

Stoke Golding Neighbourhood Plan Review: Submission Draft



2020-2041

Stoke Golding Neighbourhood Plan Review: Submission Draft



I am pleased to be able to share with you the draft version of the new Stoke Golding Neighbourhood Plan.

Following a positive referendum result, in March 2022 Hinckley and Bosworth Borough Council 'made' the Stoke Golding Neighbourhood Plan part of the Development Plan for the area in accordance with Regulation 19 of The Neighbourhood Planning (General) Regulations 2012. Hinckley and Bosworth Borough Council is responsible for determining most planning applications, but in Stoke Golding Neighbourhood Area, the policies in the Neighbourhood Plan form the basis of those decisions along with the adopted Local Plan and other material considerations.

The Stoke Golding Neighbourhood Plan was prepared having regard to the emerging Hinckley and Bosworth Local Plan, but delays in its preparation have raised concerns about the protections offered by the current Neighbourhood Plan. Changes are also needed to take account of changes in national and local planning policies, the clarification of Neighbourhood Plan policies to ensure that it is clear how a decision maker should react and alterations to the village Settlement Boundary.

In accordance with Planning Policy Guidance, the Qualifying Body needs to take a view on the changes and whether they are so substantial as to change the nature of the Stoke Golding Neighbourhood Plan. We believe that the modifications do not change the nature of the Plan because the objectives and broad strategy of the Plan are unaltered. If the Planning Authority and Independent Examiner agree, a referendum is not required.

Nicola Smith
Chair Stoke Golding Parish Council





Stoke Golding Neighbourhood Plan Review: Submission Draft

Contents

1. Introduction	1	Housing Supply	14
Neighbourhood Plans	1	Mulberry Farm, High Street	17
Stoke Golding Neighbourhood Area	1	Infill Housing Development	18
Basic Conditions	1	Meeting Local Housing Needs	19
National Planning Policy Framework	3	Housing needs of older people	20
Hinckley and Bosworth Local Plan	3	Housing Commitments	20
Neighbourhood Plan Review	4	Self-Build and Custom Housebuilding	21
Next Steps	5	Affordable Housing	21
2. Stoke Golding Profile	6	First Homes	21
3. Key Issues, Sustainable Development and Vision	8	Housing Commitments	22
Key Issues	8	5. Countryside	24
Sustainable Development	8	Landscape	24
Strategic Environmental Assessment	9	Stoke Golding Rolling Farmland Character Area	24
Vision	9	Areas of Separation	26
4. Housing	11	Green Infrastructure	27
Hinckley and Bosworth Local Plan	11	Ashby Canal	27
Housing Provision	11	Ashby and Nuneaton Joint Railway	29
Standard Method	13	Access to the Countryside	29
Statement of Common Ground	13	Important Views	30
Stoke Golding Housing Requirement	13	Biodiversity	33
Reforms to National Planning Policy	14	Biodiversity Net Gain	33
		Great Crested Newt District Level Licensing Scheme	33

Stoke Golding Neighbourhood Plan Review: Submission Draft



Trees and Hedgerows.....	35	Education.....	55
Renewable Energy.....	35	St Margaret's CE Primary School.....	55
Solar Farms	37	Saint Martin's Catholic Voluntary Academy.....	56
Wind Energy	37	Stoke Golding Surgery	56
Microgeneration Technologies.....	37	Village Centre.....	58
6. Heritage and Design.....	39	Sport and Recreation	59
History	39	Stoke Golding Recreation Ground.....	59
Designated Heritage Assets.....	40	St Martin's Playing Field.....	59
Scheduled Monument.....	40	Allotments.....	59
Listed Buildings.....	42	Meeting Places.....	59
Battlefield.....	43	Baxter Hall.....	59
Conservation Areas.....	44	Stoke Golding Village Hall	59
Non-Designated Features of Local Heritage Interest.....	47	Methodist Church.....	60
Blue Plaque Walk.....	47	Stoke Golding Club.....	60
Stoke Golding Conservation Area Appraisal.....	47	Worship.....	60
Leicestershire & Rutland Historic Environment Record	47	Farm Shops	60
Non-Designated Heritage Assets of Archaeological Interest.....	47	Mobile Network.....	60
Design	50	Superfast Broadband.....	61
Stoke Golding Form and Character.....	50	Infrastructure	61
Building Style.....	51	9. Traffic and Transport.....	63
7. Local Green Spaces.....	53	Road Network.....	63
8. Services and Facilities.....	55	Parking	63



Stoke Golding Neighbourhood Plan Review: Submission Draft

Leicestershire Highway Design Guide	64
Public Transport.....	64
Cycling	64
10. Employment.....	65
Economic Activity	65
Business	65
Tourism	65
Bosworth Battlefield	65
Ashby Canal	66
Willow Park Industrial Estate.....	66
Business Conversion of Rural Buildings.....	67
Home Working	68
Appendix I: Locally Important Views	70
Policies Map: Neighbourhood Area	74
Policies Map: Village	75



Stoke Golding Neighbourhood Plan Review: Submission Draft

I. Introduction

Neighbourhood Plans

I.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.

I.2 Following a positive [referendum](#) result (on 3 March 2022), on 7 March 2022 Hinckley and Bosworth Borough Council '[made](#)' the Stoke Golding Neighbourhood Plan part of the Borough's Development Plan in accordance with Regulation 19 of The Neighbourhood Planning (General) Regulations 2012.

I.3 This review of the Neighbourhood Plan incorporates changes to the Stoke Golding Settlement Boundary, takes account of changes in national and local planning policies and other revisions to clarify how Neighbourhood Plan policies should be applied. It is expected that the review will help retain the protections currently available to the Neighbourhood Plan Area while the new Hinckley and Bosworth Local Plan is being prepared.

Stoke Golding Neighbourhood Area

I.4 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

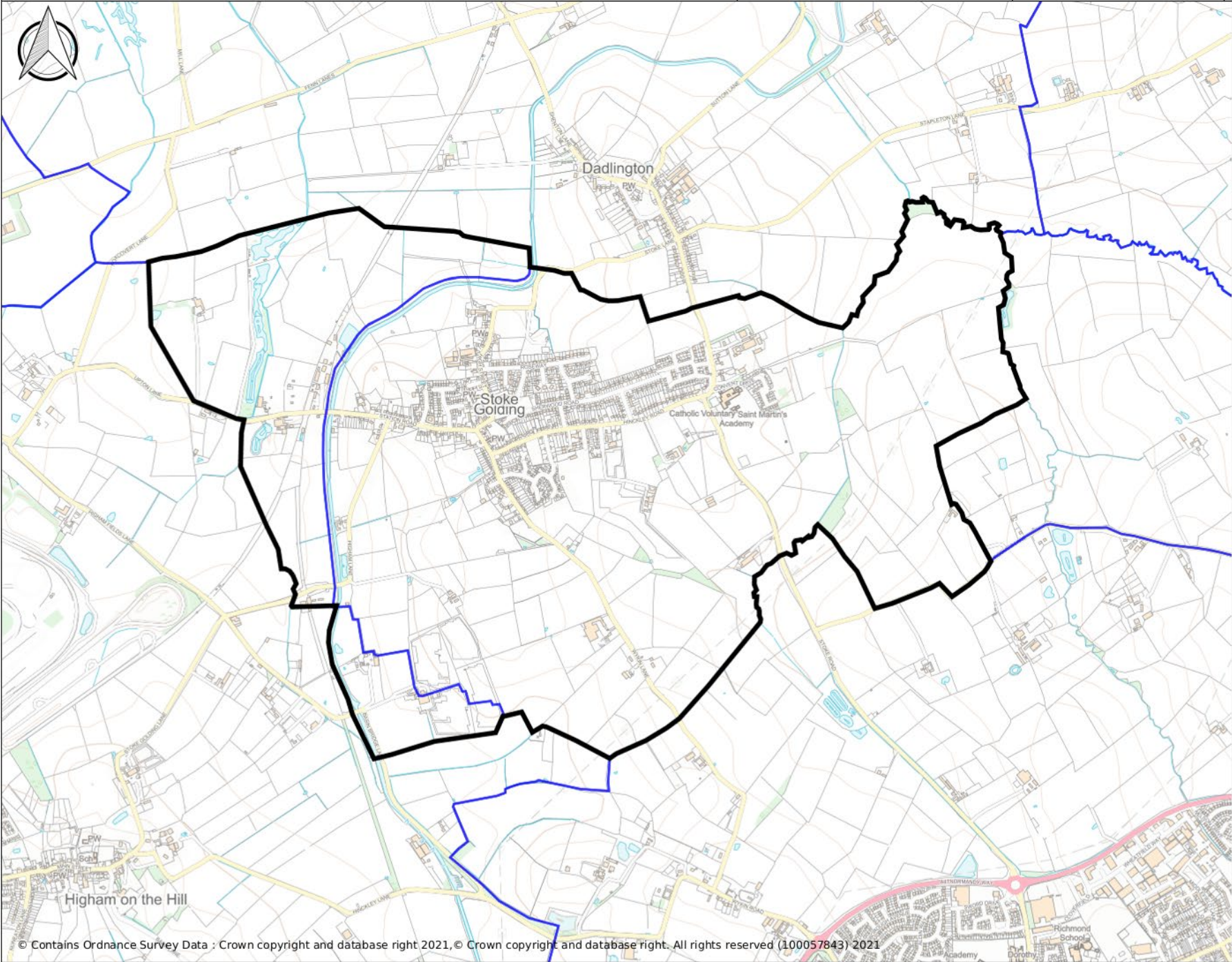
south-west, which has important rail connections to London and the West Coast mainline. The A5 corridor is about three miles to the south-west. The Ashby Canal passes through the western part of the Neighbourhood Area.

