby-de-la-Zouch, with the Coventry Canal at Bedworth in Warwickshire. The Ashby Canal was opened in 1804 to convey coal and limestone. The canal was taken over by the Midland Railway in 1846 and remained profitable until the 1890s, after which it steadily declined.
- 5.14 Although it is named after Ashby-de-la-Zouch, the canal never reached the town. It winds through the countryside for almost the whole of its length. Hedgerows and reeds add to a green landscape, rich in wildlife, including herons, kingfishers, water voles and moorhens.
- 5.15 Coarse fish species include bream, roach, chub and pike. From Snarestone to Carlton Bridge, the canal is a Site of Special Scientific Interest, supporting aquatic plant life and several varieties of dragonfly.

Map 6

Author:  
Date: 07/08/2019



- Local Wildlife Site (point)**
- Local Wildlife Site (Line)**
- Green Infrastructure**
- Neighbourhood Area**
- Local Wildlife Site (polygon)**

# Stoke Golding Neighbourhood Plan: Pre-Submission



## Ashby and Nuneaton Joint Railway

- 5.16 In 1873, the London North Western Railway and the Midland Railway opened a joint line between Moira West and Nuneaton.
- 5.17 Part of the line between Shackerstone and Shenton has been re-opened as the Battlefield Line Railway, a heritage railway.
- 5.18 This is one of the most important potential Green Infrastructure strategic routes in the Borough providing traffic-free walking and cycling access. Developing this route into a multifunctional corridor is a key recommendation of the Green Infrastructure Strategy.
- 5.19 Part of the former railway in Nuneaton and Bedworth Borough is now a traffic-free cycle track forming part of National Cycle Route 52.

## Policy SG9: Green Infrastructure

The creation of a pedestrian and cycle route along the former Ashby and Nuneaton Joint Railway is supported. Development in the vicinity of the Willow Park Industrial Estate should seek to create links along the former railway and with the Ashby Canal.

Development that would compromise the Green Infrastructure Network will not be supported.

## Objectives met:

- ✓ The character and beauty of the countryside and its natural environment are safeguarded
- ✓ The unique character and heritage of Stoke Golding is conserved



Figure 8: Ashby Canal/Ambion Way footpath

## Access to the Countryside

- 5.20 Leicestershire County Council, as Highway Authority, holds information about the location of public rights of way. The County Council is required to record the existence and location of rights of way on a definitive map. It also has a

# Stoke Golding Neighbourhood Plan: Pre-Submission



duty to assert and protect the rights of the public to use and enjoy rights of way and to ensure that they always remain open and usable.

- 5.21 The countryside around Stoke Golding is easily accessible with several public footpaths linking the village and canal, including the [Leicestershire Round](#) long-distance footpath and [Ambion Way](#) recreation route.

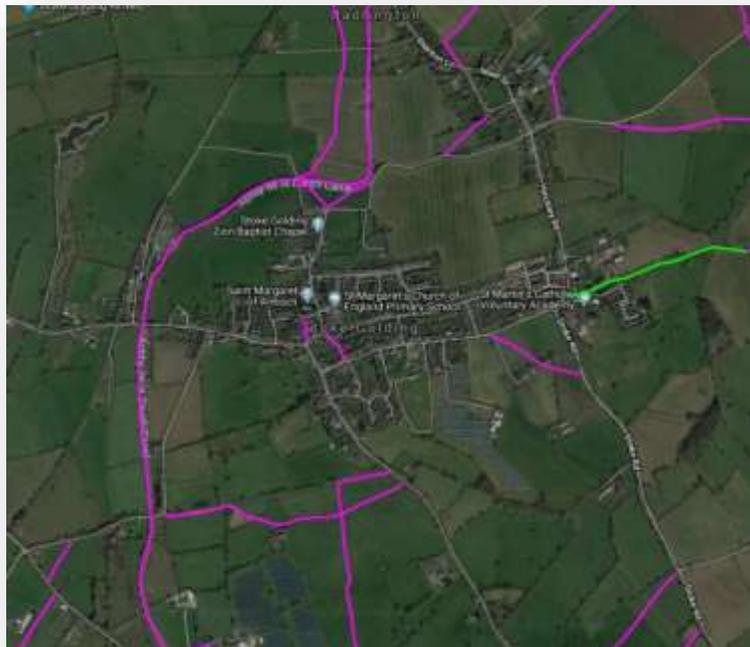


Figure 9: Public Rights of Way

- 5.22 The 2017 Household Survey demonstrated that footpaths were considered important by local people, with 92% of respondents valuing the canal towpath and 88% valuing field footpaths and bridleways.

## Policy SG10: Public Rights of Way Network

Development should where applicable, protect and enhance the existing Public Rights of Way within the Neighbourhood Area, including for their biodiversity value, and wherever possible create new links to the network including footpaths, bridleways and cycleways.

## Important Views

- 5.23 The largely open, large-scale landscape allows for views that extend to the horizon. Occasionally views are limited by mature trees within hedgerows, but from slightly higher ground levels, views range over long distances.

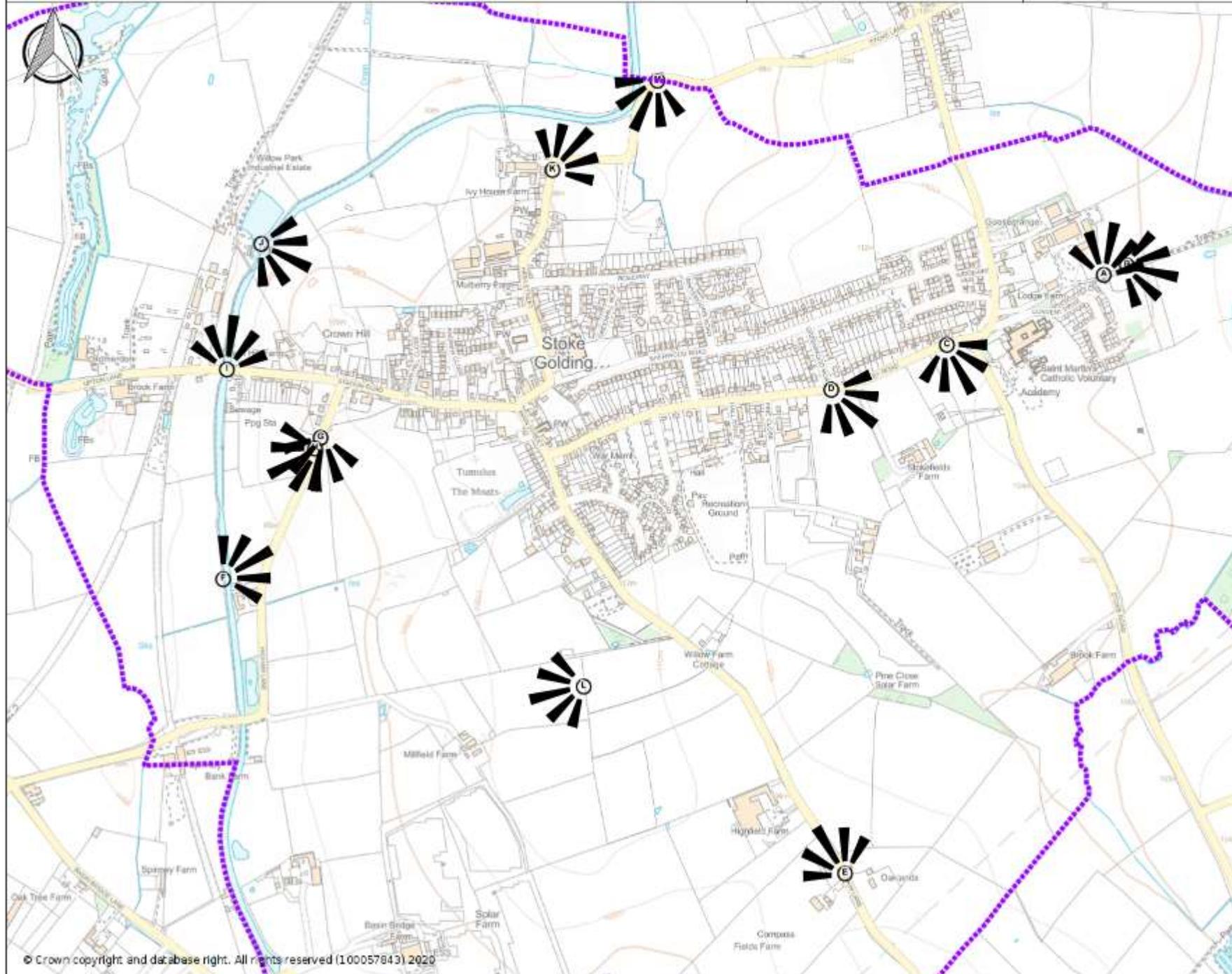


Figure 10: View from Stoke Lane towards Stoke Golding

Neighbourhood Area



Locally Important Views



# Stoke Golding Neighbourhood Plan: Pre-Submission



- 5.24 The spire of St Margaret of Antioch forms a distinctive landmark in near and distant views from across the wider landscape e.g. from north of Higham on the Hill and from the canal. The church contributes to the historic character and scenic quality of the area and it is important that it remains the key landmark feature.



Figure 11: View from Ashby Canal towpath looking towards Stoke Golding

- 5.25 There are many scenic views from the village to the surrounding countryside through gaps between or over the tops of buildings. There are lots of views that people valued, the most important are set out below (Map 7 page 33).

- 5.26 A Landscape and Visual Impact Assessment (LVIA) can be key to effective planning decisions since it helps identify the effects of new developments on views and on the landscape itself. A LVIA will be required for large developments and proposals that are likely to impact on Locally Important Views.

