



# Stoke Golding Neighbourhood Plan Revision

## Notice of Pre-Submission Consultation

A pre-submission consultation on the revised proposed Neighbourhood Plan for Stoke Golding Parish will take place from Tuesday 9<sup>th</sup> May 2023 for a period of six weeks. This consultation forms part of the statutory consultation required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

### **Why is the Neighbourhood Plan being revised?**

Following the referendum in March 2022, Hinckley and Bosworth Borough Council (HBBC) 'made' the Stoke Golding Neighbourhood Plan (hereafter called the 'Plan') part of the Development Plan for the area. However, changes in national and local planning policies need to be included to make the Plan current. Delays in the preparation of the new HBBC Local Plan have also raised concerns about the protection offered by the current Neighbourhood Plan. The revisions to address these and other matters are summarised below.

### **What are your views on the Revised Plan?**

This pre-submission consultation is to gather feedback and comments on the Plan from those who live, work or have a business in the area. A range of statutory and public bodies will also be consulted to add to the feedback.



## **What is a Neighbourhood Plan?**

Neighbourhood Planning was introduced in The Neighbourhood Planning (General) Regulations 2012 and offers communities direct power to shape development and growth in their area. HBBC is responsible for determining most planning applications, but in the Stoke Golding Neighbourhood Area, the policies in the Plan now form part of the basis of those decisions. The Plan will run until 2039, with further revisions throughout this period to ensure it continues to meet the vision of the local community.

## **What are the key objectives of the Plan?**

The vision is for Stoke Golding to be a vibrant rural community set in attractive countryside with a strong sense of local identity. This vision will be achieved through the following objectives:

### Meeting the strategic housing requirement in a way that reflects local needs

- The plan recognises the level of development in recent years proposes far more modest development over the next decade or so
- Allocating developed land at Mulberry Farm for around 25 new homes
- Making provision for affordable housing

### Safeguarding the character and beauty of the countryside and its natural environment

- Protecting against unsuitable development
- Maintaining the separation from Dadlington
- Making use of our green infrastructure – the old railway line and the canal
- Protecting our locally important views and valued landscapes
- Encouraging biodiversity in ecologically important areas

### Conserving the unique character and heritage of Stoke Golding

- Maintaining our heritage assets, listed buildings, Bosworth battlefield, Stoke Golding and Ashby Canal Conservation Areas
- Promoting good design which reflects the traditional character of the village

### Recognising and protecting the important green spaces within the village

- Highlighting green areas valued by the community

### Protecting and improving the local services and facilities

- Retaining our range of services
- Improving the village infrastructure using funding from any new development

## Improving local employment and tourism opportunities

- Supporting tourism related developments associated with the Ashby Canal or the Bosworth Battlefield
- Providing support to further development at Willow Park Industrial Estate

The Plan sets out twenty-three policies to achieve these objectives.

### **What are the key revisions proposed for the Plan?**

#### ➤ **Policy SG1: Decision-taking**

A new policy is proposed requiring all of the relevant policies in the Plan to be taken into account in assessing planning applications.

#### ➤ **Policy SG2: Housing Requirement**

➤ The housing requirements target is amended and now takes into account all three major applications (Roseway, Wykin Lane and Hinckley Road).

The settlement boundary has been altered, including bringing the approved sites inside the boundary.

#### ➤ **Policy SG5: Market Housing Mix**

Now recognises that there has been an over-supply of larger dwellings and proposes restrictions on future supply.

#### ➤ **Policy SG6: Affordable Housing**

Now supports the new Government policy of 'First Homes'.

Revised targets for the housing mix of affordable houses.

Requires affordable housing to be integrated into any future site layout to avoid the clustering of such homes.

#### ➤ **Policy SG7: Countryside**

Amended to remove ambiguity in the earlier Plan and to align more closely with HBBC's policy on countryside (in their emerging Local Plan).

#### ➤ **Policy SG11: Locally Important Views**

Strengthened by including an appendix defining the views and providing photographs.

#### ➤ **Policy SG12: Ecology and Biodiversity**

Now requires a minimum 10% improvement in biodiversity following development, which is compliant with changes in Government regulations.

#### ➤ **Policy SG13: Trees and Hedgerows**

Now requires that any new planning application should have a five metres wide buffer zone alongside any retained hedgerows in order to protect them.

#### ➤ **Policy SG15: Non-Designated Heritage Assets**

Areas of ridge and furrow added to the heritage assets.

➤ **Policy SG17: Local Green Spaces**

Three additional Local Green Spaces proposed.



### **Where can I see the Draft Revised Plan?**

You will be able to view the Draft Plan (and also a summary of the revisions) on the Stoke Golding village website - <https://www.stokegolding.co.uk/np/>

If you do not have internet access please phone 01455 212074 and we will arrange for a physical copy of the Draft Plan to be sent to you.

### **How can I make comments?**

Comments on the Draft Revised Neighbourhood Plan can be made using the Pre-Submission Comments Form which can be downloaded from the village website.

All comments/forms must either be emailed to [clerk@stokegoldingparishcouncil.gov.uk](mailto:clerk@stokegoldingparishcouncil.gov.uk) or posted to the Clerk to Stoke Golding Parish Council, Old Forge, Blacksmiths Yard, Stoke Golding, Nuneaton, CV13 6HD by 5.00pm on Tuesday 20<sup>th</sup> June 2023.

This is your opportunity to influence the Plan before submission to HBBC. HBBC will then publish the proposed Plan for a six-week period of consultation to ensure the Plan is compliant with relevant policies and directives. The plan and the consultation responses will be sent to an Independent Examiner who will then pass, amend or refuse the Plan. The Examiner and HBBC will also decide if a referendum will be required by the Parish. We believe that the modifications do not change the nature of the Plan because the objectives and broad strategy are unaltered and therefore another referendum may not be needed.