I.5 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.


I.6 The Neighbourhood Plan Area covers 356 hectares.

Basic Conditions


I.7 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 be in general conformity with the strategic policies contained in the development plan for the area. The Neighbourhood Plan must also contribute to the achievement of sustainable development (see section 3).



Neighbourhood Area



Parish





Stoke Golding Neighbourhood Plan Review: Submission Draft

National Planning Policy Framework

- I.8 The revised [National Planning Policy Framework](#) (NPPF) was updated on 5 September 2023 and sets out the government's planning policies for England and how these are expected to be applied.
- I.9 On 22 December 2022 the Department for Levelling Up, Housing & Communities issued consultation on its proposed approach to updating the NPPF and proposals for preparing National Development Management Policies.
- I.10 The [planning practice guidance](#) to support the framework is published online.

Hinckley and Bosworth Local Plan

- I.11 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)

- I.12 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.
- I.13 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 I I 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

- I.14 This [DPD](#) identifies sites for uses such as housing, employment, retail, open space and community facilities that



Stoke Golding Neighbourhood Plan Review: Submission Draft

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.

- I.15 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.16 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 to 2041. 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.17 Hinckley and Bosworth Borough Council consulted residents, community groups, businesses and other interested parties on the draft Local Plan (Regulation 19) from 9 February to 23 March 2022. A second Regulation 19 consultation is planned for mid-2024.

Neighbourhood Plan Review

- I.18 The first Neighbourhood Plan was the subject of considerable community input. This included a householder survey, young persons' survey, stakeholder consultation, public exhibitions, newsletters, newspaper articles, an independent examination and a referendum.
- I.19 The first Stoke Golding Neighbourhood Plan was 'made' by Hinckley and Bosworth Borough Council on 7 March 2022. This followed a successful local referendum on 3 March 2022 when, on a turnout of 29.23%, 94.99% supported the first Neighbourhood Plan.
- I.20 There is no timeframe within which neighbourhood plans are required to be reviewed or updated. However, areas with neighbourhood plans that are less than two years old can benefit from added protection provided criteria are met. To retain this protection a review is being undertaken that includes updates to:
- The Stoke Golding Settlement Boundary;
 - Revisions to some policies to ensure that that are clear and unambiguous, so it is evident how a decision maker should react to development proposals; and
 - Take account of changes in national and local planning policies.
- I.21 The Parish Council has concluded that although these material changes are required to the first Neighbourhood Plan, the broad nature of it has not changed. The



Stoke Golding Neighbourhood Plan Review: Submission Draft

modifications were incorporated into the Pre-Submission Draft version of the revised Neighbourhood Plan.

- I.22 Consultation on the Pre-Submission Draft version of the revised Stoke Golding Neighbourhood Plan ran from Tuesday 9 May to Tuesday 20 June 2023.
- I.23 A copy of the Pre-Submission Draft version of the revised Neighbourhood Development Plan was made be available to download, along with supporting documentation, on the Parish Council website. A summary of the draft revised Neighbourhood Development Plan, indicating what revisions have been made, was delivered to all premises within the Parish.
- I.24 All comments received were considered by Stoke Golding Parish Council and used to amend the Pre-Submission Draft version of the revised Neighbourhood Plan. A Consultation Statement, including a summary of all comments received and how these were considered, has been made available on the Parish Council website.

Next Steps

- I.25 The draft revised Stoke Golding Neighbourhood Development Plan will now be submitted to Hinckley and Bosworth Borough Council for publication and a further six-week public consultation will take place before it is sent to an Independent Examiner.

- I.26 Material modifications which do not change the nature of the first Plan require examination but not a referendum. Material modifications which do change the nature of the first Plan require examination and a referendum.
- I.27 When the revised Stoke Golding Neighbourhood Development Plan is adopted, it will replace the current version of the Neighbourhood Plan and form part of the Statutory Development Plan for Stoke Golding Parish. Hinckley and Bosworth Borough Council will continue to be responsible for determining most planning applications (mineral and waste planning applications are determined by the County Council). Therefore, in Stoke Golding Neighbourhood Area the policies in the revised Neighbourhood Development Plan will continue to form the basis of those decisions along with the adopted Hinckley and Bosworth Local Plan and any other material considerations.
- I.28 The Neighbourhood Plan should be read as a whole (including its footnotes and annexes). Decision makers should apply all the policies that are relevant to the application that is being determined.

Policy SGI: Decision-taking

When determining a planning application, all the relevant policies of the Neighbourhood Plan will be applied.

Stoke Golding Neighbourhood Plan Review: Submission Draft

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 1: Stoke Golding

- 2.5 The 2021 Census shows the Parish to have a population of 2,000¹ living in 880² households. 52.2% of the population was aged over 50 compared with 43.6% in Hinckley and Bosworth Borough.

¹ Rounded to the nearest 100 people

² Rounded to the nearest 10 households

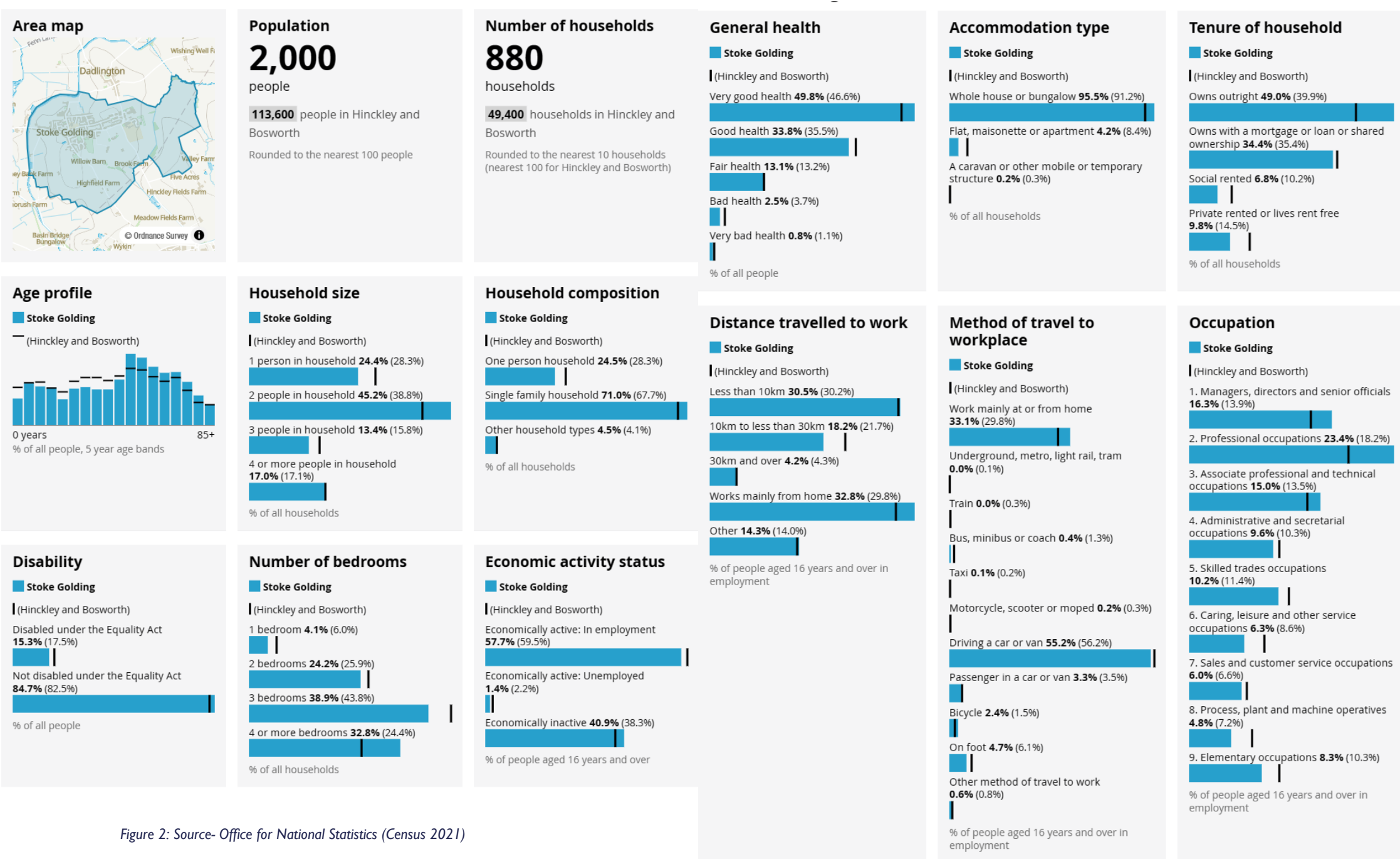


Figure 2: Source- Office for National Statistics (Census 2021)



Stoke Golding Neighbourhood Plan Review: Submission Draft

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 sections. Wider community aspirations than those relating to the development and use of land cannot form part of the statutory development plan. Any such matters will be taken up by Stoke Golding Parish Council.