## Policy SGI 1: Locally Important Views

Development should be located and designed in a way that is sensitive to the open landscape, with extensive vistas dominated by natural features that characterise the Neighbourhood Area; the potential to enhance the landscape should be considered wherever possible. Proposals will not be supported if potential impacts on landscape cannot be adequately mitigated through design and landscaping. Particular sensitivity should be shown for the views that are regarded as highly characteristic, as listed below:

- A. View from the track adjacent to Convent Drive looking towards Stapleton and Sutton Cheney
- B. View from the track adjacent to Convent Drive looking towards Barwell
- C. View from Hinckley Road (Stokefields farmland) looking down Stoke Road towards Hinckley
- D. View from Hinckley Road (Stokefields farm track) looking towards Hinckley

# Stoke Golding Neighbourhood Plan: Pre-Submission



- E. View from Wykin Lane (Compass Field farm) looking towards Stoke Golding
- F. View from Ashby Canal towpath looking towards Stoke Golding
- G. View from near the top of Higham Lane looking towards Higham
- H. View from near the top of Higham Lane looking towards MIRA
- I. View from Ashby Canal bridge near Willow Park looking north
- J. View from Ashby Canal near marina looking towards Stoke Golding (Ivy House Farm)
- K. View from Ivy House Farm looking towards Dadlington
- L. View from Millfield farmland (near War Bunker) looking towards Higham
- M. View from Stoke Lane towards Stoke Golding.

Major development proposals, and proposals that could affect the above Locally Important Views should be supported by a Landscape Visual Impact Assessment.

## Objectives met:

- ✓ Important views and valued landscapes are protected
- ✓ The character and beauty of the countryside and its natural environment are safeguarded

✓ The unique character and heritage of Stoke Golding is conserved



Figure 12: View from Ashby Canal bridge near Willow Park looking north

## Biodiversity

- 5.27 The Neighbourhood Area contains around 30 locally designated 'Local Wildlife Sites' (LWS)- areas of substantive nature conservation value that make an important contribution to ecological networks (Map 6 page 29).
- 5.28 The Neighbourhood Plan identifies and maps these sites, and Policy SG12 not only secures their protection from harm or loss but also helps to enhance them and their connection to wider ecological networks.
- 5.29 Notable species with European or UK Legal Protection that have been recorded in the area include Adder, Common

# Stoke Golding Neighbourhood Plan: Pre-Submission



Frog, Common Toad, Great Crested Newt, Smooth Newt, Hobby, Red Kite, Badger, various bat species, Water Vole and Bluebell.

## Policy SG12: Ecology and Biodiversity

Development should not harm the network of local ecological features and habitats which include (as shown on Map 6 and the Policies Maps (pages 66 & 67)):

- A. Ashby Canal & Sutton Wharf Grassland LWS 11241, 81288
- B. Meadow and pond, Brook Farm LWS 58178
- C. Upton Lane Ash LWS 90122
- D. Stoke Golding Old Cemetery LWS 91266
- E. Playing Field Oak LWS 91267
- F. Hinckley Road Grassland LWS 91268
- G. Hinckley Road Hedgerows LWS 91269
- H. Stoke Road Hedgerows (3) LWS 91270, 91271, 91272
- I. Stoke Road Oak LWS 91273
- J. Wykin Lane Oak LWS 91274
- K. Stoke Golding New Cemetery LWS 91275
- L. Wykin Lane Hedgerow LWS 91276
- M. Wykin Lane Hedgerow and Ash LWS 91277
- N. Hinckley Road Oak LWS 91278
- O. Crown Hill Grassland LWS 91279

- P. Hedgerow east of Higham Lane and 4 Mature Trees LWS 91280
- Q. 4 mature Oaks, Lodge Farm track LWS 91281
- R. Oak trees east of St Martins LWS 91282
- S. Lodge Farm Track hedgerow LWS 91283
- T. Streamside hedgerow 1 LWS 81284
- U. Streamside hedgerow 2 LWS 81285
- V. Stoke Golding hedgerow and oak LWS 81286
- W. Hedgerow west of Westmoreland Farm LWS 81287
- X. Higham Lane Ash LWS 81289
- Y. Wykin Fields Ash LWS 91361
- Z. Stoke Golding Basin Bridge Farm hedges LWS 91373
- AA. Stoke Lane Hedgerow LWS 91492

New development will be expected to maintain and enhance these, BAP Priority Habitats and other ecological corridors and landscape features (such as traditional orchards, woodland, watercourses, hedgerows and treelines).

Development proposals should provide for biodiversity net-gain. The priorities for biodiversity enhancement are:

1. The conservation and creation of deciduous woodland and mesotrophic grassland<sup>1</sup>;
2. The creation of connections between the network of features and habitats,

<sup>1</sup> Neutral grasslands, or mesotrophic grasslands, are used for hay making, water meadows and grazing pasture.

# Stoke Golding Neighbourhood Plan: Pre-Submission



3. The use of traditional 'Midlands' style' hedge-laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character; and
4. Tree planting to regenerate mature/veteran trees as they come to the end of their lives.

## Objectives met:

✓ The character and beauty of the countryside and its natural environment are safeguarded

## Trees and Hedgerows

- 5.30 Trees soften hard architecture, create contrast, encourage wildlife, reduce extremes of climate and have been shown to benefit both physical and mental health. They also enhance the overall character of the area.
- 5.31 The rural appearance of Stoke Golding is largely due to the number, and distribution of woodland, trees and hedgerows.
- 5.32 Around the outskirts of the village are hedges some of which contain many species and have been there for a long time. Farmland hedges have a degree of protection in England under the Hedgerows Regulations 1997 (their removal requires permission from the Local Planning Authority). There is a strong desire in the community for hedgerows to be maintained as landscape features for their historical significance and biodiversity value.

- 5.33 The community wishes to protect and enhance the wooded appearance of the village, and to create new woodland wherever possible.

## Policy SG13: Trees and Hedgerows

New and existing trees should be integrated into new developments. Development that damages or results in the loss of ancient trees, hedgerows or trees of good arboricultural and amenity value will not normally be supported. Proposals should be designed to retain ancient trees, hedgerows or trees of arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees and hedgerows, indicating replanting where appropriate.

## Objectives met:

✓ The character and beauty of the countryside and its natural environment are safeguarded

✓ The unique character and heritage of Stoke Golding is conserved

## Renewable Energy

- 5.34 Increasing the amount of energy from renewable and low carbon technologies will help ensure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the

# Stoke Golding Neighbourhood Plan: Pre-Submission



delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.

- 5.35 Land Use Consultants Ltd (LUC) and the Centre for Sustainable Energy (CSE) were commissioned to prepare a Renewable [Energy Capacity Study for Hinckley and Bosworth Borough Council](#). The 2014 study concluded that the technical potential for renewable and low carbon energy within the Borough is substantial and the technologies with the greatest technical resource for electricity generation are wind, solar photovoltaic (PV) (particularly solar farms) and ground source/air source heat pumps.

## Solar Farms

- 5.36 Solar farms (sometimes known as solar parks or solar fields) are the large-scale application of solar PV panels to generate green, clean electricity at scale, usually to feed into the grid. Solar farms can cover anything between 1 acre and 100 acres.
- 5.37 There are already two relatively large solar farms in the Neighbourhood Area (Map 8 page 37). One site is at Basin Bridge Farm which is on the south-western border of the area. It is well hidden from housing and integrated in the landscape away. The second site is central to the Neighbourhood Area close to the Recreation Ground, surgery and built-up area of the village. Following

considerable local objection, permission was granted on appeal in 2013.

- 5.38 In the 2017 Questionnaire, 48% of respondents did not support solar farms.

## Wind Energy

- 5.39 One of the key factors determining the acceptability or otherwise of wind turbines is their potential impact on the local landscape – this is due to their height and the movement they introduce into the landscape (i.e. rotating blades). The Renewable Energy Capacity Study found that the landscapes in Hinckley and Bosworth have a moderate/moderate high sensitivity to large scale turbines.

- 5.40 National planning policy allows local people to have the final say on wind farm applications. In the 2017 Questionnaire, 56% of respondents were against wind turbines.

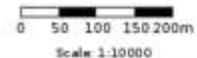
## Microgeneration Technologies

- 5.41 Many microgeneration technologies projects, such as domestic solar PV panels, ground source and air source heat pumps are often permitted development which means they do not require planning permission providing certain limits and conditions are met. In the 2017 Questionnaire 47% of respondents supported solar panels on the roofs of new developments in Stoke Golding.

Map 8

Author:

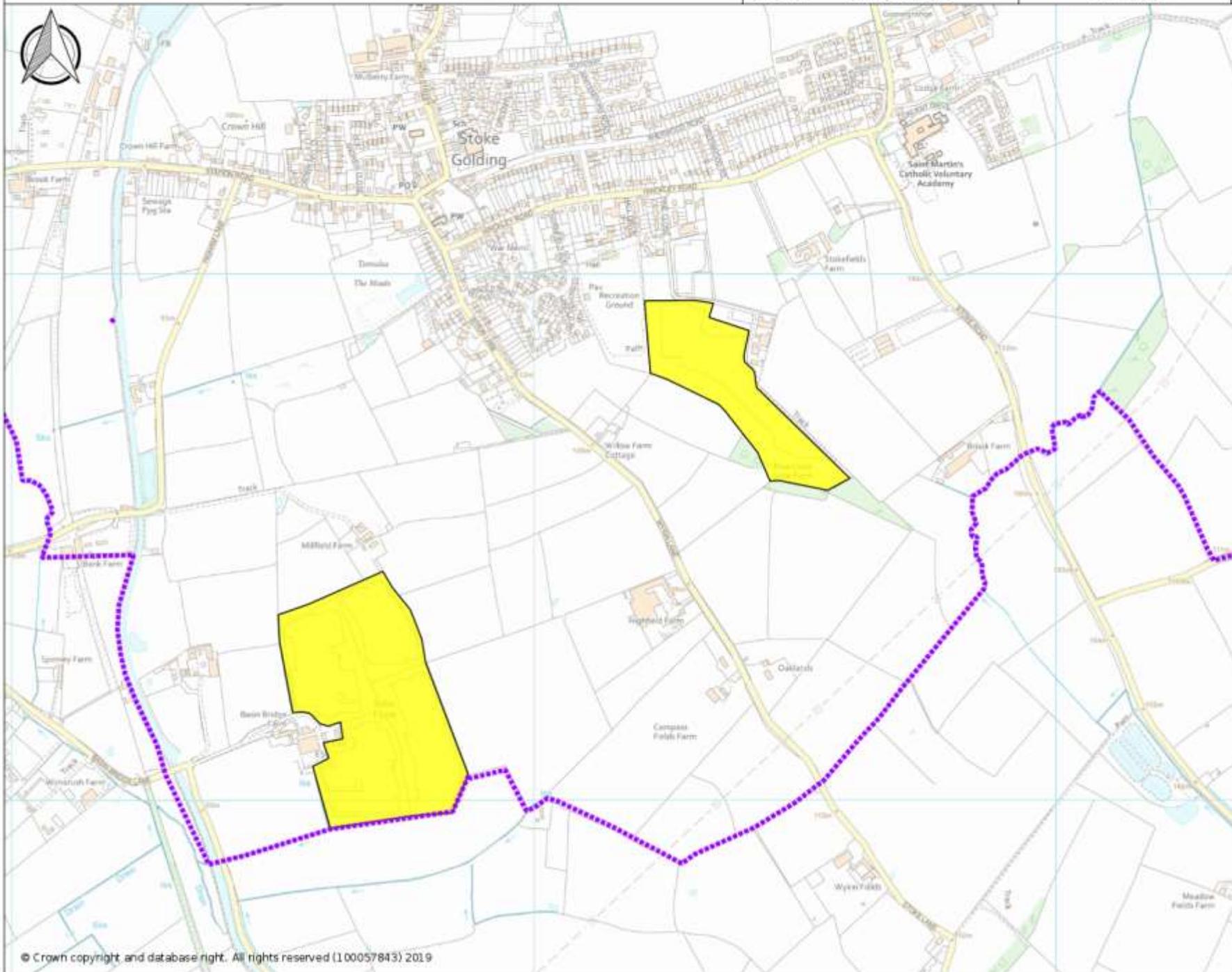
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Neighbourhood Area



Solar Farms



# Stoke Golding Neighbourhood Plan: Pre-Submission



## Policy SGI4: Renewable Energy

Ground-mounted solar photovoltaic farms will be supported provided that:

1. Wherever possible previously developed (brownfield) or non-agricultural land is used;
2. Their impact on heritage assets, where applicable, has been fully assessed and addressed;
3. Their location in the landscape is selected sensitively. Development proposals should be supported by a Landscape and Visual Impact Assessment in accordance with Policy SGI 1. Their visual impact, both individually and cumulatively, should be fully addressed in accordance with current guidance;
4. The proposal provides for biodiversity net-gain in accordance with Policy SGI 2. Where sites are not to be retained for agriculture, measures such as boundary hedge and tree planting and wildflower planting underneath and between panels should be implemented provided there will be no adverse effects on landscape character;
5. The installations are removed when they are no longer in use, and the land is fully restored to provide a net improvement in landscape quality.

The local community does not consider the landscape around Stoke Golding as suitable for hosting wind turbine installations.

### Objectives met:

- ✓ The character and beauty of the countryside and its natural environment are safeguarded

# Stoke Golding Neighbourhood Plan: Pre-Submission



## 6. Heritage and Design

### History<sup>2</sup>

- 6.1 Stoke is a Saxon name, which means log or stockaded abode. A family called Stoke or de Stoke had settled in the village by 1150. Whether they gave their name to the village or took their name from the place is not known. Recent research has suggested that Stoke was part of a large Saxon estate and that Stoke was the dairy farm for the estate.
- 6.2 Golding does not appear until about 1570 and there are several possible suggestions for its origin. The most likely suggestion is that 'Golding' is a corruption of 'Stokeholden'. In 1605 there were known to be two fields called 'The Oulden', lying on the boundary of the parish. Hence Stoke Holden, then Stoke Golding.
- 6.3 In 1485 the people of Stoke Golding witnessed the rural coronation of the first Tudor monarch, Henry VII. His defeat of the last of the Plantagenets, King Richard III, at the Battle of Bosworth Field marked the end of the Wars of the Roses and heralded the accession to the throne of three Tudor Kings and two Queens, culminating in the reign of Queen Elizabeth.
- 6.4 In the early part of the last century Stoke Golding was a small village, largely self-sufficient, with small factories making a variety of wares, including socks, stockings and

shoes. Several small shops, now mostly gone, served the community, as did three public houses. Goods could be brought to and from the village either by the Ashby canal, or the railway which connected Stoke Golding to Nuneaton, Coalville and the North.

- 6.5 For centuries, the main source of livelihood had been agriculture. The industrial revolution left its mark on Stoke Golding with the building of the Ashby Canal completed in 1805 followed by the Ashby and Nuneaton Joint Railway completed in 1873. Operations as commercial ventures ceased long ago but the original wharf with some of the original buildings remain, as does the Stoke Golding Station with its associated yards.
- 6.6 In addition to work in agriculture, frame loom knitting became a significant part of the village's history with the creation of several factories in the village. Around 1860 two brothers Daniel and James Payne introduced the stocking frame to the village and, in 1882, John Hall founded a sock-manufacturing firm. Along with other hosiery and knitwear manufacturers, these were the backbone of the employment in the village. Some were still functioning until recently. One factory survives, having been converted into apartments, and there is a small trading estate on the site of

<sup>2</sup> [www.stokegolding.co.uk](http://www.stokegolding.co.uk) Historical research by Jill Webster, local historian

# Stoke Golding Neighbourhood Plan: Pre-Submission



the original railway station, which comprises several small companies.

- 6.7 The 2017 Household Survey showed that most respondents value local heritage.

## Designated Heritage Assets

- 6.8 Neighbourhood Plans have given local communities the opportunity to shape and influence their local areas. People develop strong attachments to places where they were born, where they live, where they work or where they spend their leisure time. Heritage, both built and natural, defines the character of these places and underpins the quality of life and work and can also achieve a wide range of social, economic and environmental goals.
- 6.9 It is not just grade I listed buildings, World Heritage Sites and conservation areas that matter but the everyday heritage as well. Such heritage is part of the wider planning for an area. At the same time, planning for growth should support an area's heritage. Heritage is not a luxury that can be simply put to one side in favour of 'progress'.
- 6.10 In Stoke Golding Parish, a Scheduled Monument, Listed Buildings, a Battlefield and Conservation Areas have already been designated under relevant legislation (Map 9 page 43).
- 6.11 The National Planning Policy Framework requires that 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

- 6.12 Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, Grade I and II\* listed buildings should be wholly exceptional.
- 6.13 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

## Scheduled Monument

- 6.14 Scheduling is shorthand for the process through which nationally important sites and monuments are given legal protection. There is one Scheduled Monument in Stoke Golding Parish:

# Stoke Golding Neighbourhood Plan: Pre-Submission



*Hlaew<sup>3</sup> and medieval farmstead immediately south west of Park House*

- 6.15 The **monument** includes the earthwork and buried remains of a Saxon burial mound and a medieval farmstead.
- 6.16 The monument represents a well-preserved example of a complete manorial site with a house platform, associated fishponds, and closes, located within a defined enclosure. Evidence for the building which originally occupied the platform will survive beneath the ground surface and will contribute towards an understanding of the economy of the site's inhabitants. The Anglo-Saxon burial mound in the northern part of the site is a rare example of this type of monument in this area. Limited archaeological investigation of the mound has indicated that valuable evidence relating both to the construction and use of the burial mound will survive.

## Listed Buildings

- 6.17 Listing a building marks its special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.
- 6.18 The older a building is, the more likely it is to be listed. Most buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.



Figure 13: Church of St Margaret of Antioch

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<sup>3</sup> Burial mound

# Stoke Golding Neighbourhood Plan: Pre-Submission



- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
- Grade II\* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II\*
- Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a homeowner.

6.19 There are six Listed buildings in Stoke Golding:

- [Church of St Margaret of Antioch, Church Walks, Grade I](#)
- [Woodyard Cottage, 1 Main Street, Grade II](#)
- [12 Station Road, \(Formerly listed as The Limes\), Grade II](#)
- [The Birches, 55 High Street, Grade II](#)
- [War Memorial, Hinckley Road Cemetery, Grade II](#)
- [Royal Observer Corps Underground Monitoring Post, Wykin Lane, Grade II](#)

*Church of St Margaret of Antioch*

6.20 The village church is regarded as one of the finest in the county. Pevsner described it as “one of the

most beautiful and dignified village churches in England”. The church dates from the 12<sup>th</sup> Century and in its early stages may have been a wooden structure and was originally a chancellery in the parish of Hinckley.

**Battlefield**

6.21 The [Battle of Bosworth Field](#) (or Battle of Bosworth) was the last significant battle of the Wars of the Roses, the civil

war between the Houses of Lancaster and York that raged across England in the latter half of the 15th century. Fought in August 1485, the battle was won by the Lancastrians. Their leader Henry Tudor, Earl of Richmond, by his victory became the first English monarch of the Tudor dynasty. His opponent, Richard III, the last king of the House of York, was killed in the battle. Historians consider Bosworth Field

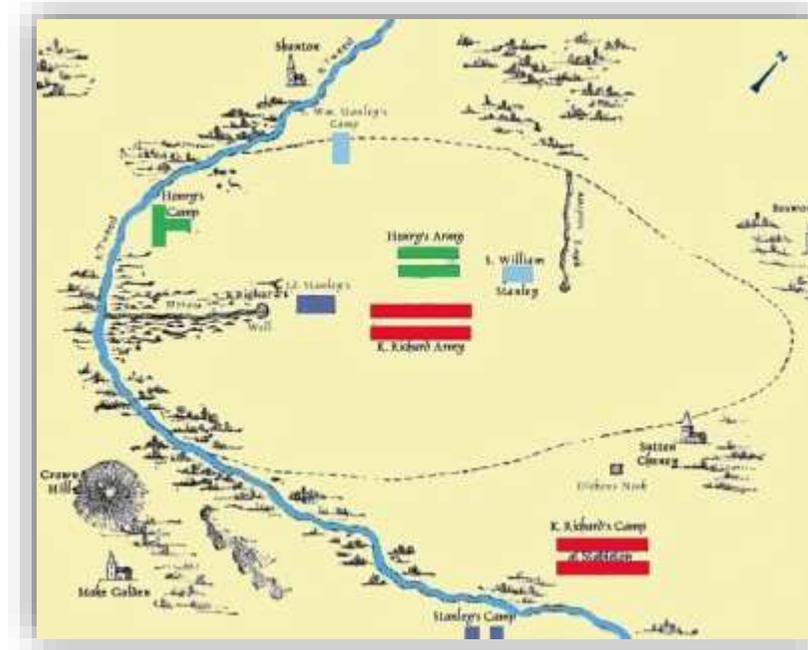


Figure 14: Battle of Bosworth

to mark the end of the Plantagenet dynasty, making it a defining moment of English and Welsh history.