Sustainable Development

- 3.3 The Neighbourhood 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

Stoke Golding Neighbourhood Plan Review: Submission Draft



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.

Strategic Environmental Assessment

- 3.5 All plan-making and decision-making should help to achieve sustainable development. To demonstrate how the first Neighbourhood Plan contributed to improvements in environmental conditions a Strategic Environmental Assessment (SEA) was undertaken.
- 3.6 The Neighbourhood Plan Review has been the subject of SEA/HRA scoping as before, though a full appraisal is not required.

Vision

- 3.7 In setting out the aims for the Neighbourhood Plan it is vital to consider how Stoke Golding should be at the end of the plan period. The Neighbourhood 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. The Vision Statement contains seven objectives which have shaped the planning policies.

Stoke Golding Neighbourhood Plan Review: Submission Draft



Stoke Golding Neighbourhood Plan Review: Submission Draft

4. Housing

4.1 Stoke Golding has experienced huge growth since World War II mostly in the form of housing estates (Map 2 page 13). Much of this development has taken place to the east of High Street and along Hinckley Road and Wvykin Lane. There are now 906 dwellings in Stoke Golding Parish (2021 Census), compared with around 100 in 1955.

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.



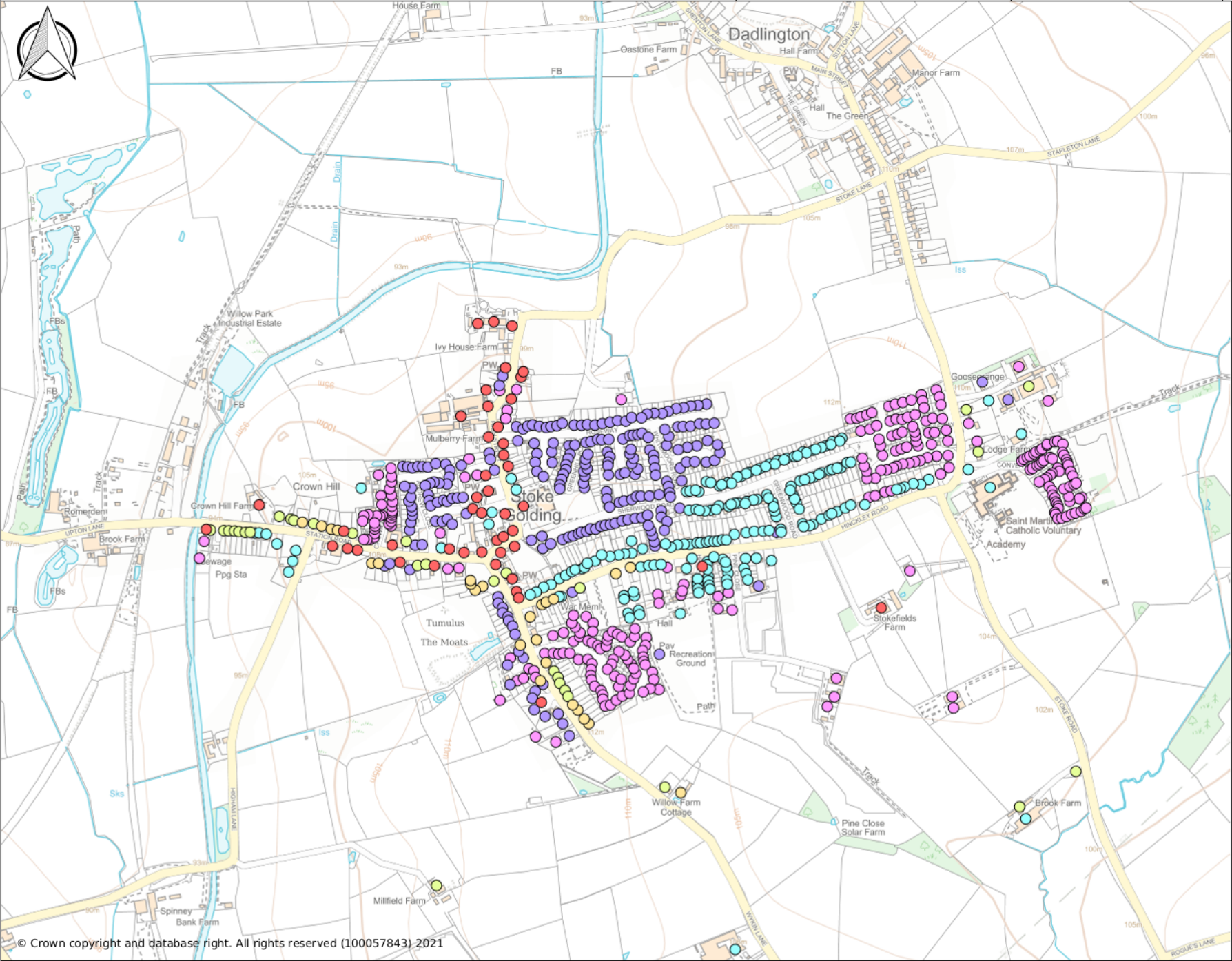
Figure 3: Bosworth Manor development off Hinckley Road

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 minimum housing requirement was exceeded by the recently completed Bosworth Manor development of 83 dwellings and the Convent Drive development containing 59 dwellings. This is more than double the minimum requirement.

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 to 2041. The new Local Plan will not be finalised until 2025 at the earliest, but in the meantime the Borough Council is encouraging qualifying bodies preparing neighbourhood plans to plan for the period to 2041 to align with the new Local Plan.

Housing Provision

4.5 As with the first Stoke Golding Neighbourhood Plan, the Borough Council is unable to provide an indicative housing provision for Stoke Golding Neighbourhood Area. Consequently, Stoke Golding Parish Council has undertaken its own assessment to provide an indicative housing requirement for the Neighbourhood Area.



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 Review: Submission Draft

4.6 In the first Neighbourhood Plan, the housing requirement for Stoke Golding was calculated by apportioning the overall borough housing need to the parish based on its share of the borough population.

4.7 Based on population (2017 mid-year estimates) Stoke Golding parish accounts for 1.7% of the total borough population. Based on this share Stoke Golding would have a housing requirement of 143 dwellings between 2020 and 2039. Including a 10% additional buffer, the housing requirement set out in the first Neighbourhood Plan was a minimum of 158 dwellings.

4.8 This requirement needs to be reviewed to ensure that the policies of the Neighbourhood Plan continue to meet up-to-date housing needs.

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 that strategic policies should be informed by a local housing need assessment, conducted using the standard method set out in national planning guidance.

4.10 Based on this standard method, the minimum figure for Hinckley and Bosworth Borough Council is 468 dwellings per annum.

Statement of Common Ground

4.11 The [Leicester and Leicestershire Housing & Economic Needs Assessments](#) (HENA) sets out a proposed distribution of the unmet housing and employment need from Leicester City across the Leicestershire authorities. A Statement of Common Ground between the Leicestershire partners reflecting this proposed distribution has been prepared. However, Hinckley and Bosworth Borough Council does not agree with part of the methodology that would see the Borough providing an additional 187 dwellings per annum.

Stoke Golding Housing Requirement

4.12 If the Borough requirement was increased to 659³ dwellings per annum, based on its share Stoke Golding's new housing requirement would be 11.2 dwellings per annum or 235 dwellings for the period 2020 and 2041.

4.13 An additional flexibility allowance would not be necessary for Stoke Golding as there is considerable certainty that the

³ Based on a standard method requirement of 472 dwellings per annum (since reduced to 468) plus 187 dwellings per annum representing the Borough's apportionment of Leicester City's unmet housing needs.



Stoke Golding Neighbourhood Plan Review: Submission Draft

large housing sites proposed for the village will come forward for development.

Reforms to National Planning Policy

- 4.14 On 22 December 2022 the Department for Levelling Up, Housing & Communities issued consultation on its proposed approach to [updating the National Planning Policy Framework](#). This included changes to make clear how housing figures should be derived and applied. It follows that, as the Neighbourhood Plan Review progresses, the housing requirement may change.