# Stoke Golding Neighbourhood Plan: Pre-Submission



6.22 The battlefield area is focused in the valley bottom south of Shenton, west of Dadlington extending as far as Upton Park in the south-west of Sheepy Parish. Ambion Hill is historically the traditional location of Richard III's camp on the night before the battle and has long associations with the event such as King Richard's Well. Crown Hill saw the symbolic end of the battle in the crowning of Henry Tudor as Henry VII.

6.23 The area is recognised as a Registered Battlefield, an iconic location in English history.

## Conservation Areas

### *Stoke Golding Conservation Area*

6.24 The [Stoke Golding Conservation Area](#), which was designated by the Hinckley and Bosworth Borough Council in June 2004 (reviewed 2013).

6.25 The character of the Conservation Area is primarily derived from the agricultural origins of the settlement. This can be identified through several 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.

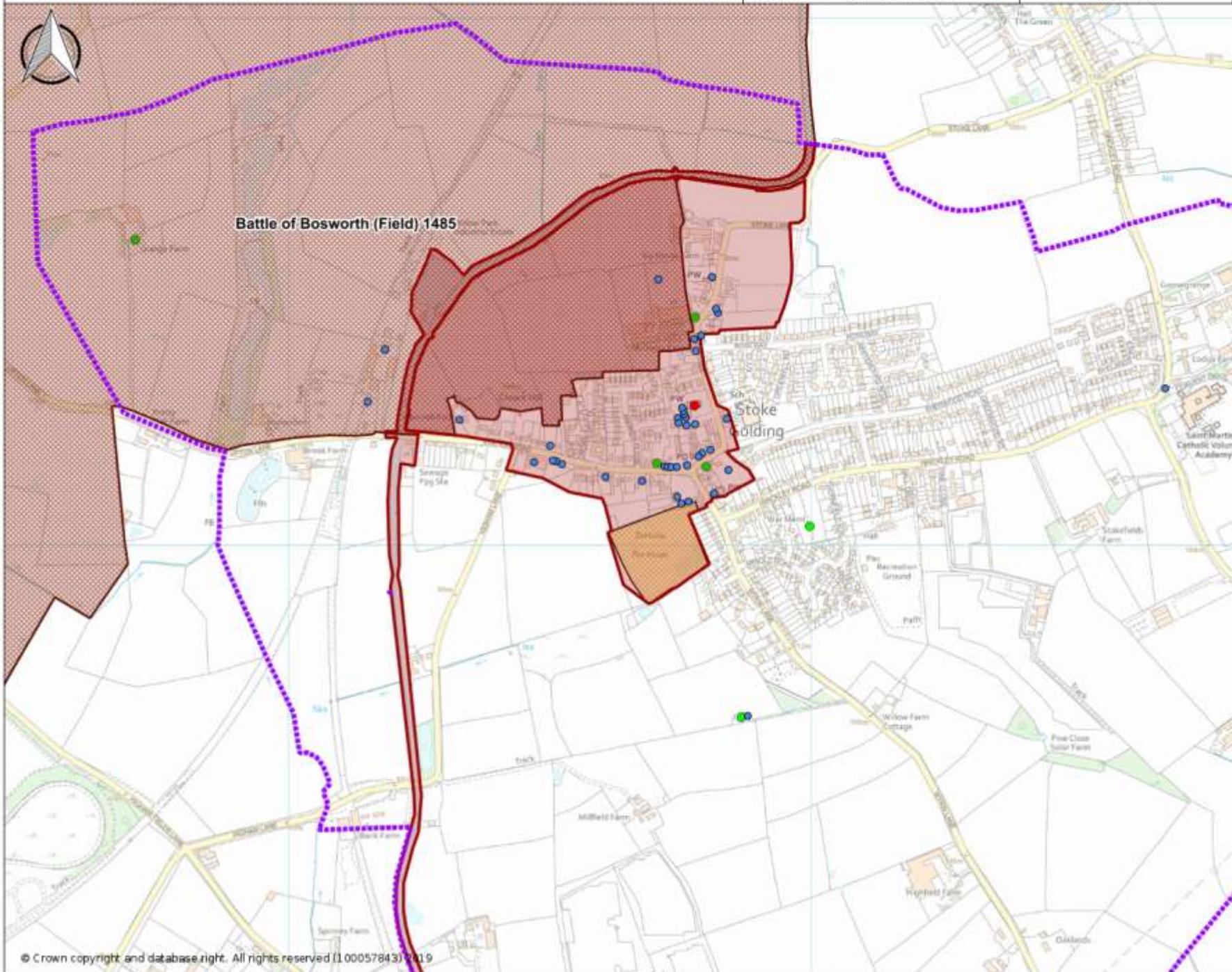
### *Ashby Canal Conservation Area*

6.26 From its junction with the Coventry Canal, close to Bedworth, the Ashby Canal travels northeast for about seven miles through Hinckley. It then continues north through largely rural countryside for a further 15 miles until it reaches its terminus at Snarestone.

6.27 The part of the canal running through Hinckley and Bosworth was designated by the Borough Council as a [Conservation Area](#) in December 1990. North West Leicestershire District Council designated the remaining watered section of the canal as a conservation area from the Borough boundary to the present terminus north of Snarestone village in June 1992.



Figure 15: Ashby Canal Centre



**Features of Local Heritage Interest**



**Neighbourhood Area**



**Conservation Areas**



**Battlefields**



**Listed Buildings**



I



II



II\*

**Scheduled Monuments**



# Stoke Golding Neighbourhood Plan: Pre-Submission



## Non-Designated Features of Local Heritage Interest

- 6.28 The above places have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the parish that make a positive contribution providing local character because of their heritage value. Although such heritage features may not be nationally designated, they may be offered some level of protection through the Neighbourhood Plan.
- 6.29 A list of Features of Local Heritage Interest (Map 9 page 43) has been compiled from the following sources:

### Blue Plaque Walk

- 6.30 In 1998, the Trustees of the Charity of Thomas Barton created a [Blue Plaque Walk](#) around Stoke Golding, to highlight places of historical interest in the village. The charity had been created some 600 years ago by a local man, Thomas Barton. The blue plaques commemorated the

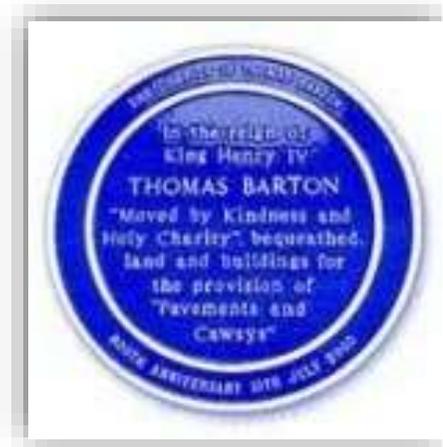


Figure 16: The Charity of Thomas Barton

anniversary of the charity, as well as the turn of the new Millennium.

### Stoke Golding Conservation Area Appraisal

- 6.31 The [Conservation Area Appraisal](#) identifies a list of important local buildings.

### Leicestershire & Rutland Historic Environment Record

- 6.32 The [Leicestershire & Rutland Historic Environment Record](#) (HER) is the most complete record of Leicestershire and Rutland's known archaeological remains, including historic buildings. There are 56 records on the HER for Stoke Golding.

## Policy SG15: Features of Local Heritage Interest

The determination of planning applications which would affect features of local heritage interest (as listed below and shown on Map 9 and the Policies Maps (pages 66 and 67)) will balance the need for, or public benefit of, the proposed development against the significance of the asset and the extent to which it will be harmed. New development should take opportunities to enhance heritage assets or better reveal their significance.

- A. Ivy House Farm, High Street
- B. Zion Baptist Chapel, High Street
- C. 54-56 High Street
- D. Honeysuckle Cottage & The Cottage, High Street

# Stoke Golding Neighbourhood Plan: Pre-Submission



- E. Mulberry Farmhouse, High Street
- F. The White Swan PH, 47 High Street
- G. 1-4 Blacksmiths Yard
- H. Blacksmiths Shop & Cottage, Blacksmiths Yard
- I. 5 Church Walks
- J. The Old School, 8 Church Walks
- K. Baxter Hall, High Street
- L. Rose Cottage, High Street
- M. Three Horseshoes PH, High Street
- N. 2 Church Walks
- O. The George & Dragon PH, Station Road
- P. 4-10 Station Road
- Q. Park House, Main Street (including Saddleback Barn and Chestnut Cottage)
- R. Methodist Church, Main Street
- S. 21 Station Road
- T. 31 Station Road
- U. 45, 47 & 49 Station Road
- V. The Courtyard, Higham Lane
- W. 40 Station Road
- X. Crown Hill Farm, Station Road
- Y. Wayside, Upton Lane
- Z. Midland House, Willow Park Industrial Estate, Upton Lane
- AA. Former Stoke Golding Railway Station
- BB. Stoke Road/Hinckley Road- turnpike road
- CC. Flint scatter north of Millfield Farm

- DD. Medieval ditches/boundaries, Laburnum Cottage, High Street
- EE. WW2 observation tower south of Stoke Golding

## Objectives met:

- ✓ The unique character and heritage of Stoke Golding is conserved

## Design

- 6.33 All development should contribute positively to the creation of well-designed buildings and spaces. Through good design the character of Stoke Golding should be maintained and enhanced with places that work well for both occupants and users and that are built to last.
- 6.34 In March 2020, Hinckley and Bosworth Borough Council adopted [The Good Design Guide Supplementary Planning Document](#) (SPD). It aims to substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced.
- 6.35 The SPD incorporates specific design guidance on the character of the Borough's settlements. Applicants will be required to demonstrate how proposals respect the prevailing character and reflect the established key principles.