Housing Supply

- 4.15 In Stoke Golding parish, there were 191 dwellings in the pipeline (with planning permission at 1 April 2022) that will contribute to meeting the housing requirement. Most of these (190 dwellings) arise from the approval of the following three large-site housing commitments:
- 25 Nov 2022- approval of Reserved Matters (22/00845/REM) of outline consent (19/01324/OUT) for the construction of up to 55 dwellings at Wykin Lane. Site to be developed by Davidson Homes.
 - 11 October 2022- approval of Reserved Matters (21/01413/REM) of outline consent 20/00779/OUT for the development of up to 65 dwellings, east of Roseway. Site being developed by Barwood Homes.
 - 5 August 2022- approval of Reserved Matters (22/00391/REM) of outline consent 21/00656/OUT for

the erection of 70 dwellings and associated open space, drainage and infrastructure at Stoke Fields Farm, Hinckley Road. Site being developed by Miller Homes.

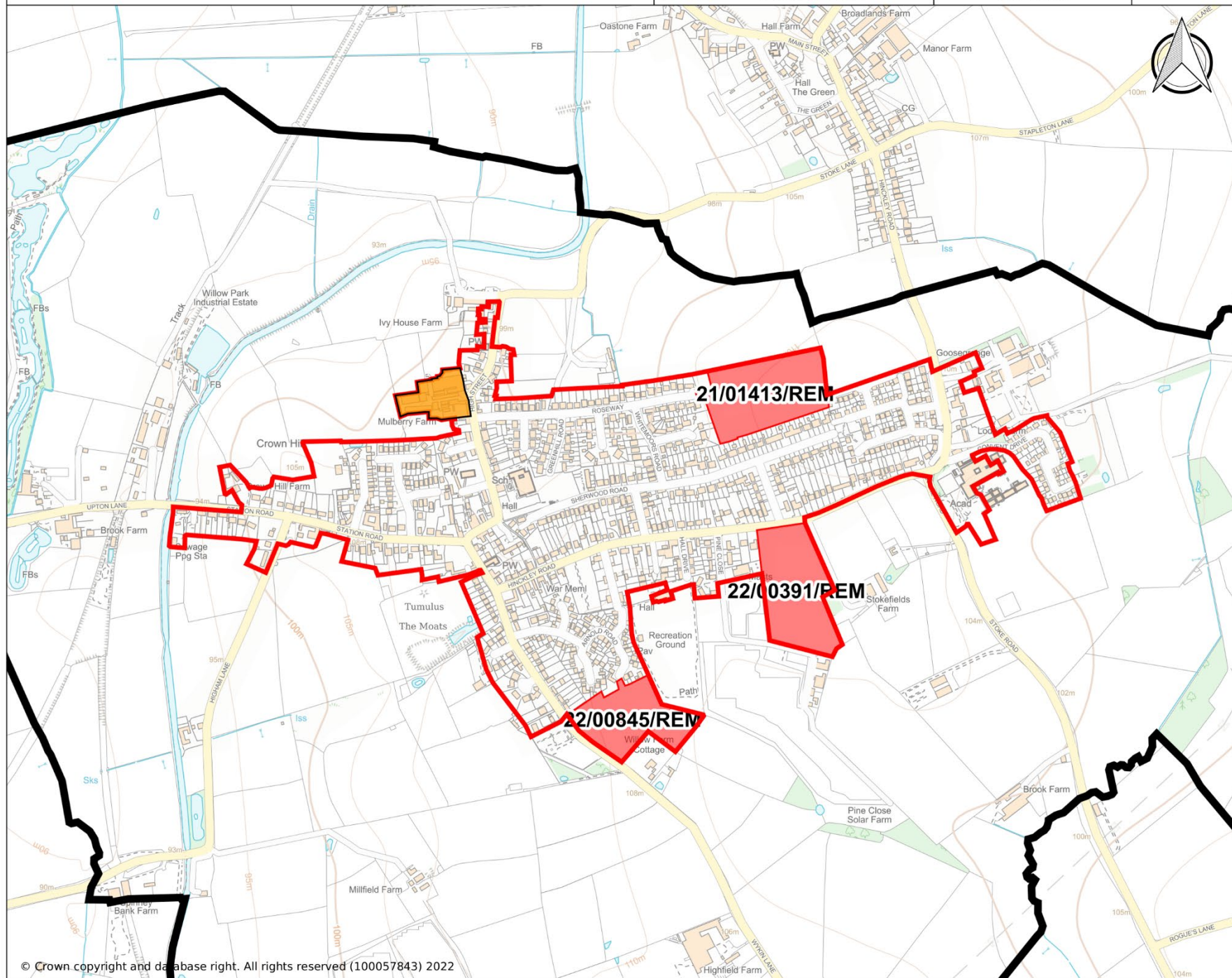
- 4.16 A further seven dwellings have been permitted since 1 April 2022 (to 1 August 2023). With 25 dwellings allocated at Mulberry Farm, High Street, the housing supply is already 223 dwellings. The remaining requirement will be met by windfall housing development (Policy SG4) which is very likely to exceed the shortfall of 12 dwellings.

Policy SG2: Housing Requirement

The housing requirement for Stoke Golding for the period 2020 to 2041 is a minimum of 235 dwellings. This will be met by committed developments; the allocation of a site at Mulberry Farm, High Street for the development of approximately 25 dwellings in accordance with Policy SG3; and windfall development in accordance with Policy SG4.

Objectives met:

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



**Large-scale (10+dw)
housing commitment**



Settlement Boundary

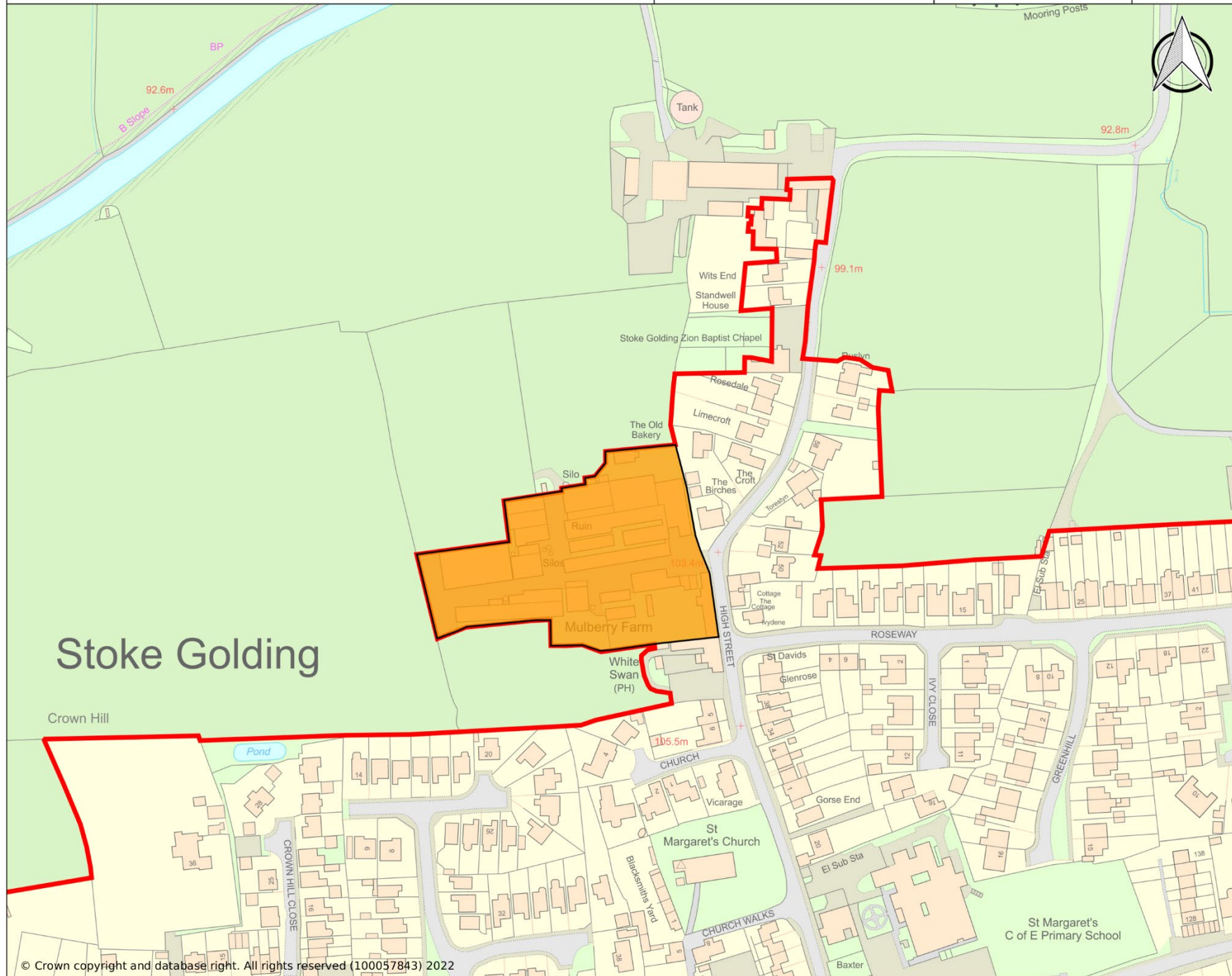


Housing Allocation



Neighbourhood Area





Settlement Boundary



Housing Allocation



Stoke Golding Neighbourhood Plan Review: Submission Draft

Mulberry Farm, High Street

- 4.17 Following a detailed site selection process and community engagement, the first Neighbourhood Plan allocated a housing site at Mulberry Farm off High Street (Maps 3 & 4 on pages 15 & 17).



Figure 4: Mulberry Farm, High Street

- 4.18 The poultry farm is 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'.
- 4.19 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 development to be focussed on smaller, previously developed sites.

Policy SG3: 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. Development will be supported subject to the following criteria:

1. The development shall provide approximately 25 dwellings;
2. The principal access should be off High Street;
3. 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;
4. 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;



Stoke Golding Neighbourhood Plan Review: Submission Draft

5. As a site potentially containing heritage assets of archaeological interest, developers should submit an appropriate desk-based assessment;
6. As there is a reasonable likelihood of a protected species being present, developers should submit an appropriate Ecological Assessment (including protected species) Survey;
7. The hedge along the western boundary of the site shall be retained or replaced;
8. The residential amenities of existing and planned properties on the west side of High Street are protected;
9. 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;
10. The site layout should create a sensitive transition to the countryside to the west;
11. The site shall be cleared, and any contamination present safely remediated prior to the commencement of any development;
12. Development shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, in such that a discharge to the public sewerage systems are avoided, where possible; and
13. Development shall ensure that Sustainable Drainage Systems (SuDS) for the management of surface water

run-off are put in place unless demonstrated to be inappropriate. All schemes for the inclusions of SuDS should demonstrate they have considered all four aspects of good SuDS design, Quantity, Quality, Amenity and Biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.

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

Infill Housing Development

- 4.20 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 15). This replaces the Settlement Boundaries defined by the first Neighbourhood Plan and the Site Allocations and Development Management Policies DPD.

Stoke Golding Neighbourhood Plan Review: Submission Draft

- 4.21 Outside the Stoke Golding Settlement Boundary, new build residential development will be considered using SG6 Countryside.



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

Policy SG4: Infill Housing Development

Housing development proposals will be supported within the Settlement Boundary identified on Map 3 and the Policies Maps provided they comply with all the policies of the Stoke Golding Neighbourhood Plan.

Objectives met:

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

Meeting Local Housing Needs

- 4.22 In 2022, the local planning authorities across Leicester and Leicestershire, and the Leicester and Leicestershire Enterprise Partnership, commissioned a [Housing and Economic Needs Assessment](#) (HENA) to inform the preparation of local plans across the sub-region.
- 4.23 Having regard to demographic changes and how households of different ages occupy homes, together with adjustments to address overcrowding, the HENA identifies the mix of homes needed in different tenures. The analysis linked to long-term demographic change concludes that the following represents an appropriate mix of affordable and market homes in the Borough:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market Housing	5%	35%	45%	15%
Affordable home ownership	20%	40%	30%	10%
Affordable housing (rented)	30%	40%	25%	5%

- 4.24 Within this context, new housing also needs to reflect local characteristics. Taking into consideration the housing profile



Stoke Golding Neighbourhood Plan Review: Submission Draft

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

- 4.25 The older person population of the Borough is projected to increase significantly. The Housing Needs Study 2019 forecasts a 50% increase in the population aged 65+ over the period 2016 to 2036- potentially accounting for two-thirds of total population growth.

- 4.26 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. Around 22% of homes in Stoke Golding area are bungalows- significantly higher than the average of 14% for Hinckley and Bosworth Borough.
- 4.27 With limited healthcare and other services and facilities, providing support for the very oldest residents in Stoke Golding will be challenging.

Housing Commitments

- 4.28 The mix of housing that is needed to meet the needs of people living locally has largely been ignored by developers. Of the 190 dwellings planned at Roseway, Wykin Lane and Stoke Fields farm, 39% of market dwellings are of four or more bedrooms against a need of 15%.
- 4.29 The over-supply of larger dwellings will require restrictions on the provision of market dwellings of four or more bedrooms in the future. The recommendations of the Housing Needs Study 2019 have been adjusted to account for this.

Policy SG5: Market Housing Mix

New housing development of more than four dwellings shall provide for a mix of housing types that will reflect the recommendations of the 2022 Leicester and Leicestershire

Stoke Golding Neighbourhood Plan Review: Submission Draft



Housing and Economic Needs Assessment (see table at paragraph 4.23). Variations in the housing mix will be supported where justified by independently verified viability evidence or by more up-to-date local housing need evidence.

Objectives met:

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

Self-Build and Custom Housebuilding

- 4.30 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
- 4.31 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.

- 4.32 As of June 2023, there were 37 individuals on the Borough Council's self-build register. Only one specifically mentioned requiring a plot in the Stoke Golding area.

Affordable Housing

- 4.33 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.
- 4.34 To apply for council and housing association properties for rent local people need to apply to go on Hinckley and Bosworth Borough Council's Housing Register. To be eligible you need to have a local connection and be eligible under immigration rules. Properties are allocated to interested applicants based on priority need. In 2022, there were just nine households on the Housing Register with a local connection to Stoke Golding.

First Homes

- 4.35 Neighbourhood plans are now expected to take account of the new First Homes requirements. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing'



Stoke Golding Neighbourhood Plan Review: Submission Draft

for planning purposes. Specifically, First Homes are discounted market sale units which:

- must be discounted by a minimum of 30% against the market value;
- are sold to a person or persons meeting eligibility criteria;
- on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount and certain other restrictions are passed on at each subsequent title transfer; and,
- after the discount has been applied, the first sale must be at a price no higher than £250,000.

4.36 First Homes are the Government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations. In the case of Stoke Golding, this minimum is found to be appropriate.

Housing Commitments

- 4.37 On large private-sector developments, 40% of dwellings should be affordable. Of the 190 dwellings planned at Roseway, Wykin Lane and Stoke Fields farm, 76 will be affordable. The allocated housing site will also be expected to contribute fully to affordable housing provision.
- 4.38 Consequently, a healthy supply of affordable housing in the village is expected and far exceeds the number of

households with a local connection on the Housing Register. In the unlikely event that there was to be a proven local need for additional affordable homes in the future, the national and local planning policies make 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.

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%. 25% of all affordable homes on qualifying sites will be sought as First Homes in line with national guidance. The remaining 75% shall be 56% affordable homes for rent and 19% affordable home ownership.

The provision of a lower level or variation to the minimum affordable housing provision will need to be supported by an independently verified viability assessment.

Only in exceptional circumstances will off-site provision or financial contributions be acceptable in lieu of on-site provision of affordable housing. Applicants will be required

Stoke Golding Neighbourhood Plan Review: Submission Draft



to submit justification for off-site provision or financial contributions.

The mix of affordable housing shall reflect the needs of those on the Housing Register who have a local connection to Stoke Golding.

Affordable housing should be incorporated into the overall design layout to avoid significant clustering of affordable housing, and it should be designed to make it indistinguishable from market housing.

Objectives met:

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

Stoke Golding Neighbourhood Plan Review: Submission Draft



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.