# Stoke Golding Neighbourhood Plan: Pre-Submission



## Stoke Golding Form and Character

### Overview

- 6.36 The village is characterised by a historic core, modern outskirts and sporadic farmsteads on the outer edges. Stoke Golding's agricultural origins lend a strong sense of character, notably in the farmhouses and farm buildings, strong visual links to the countryside, low density of the built form, prominence of gardens and several important open spaces.

### Historic Core (Conservation Area)

- 6.37 Stoke Golding has a defined historic core which is designated a Conservation Area. The built form 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 Hall and Son's hosiery factory are important examples. Several former farmhouses and their yards retain the distinctive loose-knit feel, reinforcing the historic agricultural character of the village.
- 6.38 The High Street is characterised by properties built up to or close to the back edge of the footway, providing a strong sense of enclosure and channelling views along the street. Along Station Road former hosiery factories and station buildings add character. Houses are mainly late-Victorian or Edwardian in date and are villa style properties which present an imposing presence on the street scene.

## 20th and 21st Century Housing

- 6.39 Significant 20<sup>th</sup> and 21<sup>st</sup> century residential development has occurred to the east of the historic core consisting of a mixture of detached houses along residential streets, and late 20<sup>th</sup> century cul-de-sacs which often lack distinctive character.

## Building Style

- 6.40 Built style is typically modest (two storeys) and simple in plan and elevation. Late Georgian and Victorian working-class cottages and housing are interspersed with landmark buildings of significant architectural importance.
- 6.41 Red brick is a common material and gives a sense of unity to the area, particularly in the historic core. Predominant roof materials are dark blue plain clay tiles or, to a lesser extent, Welsh slates. Chimneys are prominent.
- 6.42 Brick walls are common boundary features, often with blue brick saddleback copings. Properties towards the edges of the settlement have planted boundaries reinforcing the transition to the countryside.

## Policy SGI 6: Design

Only development that reflects the traditional character of Stoke Golding will be supported unless the development is of exceptional quality or innovative design. Development must also:

# Stoke Golding Neighbourhood Plan: Pre-Submission



1. Be in keeping with the scale, form and character of its surroundings;
2. Protect important features such as jitties, traditional walls, hedgerows and trees;
3. Have safe and suitable access;
4. Integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site;
5. The amenities of residents in the area should not be significantly adversely affected, including by loss of daylight/sunlight, privacy, air quality, noise and light pollution;
6. Create a place with a locally inspired or otherwise distinctive character and:
  - i) Protect the setting of the canal and battlefield site, particularly through the integrity of farmsteads and dispersed built form on the main approaches to the village;
  - ii) Protect Stoke Golding's historic street pattern, including jitties and yards;
  - iii) Development in Stoke Golding Conservation Area should respond to the prevalent 18th and 19th century styles which incorporate a range of domestic, industrial, agricultural, and commercial influences;
7. Take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates;

8. Ensure buildings designed and positioned to enhance streets and spaces;
9. Be designed in a way that encourage low vehicle speeds;
10. Ensure parking is integrated so that it does not dominate the street;
11. Ensure public and private spaces are clearly defined and designed to be attractive, well managed and safe; and
12. Provide adequate external storage space for bins and recycling as well as vehicles and cycles.

## Objectives met:

- ✓ The unique character and heritage of Stoke Golding is conserved

# Stoke Golding Neighbourhood Plan: Pre-Submission



## 7. Local Green Spaces

- 7.1 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances.
- 7.2 Although Local Green Space does not need to be in public ownership, not all landowners have been contacted about proposals to designate part of their land as Local Green Space. For this reason, the following sites are regarded as candidate Local Green Spaces and this draft Neighbourhood Plan provides landowners with an opportunity to make representations in respect of potential designation. The list of Local Green Spaces will be confirmed following this consultation.

### Policy SGI7: Local Green Spaces

Development that would harm the openness or special character of Local Green Spaces or their significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space. The following are candidate Local Green Spaces (as identified on Map 10 and the Policies Maps (pages 66 and 67)):

- A. Zion Baptist Church Allotments
- B. St Margaret of Antioch Churchyard
- C. Wykin Lane Amenity Green Space

- D. Hinckley Road Cemetery
- E. Wykin Lane Cemetery
- F. Stoke Golding Recreation Ground
- G. St Martin's Catholic Voluntary Academy Playing Fields
- H. Convent Drive Green Space
- I. St Martins Allotments
- J. Laburnum Gardens
- K. St Margaret's Church of England Primary School, Playing Fields

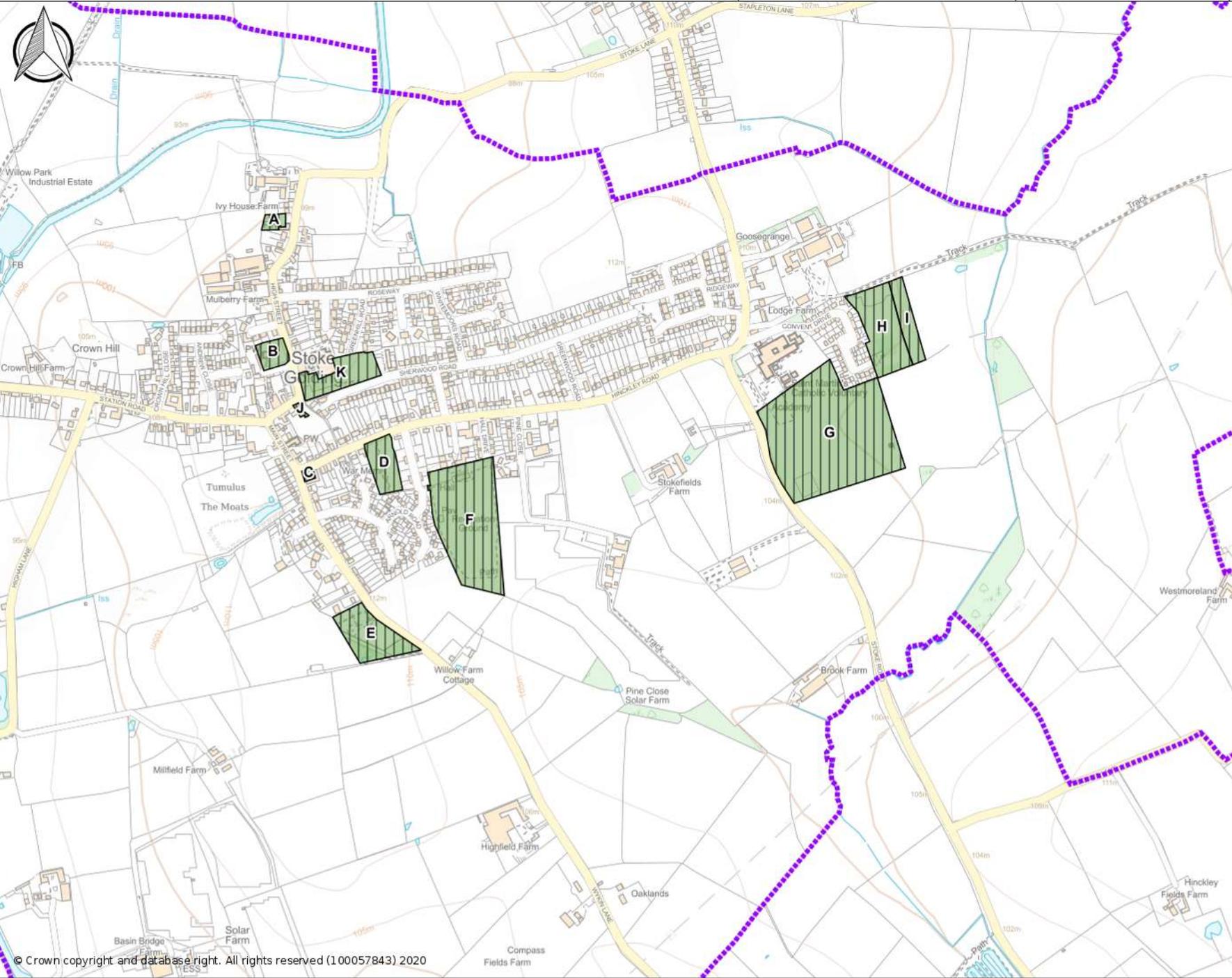
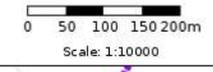
### Objectives met:

- ✓ Important green spaces are protected
- ✓ The unique character and heritage of Stoke Golding is conserved

Map 10

Author:

Date: 10/11/2020



Neighbourhood Area



Local Green Space (Candidate)



# Stoke Golding Neighbourhood Plan: Pre-Submission



## 8. Services and Facilities

- 8.1 Stoke Golding has a good range of services and facilities with schools, shops, churches, three pubs, GP surgery and sports & recreation facilities (Map 11 page 52).
- 8.2 The loss of any of the limited services and facilities that residents currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population, especially those who have been resident in the Parish for many years, access to locally based services will become increasingly important due to lower mobility levels.

### Policy SGI8: Community Services and Facilities

Development must show appropriate regard for the retention of the community facilities listed below in accordance with Site Allocations and Development Management Policies DPD Policy DM25:

- A. St Margaret's CE Primary School
- B. Stoke Golding Surgery
- C. Stoke Golding Recreation Ground
- D. Village (Sehmbi) convenience store
- E. Village pub: The George and Dragon, The Three Horseshoes, The White Swan, Stoke Golding Club

- F. Community halls: The Baxter Hall, Methodist Hall, Village Hall, Stoke Golding Club
- G. Places of Worship: St. Margaret's Church, Methodist Church, Zion Chapel
- H. Allotments

### Objectives met:

- ✓ Local services and facilities are protected and improved



Figure 17: St Margaret's CE Primary School

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## Education

### St Margaret's CE Primary School

8.3 [St Margaret's CE Primary School](#) is a single form entry academy school for pupils aged between four and eleven. St Margaret's Church of England Primary School currently has a capacity of 210 pupils but with around 218 pupils on the roll.

8.4 St Margaret's catchment area includes Fenny Drayton, Dadlington and Upton as well as Stoke Golding. It also takes children from outside the catchment area- currently about 50% of the school. Extensions were built in 1952, 1969, 1985, 1991, 2002, 2012 and 2017 to cater for the housing growth in the village and surrounding area.

8.5 The school is oversubscribed. As pupils residing in the catchment area have a higher priority in terms of the school's admission criteria, in future a higher percentage will come from within the area.