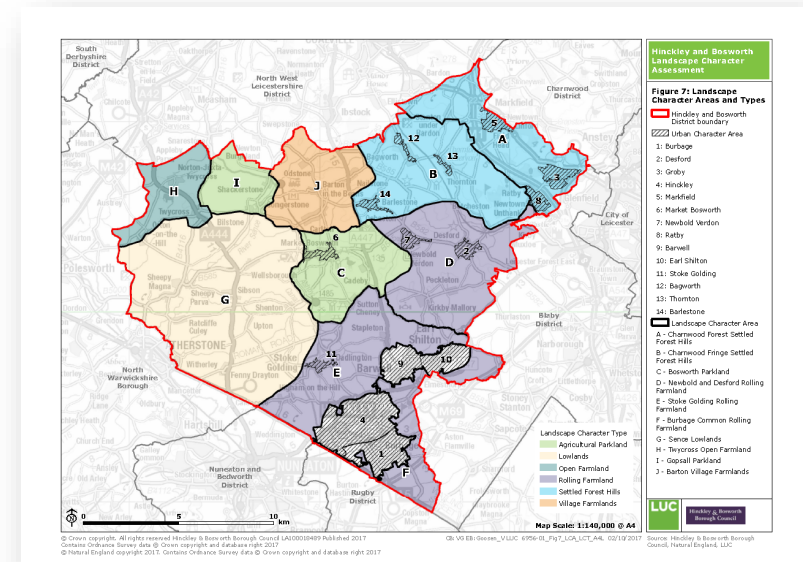
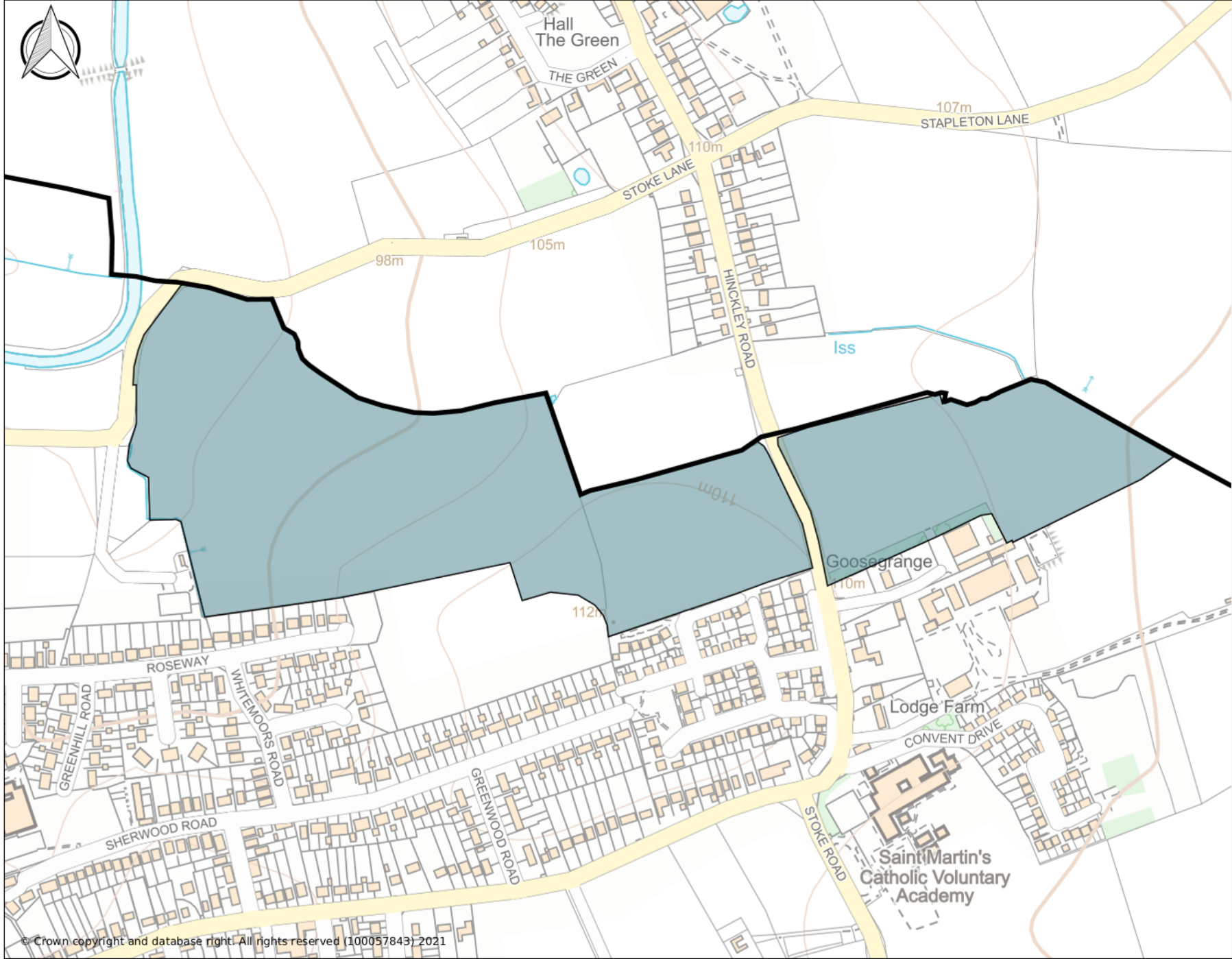
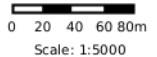


Figure 6: Landscape Character Areas and Types

- 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.



Neighbourhood Area



Area of Separation





Stoke Golding Neighbourhood Plan Review: Submission Draft

- 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 in accordance with national and local planning policies. 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. In countryside locations only the following types of development will be supported:

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 Policy DM15;
3. Rural exception housing sites and isolated homes in the countryside in accordance with Core Strategy Policy 17,

Site Allocations and Development Management Policies DPD Policies DM5 and DM14, and the National Planning Policy Framework;

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 granting of planning permission for 65 dwellings on land east of Roseway (20/00779/OUT) has eroded the countryside between the two settlements, increasing the importance of the area that remains. The Stoke Golding and



Stoke Golding Neighbourhood Plan Review: Submission Draft

Dadlington Area of Separation (Map 5 page 25) aims to check potential encroachment and help to safeguard the scale, setting and special character of both villages.

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, will be retained. The construction of new buildings or inappropriate uses of land in accordance with Policy SG7 which adversely affect the open character of this area or the character and setting of Dadlington or Stoke Golding villages will not be supported.

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 28) 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.



**Local Wildlife Site
(polygon)**



Local Wildlife Site (point)



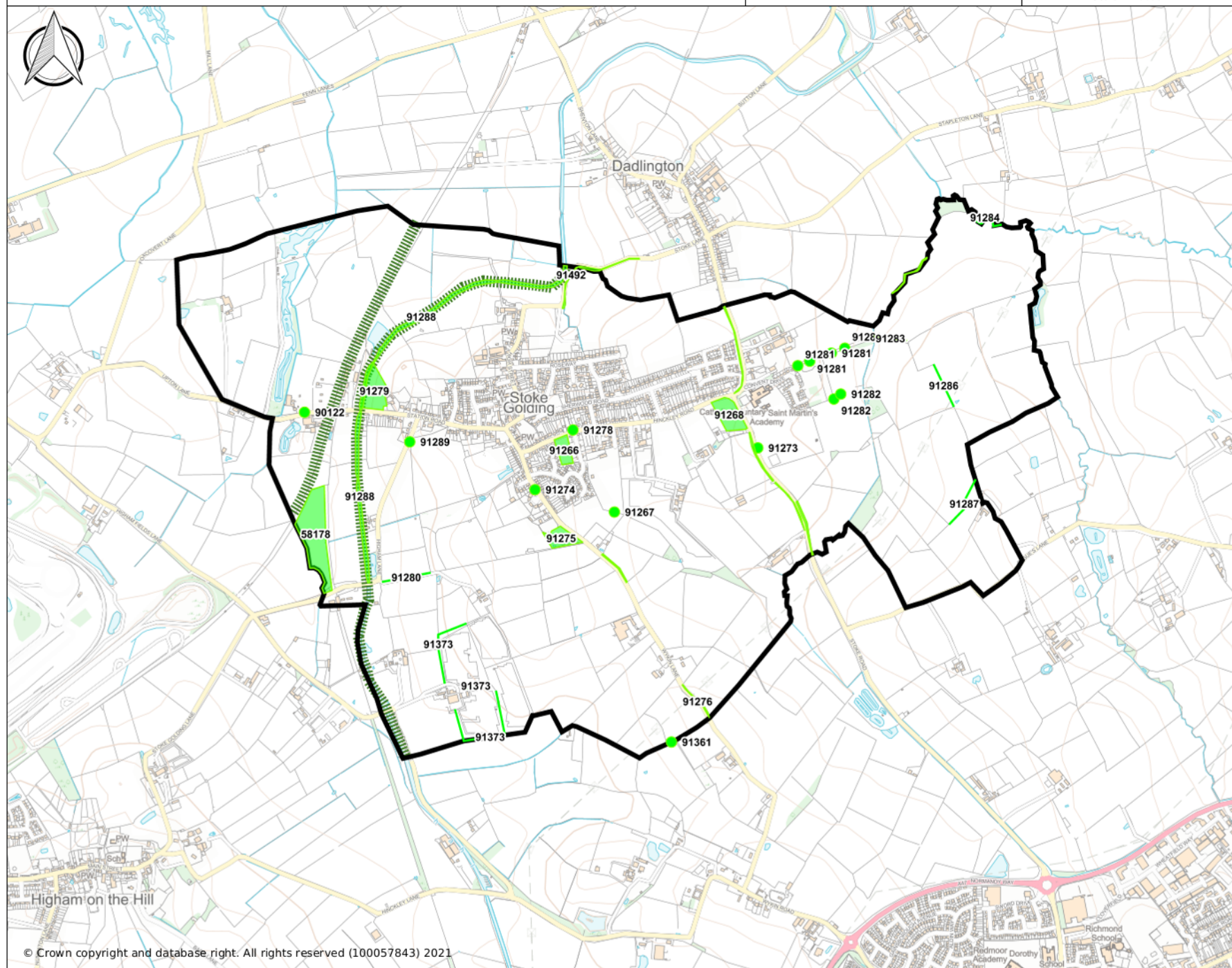
Local Wildlife Site (Line)



Neighbourhood Area



Green Infrastructure



Stoke Golding Neighbourhood Plan Review: Submission Draft

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.

To be supported development proposals must be located and designed to avoid or minimise adverse impacts on the Green Infrastructure Network.