8.6 At the end of Year 6, most children go to one of two secondary schools - St Martin's which is a Catholic School based in Stoke Golding and Redmoor Academy in Hinckley.

### Saint Martin's Catholic Voluntary Academy

8.7 [Saint Martin's](#) was originally established in 1948 by the Dominican Sisters of St Catherine of Siena as an independent girl's school, Blessed Martin in the Fields at Stoke Lodge. The site of Stoke Lodge convent and school

was originally adjacent to the current site. The present school building was constructed in 1963 in the grounds. The convent finally closed in 2011 and much of the land sold for housing.

8.8 The school provides education to children aged 11 to 16 years from South West Leicestershire. There are 694 on the school roll.



Figure 18: Saint Martin's Catholic Voluntary Academy

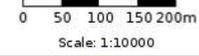
### Stoke Golding Surgery

8.9 In July 1990 the Hinckley Castle Mead Practice opened a branch surgery in Stoke Golding for patients living in Stoke Golding, Dadlington, Higham on the Hill and Stapleton. The surgery is located on Pine Close. A nurse offers a full range of support services. At the Stoke Golding surgery patients may collect their prescribed medication at the surgery. Some items, such as antibiotics, are available at the surgery at the time of the consultation.

Map 11

Author:

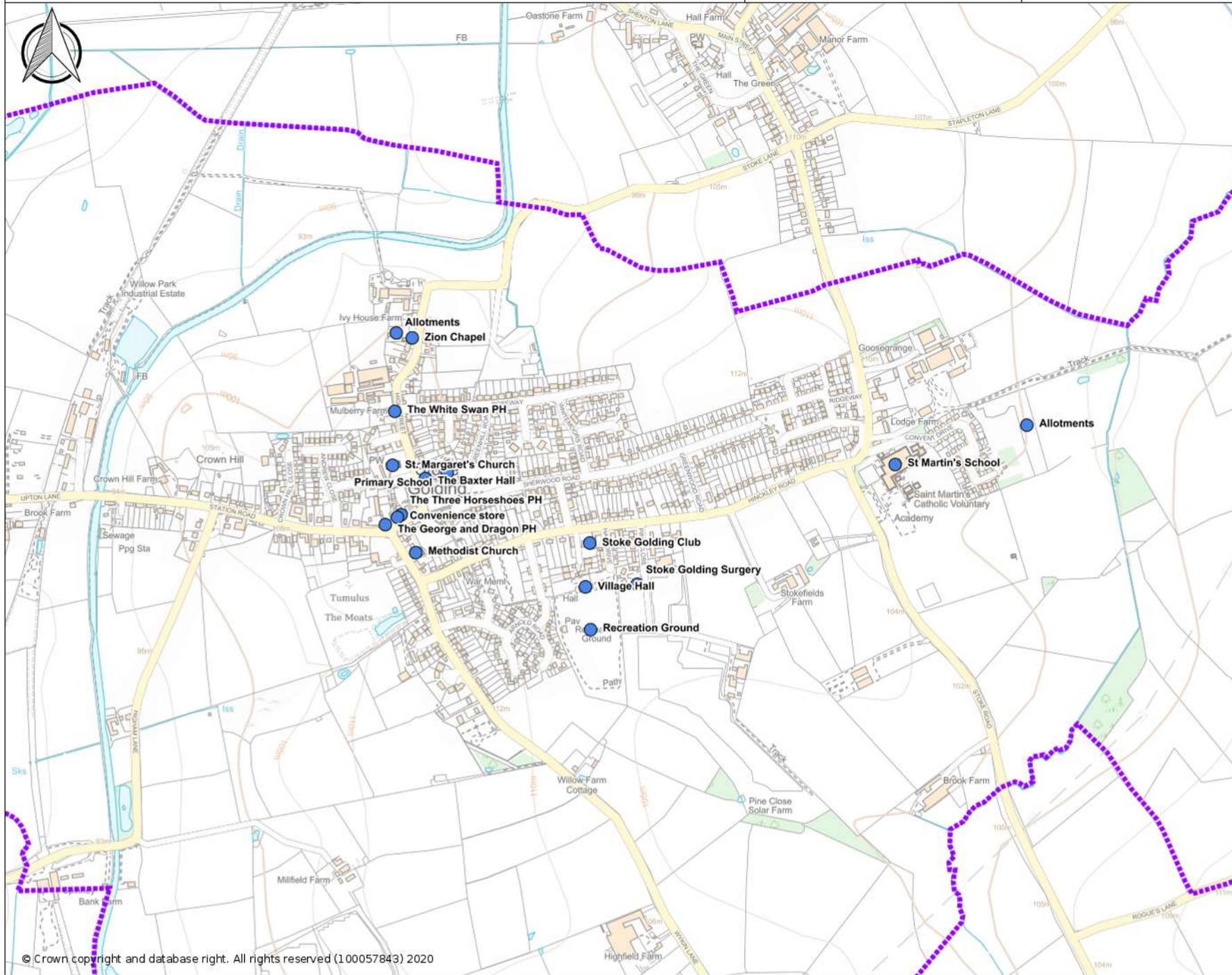
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Neighbourhood Area



Services and Facilities



# Stoke Golding Neighbourhood Plan: Pre-Submission



Figure 19: Stoke Golding Surgery

- 8.10 There is concern expressed in the Household Survey that the Stoke Golding surgery, has reached its capacity and that further housing development will lead to a poorer service. In their consultation reply the practice states “we would ideally wish the surgery to be open additional hours to accommodate the demand. This would mean employing additional clinical staff such as a GP, nursing hours and paying additional costs for heat light etc., however because of funding issues this is not financially possible.”

## Village Centre

- 8.11 The junction of Station Road, Main Street and High Street is the former Victorian commercial heart of the village (Map 11 page 52). Even though there are now fewer shops, it remains the village focal point containing the village convenience store, hairdressers, Three Horseshoes and George & Dragon pubs, postbox, telephone kiosk, bus stop and links through to the Parish Church. The Village Centre has good access to most parts of the village helping meet the day-to-day needs of Stoke Golding’s residents. The area is identified as a Neighbourhood Centre in the Site Allocations and Development Management Policies DPD.
- 8.12 While the Neighbourhood Plan will help support the Village Centre, local people need to play their part by using the shops and other facilities that are there.

## Policy SG19: Village Centre

The Village Centre as defined on Map 11 and the Policies Maps (pages 66 and 67), will be maintained, and where possible enhanced, for the use of small-scale shops or services that are used on a day to day basis by the local community.

The following uses will be supported where they will enable the Village Centre to continue to meet the day to day needs of the local community:

# Stoke Golding Neighbourhood Plan: Pre-Submission



1. E Commercial, business and services uses<sup>4</sup>
2. F1 Learning, local community uses and non-residential institutions
3. F2<sup>5</sup> Shop
4. Pub or Drinking establishment
5. Takeaway

Proposals that could prejudice the Village Centre's ability to meet local day to day needs or lead to an over-concentration in any one use there, will not be supported.

## Objectives met:

- ✓ Local services and facilities are protected and improved
- ✓ Improved local employment and tourism opportunities

## Sport and Recreation

### Stoke Golding Recreation Ground

- 8.13 Stoke Golding Recreation Ground is managed by Stoke Golding Parish Council. There is an equipped children's play area and sports pitches used by [Stoke Golding Cricket Club](#) and [Stoke Golding Football Club](#).
- 8.14 The poor condition of the wicket, outfield, pavilion and lack of practice facilities has impacted on the progression of Stoke Golding Cricket Club. [Hinckley and Bosworth](#)



Figure 20: Stoke Golding Recreation Ground

[Borough Council's 2019 Playing Pitch Strategy and Action Plan](#) has highlighted the need for improvements.

### St Martin's Playing Field

- 8.15 The playing fields at Saint Martin's Catholic Voluntary Academy Are used by Stoke Golding Football Club for junior football.

<sup>4</sup> The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

<sup>5</sup> Shop not more than 280sq m mostly selling essential goods, including food, and at least 1km from another similar shop

# Stoke Golding Neighbourhood Plan: Pre-Submission



## Allotments

- 8.16 There are two areas of allotments in the village, to the rear of Zion Particular Baptist Church and St Martin's allotments off Hinckley Road.

## Meeting Places

- 8.17 The Baxter Hall, Methodist Church, Village Hall and Stoke Golding Club are available for community use.

## Baxter Hall

- 8.18 The Baxter Hall lies within the grounds of St Margaret's CE Primary School.

## Stoke Golding Village Hall

- 8.19 [Stoke Golding Village Hall](#) was built in 1961 and is located at the Recreation Ground. The hall comprises a main hall of approx. 135m<sup>2</sup> (badminton court size) with a stage at one end. There is a separate committee room above.

- 8.20 The hall is heavily booked and supports several user groups who provide activities for the local community. Regular users include soft furnishing and upholstery classes, dance lessons, ballroom dancing, pilates, Cubs, Beavers, Scouts, Under 5s.

## Methodist Church

- 8.21 Stoke Golding Methodist Church is also available for private room bookings.

## Stoke Golding Club

- 8.22 [Stoke Golding Liberal Club & Institute](#) on Hinckley Road was founded in 1929 when locals purchased the former hunting lodge, Thornfield House, and opened the club to members who could enjoy a rest from days working the land or in the factories of surrounding hosiery manufacturing industry. Although little is known about its early days, in more recent times the club has evolved to serve the community and its members by the addition of "the concert room" or Thornfield Suite as it is now known.

- 8.23 The Thornfield Suite function room is in high demand for hire for christenings, birthday parties, wedding receptions, anniversary's, disco's, presentations, the Garden Show, the Orchid Society Show, Halloween, New Year's Eve, major football and sporting events, and corporate events.

- 8.24 Like any club, regular games meetings and quizzes are a mainstay of Stoke Golding Club.

## Worship

- 8.25 Regular Church of England morning worship services take place at [St Margaret of Antioch](#).

- 8.26 The first Methodist Church was opened in Station Road in 1857, being a branch of the Primitive Methodist Church and part of the Nuneaton Queens Road Circuit. It soon became too small for its members and by the turn of the century other premises were needed. The building was sold and a

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new one, erected at the back of the present Church on Main Street, was opened in October 1905. [Stoke Golding Methodist Church](#) on Main Street is now part of the Hinckley Methodist circuit.

- 8.27 A General Baptist Chapel existed in 1840 and the Zion Particular Baptist Church was formed in 1855.

## Farm Shops

- 8.28 There are two farm shops within the Neighbourhood Area. The Household Survey indicated that they are supported and valued.

## Mobile Network

- 8.29 A good mobile connection has a positive impact on the economy and promotes efficient delivery of public services, social inclusion and many other benefits. Across the UK, research by Ofcom has shown that in recent years, more people rely on a mobile phone than on a landline; and that people on lower incomes are even more likely to live in a mobile-only household, or to access the Internet using a mobile connection.
- 8.30 Good mobile coverage promotes sustainability. For example, it enables home working, thus reducing the need for travel, and so contributes to minimising pollution, and mitigating climate change and helps in the move towards a low carbon economy.

- 8.31 Mobile telecommunications networks are a crucial piece of infrastructure in economic, community and social terms. [Ofcom's mobile availability checker](#) shows that Stoke Golding village is likely to have good outdoor coverage for 4G voice/data services for all networks. Indoors, 4G voice/data services are patchy and 49% of respondents to the 2017 Household Survey considered their mobile phone reception was inadequate.

- 8.32 Each operator needs its own network in order to provide a service. Apart from some very small installations, operators will need to apply for some form of consent from Hinckley and Bosworth Borough Council prior to installing any equipment.

- 8.33 For smaller masts or smaller installations on buildings, an application for prior approval is required. For large installations, such as masts over 25m in height, or over 20m within a conservation area, a full planning application will be required. Planning applications will be decided using Site Allocations and Development Management Policies DPD Policy DMI6.

## Superfast Broadband

- 8.34 Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only grow in the future. With the modern commercial use of the internet for business trading, supplier and customer management, internet trading, the growth of

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wireless devices, smartphones, tablets etc, the growth of social media, online gaming and on-demand television, high-speed internet connections have become essential to modern life and without which rural businesses and communities cannot prosper.

- 8.35 Traditional connections cannot handle the data volumes and speeds required to make realistic use of the technology. This can only be delivered by making fibre-optic based internet connections accessible. Superfast broadband is available throughout most of Stoke Golding village. However, superfast broadband services may not be available in the very east of the village or in more isolated locations.

## Infrastructure

- 8.36 New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.
- 8.37 To enable new housing development to take place, there will need to be improvements to village services and facilities. The Education Authority and West Leicestershire Clinical Commissioning Group have already indicated that developer contributions may be required. However, the Neighbourhood Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to

such a scale of obligations and burdens that their viable implementation is threatened.

- 8.38 There are also circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development.

## Policy SG20: Infrastructure

Major new development will be supported by the provision of new or improved infrastructure, together with financial contributions for the following off-site infrastructure requirements where appropriate:

1. The improvement, remodelling or enhancement of:
  - a. St Margaret's CE Primary School
  - b. Stoke Golding Surgery
  - c. Stoke Golding Recreation Ground
  - d. Stoke Golding Village Hall
2. Environmental improvements in the Village Centre;
3. The provision of park, amenity greenspace, natural and semi-natural open space, facilities for young people;
4. Green Infrastructure improvements;
5. Community infrastructure improvements including the provision of parish notice boards, seats, children's play area equipment, bus shelters, litter bins.

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Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.

## Objectives met:

- ✓ Local services and facilities are protected and improved

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## 9. Traffic and Transport

9.1 One of the key issues for the village is transport, but there is sometimes confusion over what kinds of transport issues a neighbourhood plan can address. Many traffic matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with. So, changes to parking restrictions, speed limits, signage, weight restrictions and traffic circulation fall outside the scope of a neighbourhood plan.

9.2 However, the Neighbourhood Plan does highlight localised traffic and parking issues that need to be addressed when considering development proposals.

### Road Network

9.3 The main route from the village to Hinckley is Hinckley Road. Bearing north from the village, Hinckley Road also heads towards Dadlington and Market Bosworth. Going south, Station Road and Higham Lane connect to the A5, Nuneaton and Atherstone. Wykin Lane, which is single track with passing places, connects to the hamlet of Wykin.

9.4 Much of the village is located along Hinckley Road, from the junction with Higham Lane to the west to the junction with Stoke Road to the East. Main Street and High Street are aligned north-south through the village centre. Station Road travels westwards from its junction with Main Street and High Street.

9.5 Most other streets are mainly residential roads including Sherwood Road, Roseway and cul-de-sacs such as Crown Hill Close, Andrew Close, Arnold Road, Thornfield Avenue, Hall Drive and the recently built Convent Drive and Bosworth Manor developments.

9.6 The speed limit through the village is 30mph except for a 20mph safety zone at Saint Martin's Catholic Voluntary Academy which applies at school drop-off and pick-up times. Most roads have footpaths and street lighting. There is a prioritised section of Hinckley Road near Pine Close.

9.7 The [Crashmap](#) website contains information about reported crashes from 1999 onwards. Within the last five years there have been just three vehicle related accidents reported in the village. These were slight accidents- two at the junction of Hinckley Road and Stoke Road, the other on High Street.

9.8 From the 2017 Household Survey, 71% respondents think there are roads in Stoke Golding where a significant increase in traffic volume might cause significant issues. The locations of most concern were: Hinckley Road (84), High Street (46), Wykin Lane (44) and Station Road (39).

### Parking

9.9 Like many schools, problems caused by inconsiderate parking near St Margaret's CE Primary School during morning drop-off and afternoon pick-up are a cause of complaints. Parking illegally or inconsiderately not only

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causes inconvenience to residents and undermines the school's efforts to be a good neighbour, but creates traffic congestion and road safety issues, including danger to pedestrians crossing roads.

- 9.10 There are also considerable problems at Saint Martin's Catholic Voluntary Academy where most pupils arrive by car or school bus. This causes congestion and road safety issues near the school entrance.

## Public Transport

- 9.11 Stoke Golding is served by the Hinckley to Nuneaton bus route 66 which operates hourly during the daytime from Monday to Saturday. There is no Sunday service.

## Cycling

- 9.12 Leicestershire County Council has produced [Cycling Maps](#) showing both off- and on-road routes within the County. Stoke Golding is well-connected to recommended on-street cycle routes. National Cycle Network Route 52 lies to the west of Stoke Golding.

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## 10. Employment

### Economic Activity

10.1 The 2011 Census shows that of the 1,272 parish residents aged 16 to 74, 68% were economically active. Of those economically active, 51% were in full-time employment, 22% were in part-time jobs and 20% were self-employed.

10.2 Historically, agriculture provided the bulk of local employment and it remains part of village life and the local economy. However, by 2011 (Census) only 2% of the parish's workers were employed in agriculture, forestry or fishing.

### Business

10.3 At November 2017, Stoke Golding was home to around 60 business rate paying properties including:

- Five canal-based properties;
- Around 20 individually rated properties at Willow Park Industrial Estate;
- Various premises in the village including pubs, shops, halls;
- 17 farm-based businesses.

10.4 The 2017 Household Survey showed clear support for businesses supporting the community and for expanding existing facilities. These included small-scale starter units and tourist related activities. This Neighbourhood Plan supports economic growth in Stoke Golding to create jobs and

prosperity, reduce the need for people to travel to work, and provide opportunities for the expansion and growth of local enterprise.

### Tourism

10.5 The local area has a range of tourist attractions which include:

- [The Bosworth Battlefield Heritage Centre](#)
- [The Battlefield Line](#)
- [Twycross Zoo](#)
- [Ashby Canal](#)
- [Whitemoors Antiques Centre](#)
- [Mallory Park Racing Circuit](#)

10.6 The 2017 Household Survey shows that 40% of respondents felt that tourism related businesses were appropriate for the village.

### Bosworth Battlefield

10.7 The Bosworth Battlefield Heritage Centre at Sutton Cheney is of particular significance. It is open to visitors to explore the stories of characters that would have been at the battle and can enjoy special events taking place throughout the year. The ongoing 'Richard III effect' provides local businesses with opportunities to benefit from the growing number of visitors to the area. With the battlefield site close to Stoke Golding, there are opportunities for businesses to exploit the village's historic connections.

# Stoke Golding Neighbourhood Plan: Pre-Submission



10.8 The 1485 Bosworth Sculpture Trail, a project linking the six main centres of importance in the Battle, will include a new sculpture in St Margaret's Churchyard. This 12 mile walking route, linked by public rights of way in addition to the rural roads, should increase tourism into the village when completed.



Figure 21: Ashby Boat Company

## Ashby Canal

10.9 The tranquil Ashby Canal is so level it's famous for having no locks at all. Perfect for first-time boaters and walkers in search of a gentle and pretty route. There is also a canoe

trail. Stoke Golding provides boat facilities, pubs, farm shops and other facilities for visitors.

10.10 The Ashby Canal Centre is a purpose-built marina offering secure moorings and a range of boat services from its Stoke Golding base. Facilities include moorings, slipway, wet dock, and professional services with a Boat Safety Scheme inspector on site.

10.11 The nearby Ashby Boat Company Limited provides narrowboats for holiday hire and dayboats. There is a canal shop.

## Policy SG21: Tourism

The development of new tourism facilities associated with the Bosworth Battlefield and Ashby Canal will be supported where they respect the character of the countryside and heritage assets. Major development proposals should be supported by a Landscape and Visual Impact Assessment in accordance with Policy SG11.

### Objectives met:

✓ Improved local employment and tourism opportunities

## Willow Park Industrial Estate

10.12 The Willow Park Estate off Upton Lane (Map 12 on page 65). covers much of the goods sidings of the old Stoke Golding railway station. There are about 17 small units

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providing offices, workshops and storage for a variety of small businesses including accountants, printers, a coffee company engineering consultants, engineering, vehicle washing machine suppliers, microbrewery and willow weaving. The Ashby Canal Centre is also accessed off the Industrial Estate.

- 10.13 Hinckley and Bosworth Borough Council's 2013 [Employment Land and Premises Review](#) identified Willow Park Industrial Estate as a key rural employment area for retention.