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

Access to the Countryside



Figure 7: Ashby Canal/Ambion Way footpath

- 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

Stoke Golding Neighbourhood Plan Review: Submission Draft

location of rights of way on a definitive map. It also has a 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 Only the Definitive Map itself provides conclusive evidence of the existence, location and status of a public right of way. The master Definitive Map can be viewed by appointment at County Hall. A copy of the Definitive Map can be viewed at Hinckley library.
- 5.22 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.
- 5.23 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 proposals should protect and enhance public rights of way, including for their biodiversity value, and wherever possible create new links to the network including footpaths, bridleways and cycleways.

Important Views

- 5.24 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 9: View from Stoke Lane towards Stoke Golding

- 5.25 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.

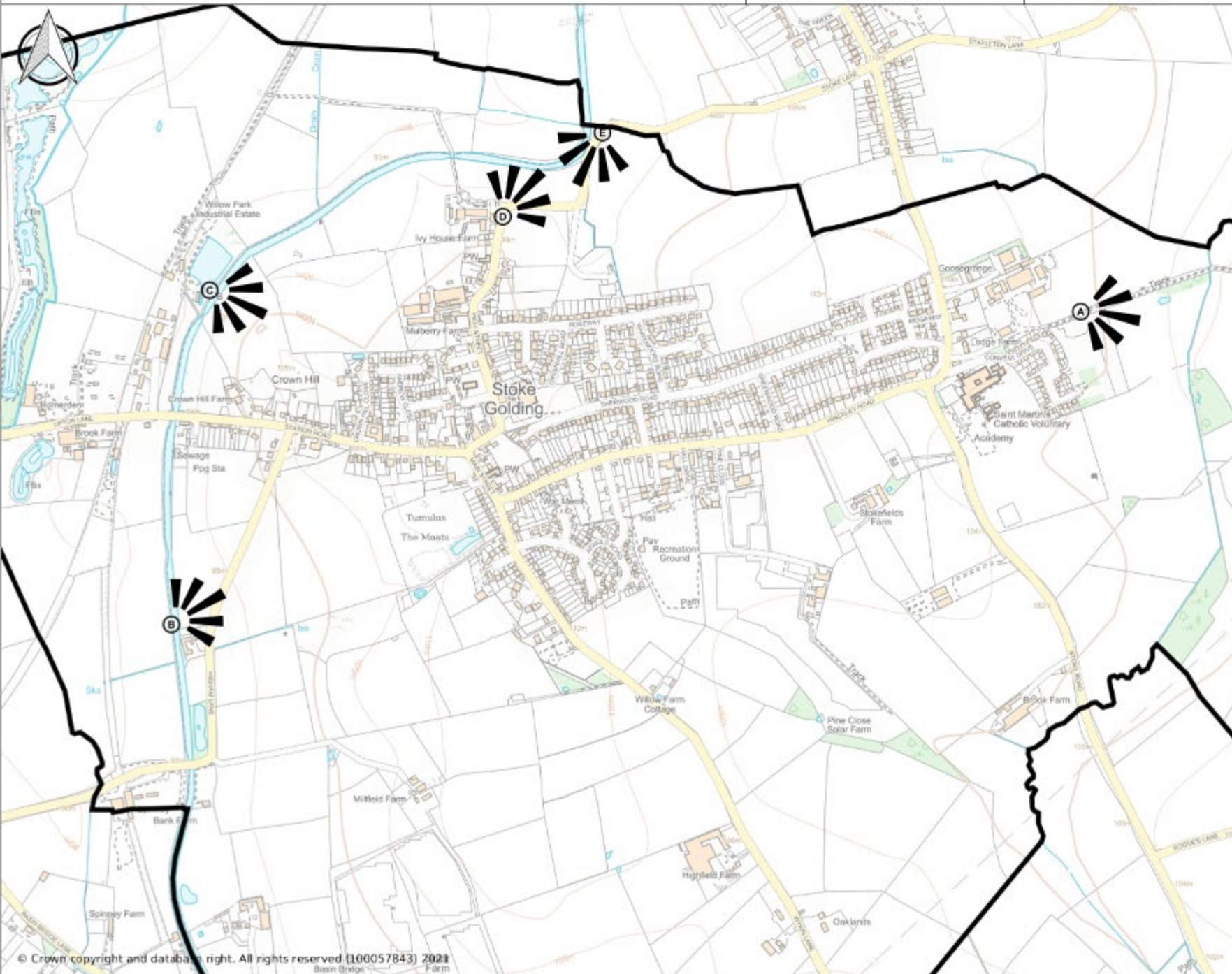
Map 7

Author:

Scale: 1:10000



Locally Important Views



Stoke Golding Neighbourhood Plan Review: Submission Draft

- 5.26 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 31 and Appendix I).



Figure 10: View from Ashby Canal towpath looking towards Stoke Golding

- 5.27 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 major 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. 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 locally important views from publically accessible locations that are regarded as highly characteristic, as listed below and identified on Map 7 and Appendix I:

- A. View from the track adjacent to Convent Drive looking towards Stapleton and Sutton Cheney
- B. View from Ashby Canal towpath looking towards Stoke Golding
- C. View from Ashby Canal near marina looking towards Stoke Golding (Ivy House Farm)
- D. View from Ivy House Farm looking towards Dadlington
- E. View from Stoke Lane towards Stoke Golding.

The scope of the Locally Important View is shown at Appendix I and extends to the visible horizon.

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



Stoke Golding Neighbourhood Plan Review: Submission Draft

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

Biodiversity

- 5.28 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 28).
- 5.29 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.
- 5.30 Notable species with European or UK Legal Protection that have been recorded in the area include Adder, Common Frog, Common Toad, Great Crested Newt, Smooth Newt, Hobby, Red Kite, Badger, various bat species, Water Vole and Bluebell.

Biodiversity Net Gain

- 5.31 Biodiversity net gain is an approach which aims to leave the natural environment in a measurably better state than beforehand. Biodiversity Net Gain is proposed in the Government's [25 Year Environment Plan](#) and mandated as a

condition of planning permission in the 2019 Environment Bill. Biodiversity Net Gain requires a 10% increase in biodiversity after development, compared to the level of biodiversity prior to the development taking place. The National Planning Policy Framework includes compulsory Biodiversity Net Gain.

- 5.32 [Interim guidance](#) for assessing areas and features of strategic biodiversity importance in Leicester, Leicestershire and Rutland has been prepared to support biodiversity net-gain metrics.

Great Crested Newt District Level Licensing Scheme

- 5.33 Great crested newts are a European protected species. The animals and their eggs, breeding sites and resting places are protected by law.
- 5.34 Developers proposing to develop land where great crested newts may live, can pay to join a district level licensing scheme that will make a financial contribution to strategic, off-site habitat compensation instead of applying for a separate licence or carrying out individual detailed surveys.

Policy SG12: Ecology and Biodiversity

To be supported development proposals that cannot avoid harm to the biodiversity or the geological significance of the following sites must include adequate mitigation, or as a last resort compensate for that harm:



Stoke Golding Neighbourhood Plan Review: Submission Draft

- 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 91284
- U. Streamside hedgerow 2 LWS 91285

- V. Stoke Golding hedgerow and oak LWS 91286
- W. Hedgerow west of Westmoreland Farm LWS 91287
- X. Higham Lane Ash LWS 91289
- Y. Wykin Fields Ash LWS 91361
- Z. Stoke Golding Basin Bridge Farm hedges LWS 91373
- AA. Stoke Lane Hedgerow LWS 91492

Development proposals should provide for a minimum 10% biodiversity net-gain. Proposals for biodiversity conservation or enhancement of the following types will be supported:

1. The conservation and creation of deciduous woodland and mesotrophic grassland⁴;
2. The creation of connections between the network of features and habitats,
3. The use of traditional 'Midlands' style'⁵ 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:

⁴ Neutral grasslands, or mesotrophic grasslands, are used for hay making, water meadows and grazing pasture.

⁵ Also known as bullock style. This hedge was designed to keep big heavy bullocks in their field. Typical features of the style are:
Stake sides face road or plough land.

Brush is on the animal side to stop them from eating new growth.

Hedge slopes towards the animals, as stakes are driven in behind the line of the roots.

Strong binding is below the top of the hedge (so that bullocks cannot twist it off with their horns).



Stoke Golding Neighbourhood Plan Review: Submission Draft

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

Trees and Hedgerows

- 5.35 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.
- 5.36 The rural appearance of Stoke Golding is largely due to the number, and distribution of woodland, trees and hedgerows.
- 5.37 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.
- 5.38 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 unless this is demonstrated not to be possible. Proposals should be designed to retain ancient trees, hedgerows or trees of arboricultural and amenity value.