Figure 22: Willow Park Industrial Estate

## Policy SG22: Willow Park Industrial Estate

Willow Park Industrial Estate, as defined on Map 12 and the Policies Maps (pages 66 and 67), will be safeguarded for employment development (uses falling within class B of the Use Classes Order including manufacturing (B2) and small-scale warehousing and distribution (B8)). The expansion of existing businesses, together with new employment development within the site will be supported subject to the requirements of the other policies of the Plan, particularly Policy SG9.

### Objectives met:

- ✓ Improved local employment and tourism opportunities

### Business Conversion of Rural Buildings

- 10.14 The diversity of the rural economy is to be expanded while preserving and enhancing the environment of the countryside. A significant number of businesses are already located on the area's farms, including kennels, gardening services, solid fuel merchant, caravan storage, camping, fisheries and livery. Farming should be allowed to continue to accommodate change through the conversion of existing rural buildings. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside.

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## **Policy SG23: Business Conversion of Rural Buildings**

The re-use, adaptation or extension of rural buildings for business use will be supported where:

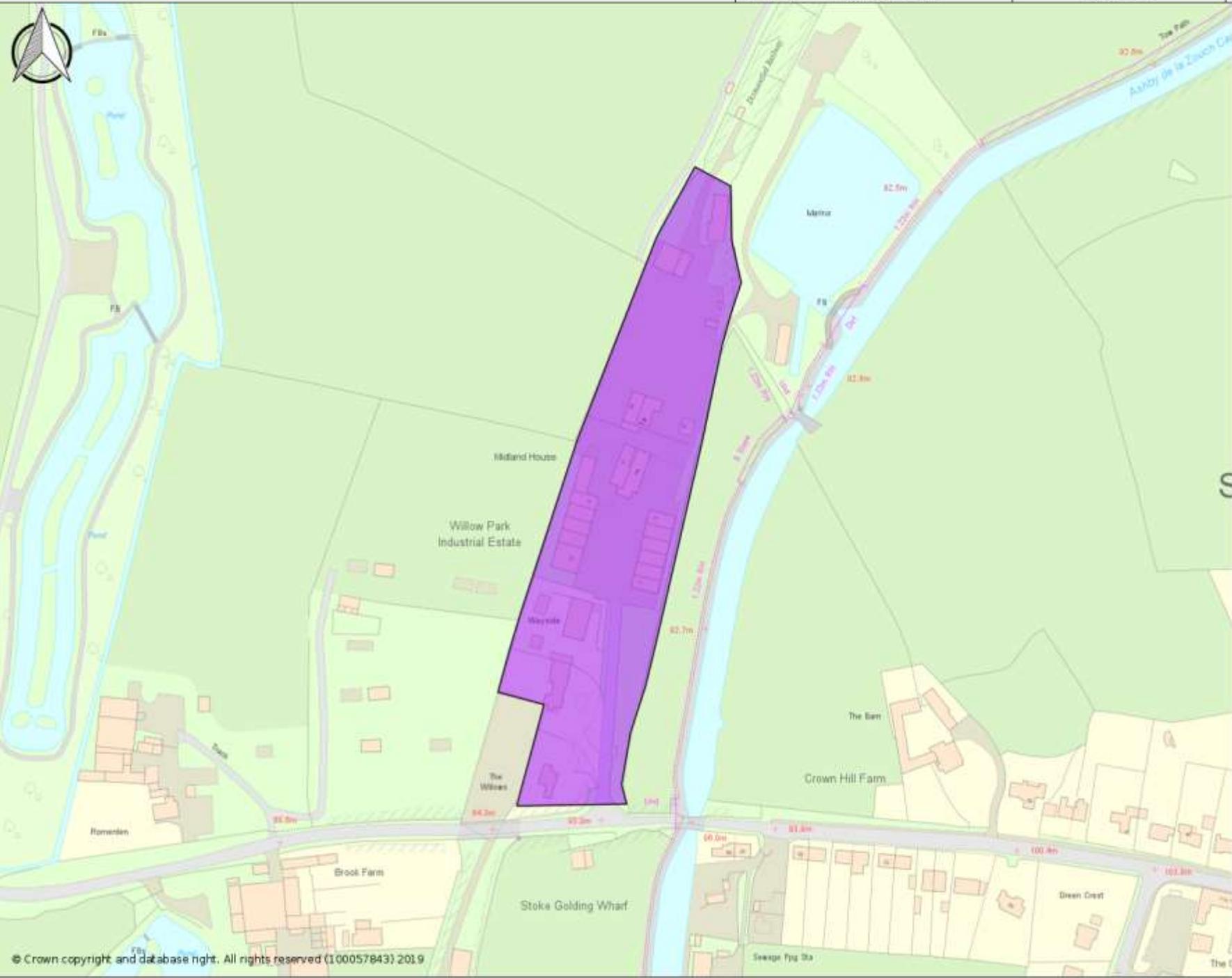
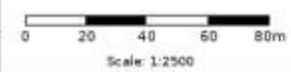
1. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
2. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
3. The development respects local building styles and materials;
4. The building is surveyed for protected species and mitigation measures are approved where necessary;
5. The proposed development would not generate traffic of a type or amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and
6. The proposed development would not materially harm the character of the surrounding rural area.

### **Objectives met:**

- ✓ Improved local employment and tourism opportunities

### **Home Working**

- 10.15 The 2017 Household Survey shows that 14% of respondents work from home. Planning permission is not normally required to home work or to run a business from home, if a house remains a private residence first and business second.



Neighbourhood Area



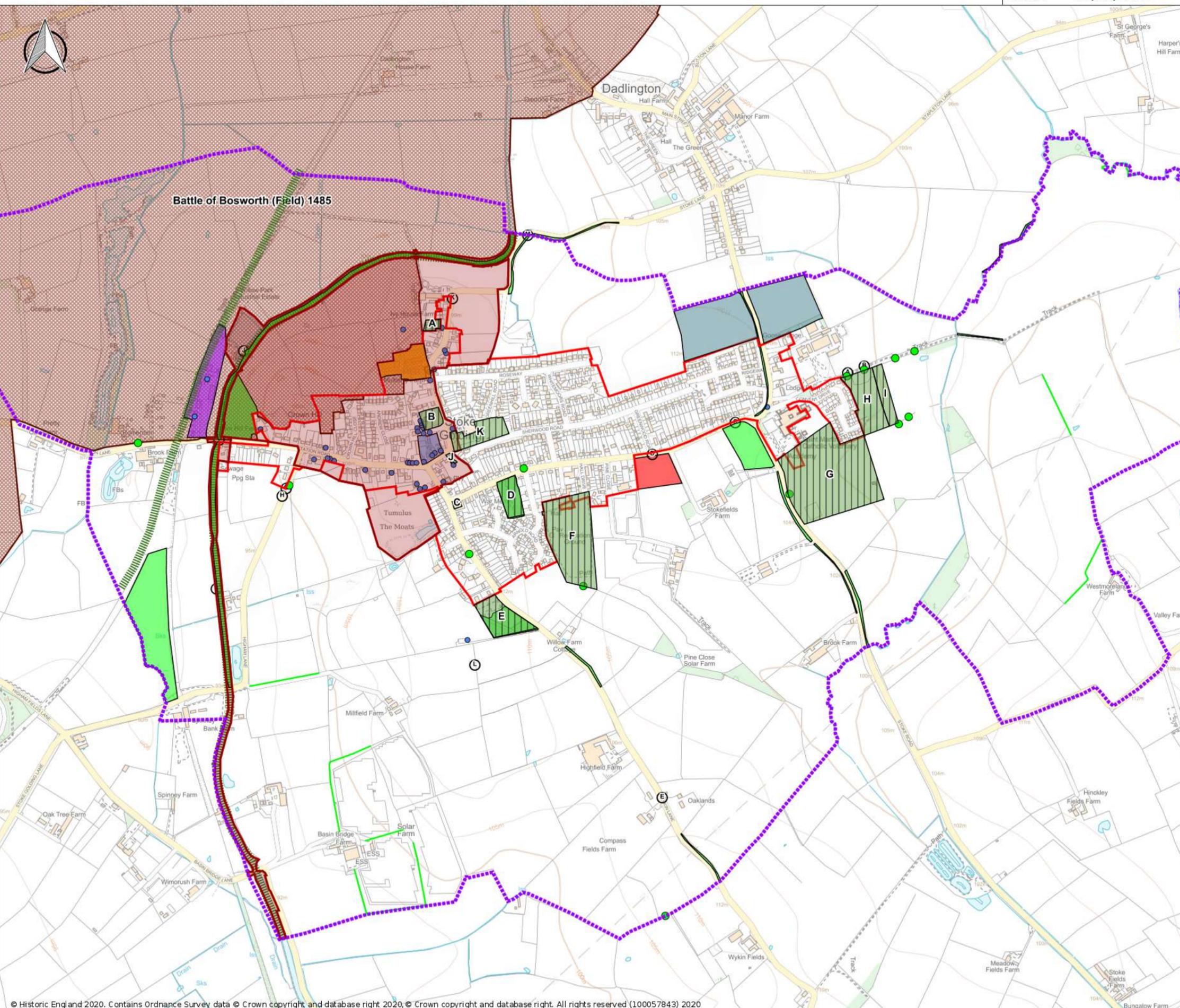
Willow Park Industrial Estate





Neighbourhood Area

-  Local Green Space (Candidate)
-  Area of Separation
-  Conservation Areas
-  Housing Allocation
-  Settlement Boundary
-  Local Wildlife Site (polygon)
-  Local Wildlife Site (point)
-  Local Wildlife Site (Line)
-  Features of Local Heritage Interest
-  Green Infrastructure
-  Village Centre
-  Willow Park Industrial Estate
-  Locally Important Views
-  Housing Reserve Site
-  Battlefields
- 



Neighbourhood Area

-  Local Green Space (Candidate)
-  Area of Separation
-  Conservation Areas
-  Housing Allocation
-  Settlement Boundary
-  Local Wildlife Site (polygon)
-  Local Wildlife Site (point)
-  Local Wildlife Site (Line)
-  Features of Local Heritage Interest
-  Green Infrastructure
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-  Locally Important Views
-  Housing Reserve Site
-  Battlefields
- 