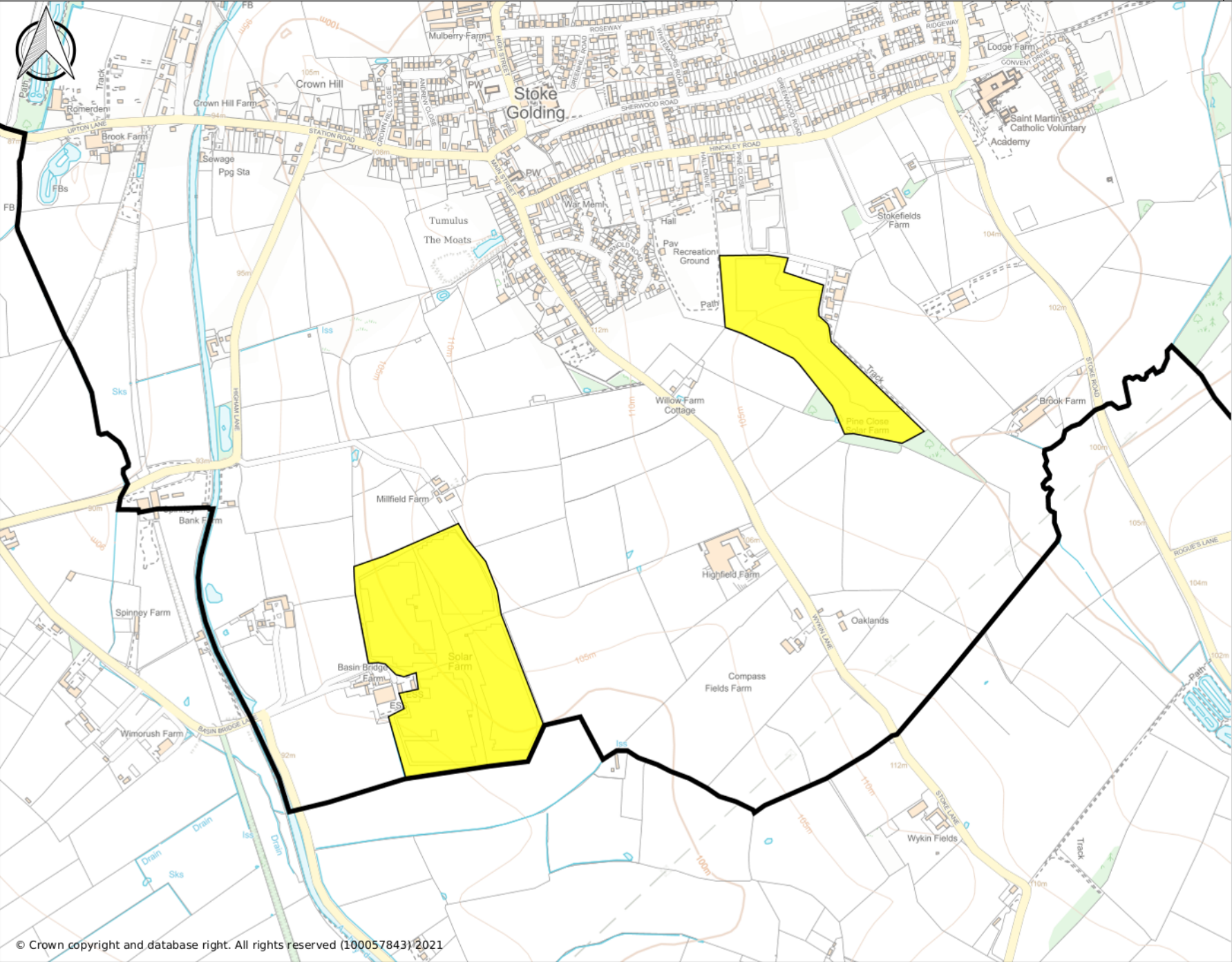
Proposals should incorporate arrangements for hedge and tree maintenance that takes account of ground conditions, agricultural land use, wildlife and highway safety. Development layouts should provide a natural vegetation buffer zone of at least 5 metres alongside all retained hedgerow.

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

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



Neighbourhood Area



Solar Farms





Stoke Golding Neighbourhood Plan Review: Submission Draft

5.40 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

5.41 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.

5.42 There are already two relatively large solar farms in the Neighbourhood Area (Map 8 page 36). 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.

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

Wind Energy

5.44 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.

5.45 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

5.46 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.

Policy SGI4: Renewable Energy

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

- I. Wherever possible previously developed (brownfield) or non-agricultural land is used;

Stoke Golding Neighbourhood Plan Review: Submission Draft



2. Their impact on heritage assets, where applicable, has been fully assessed and addressed;
3. Their location should be sensitive to the character of the landscape. 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 SG12. 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.

Objectives met:

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



Stoke Golding Neighbourhood Plan Review: Submission Draft

6. Heritage and Design

History⁶

- 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

⁶ www.stokegolding.co.uk Historical research by Jill Webster, local historian



Stoke Golding Neighbourhood Plan Review: Submission Draft

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

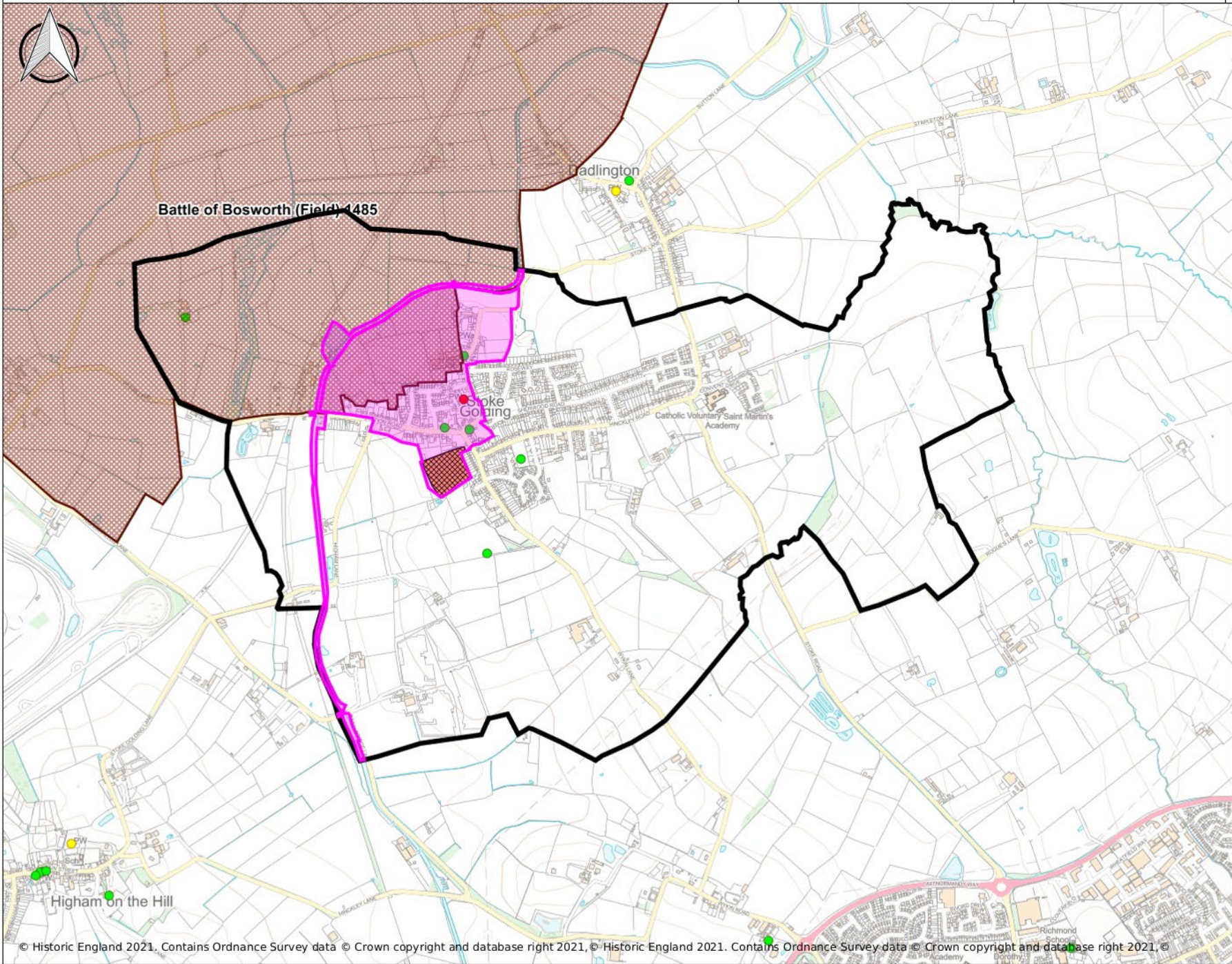
- 6.8 Neighbourhood Plans have given local communities the opportunity to shape and influence their local areas. People develop strong attachments to places where they were born, where they live, where they work or where they spend their leisure time. Heritage, both built and natural, defines the character 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 40).
- 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:



Conservation Areas



Neighbourhood Area



Battlefields



Listed Buildings

- I
- II
- II*

Scheduled Monuments



Stoke Golding Neighbourhood Plan Review: Submission Draft



Hlaew⁷ 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



Figure 12: Church of St Margaret of Antioch

⁷ Burial mound

Stoke Golding Neighbourhood Plan Review: Submission Draft

like their original condition are listed, as are most of those built between 1700 and 1840.

- 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 12th Century and in its early stages may have been a wooden structure and was originally a chancellor 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

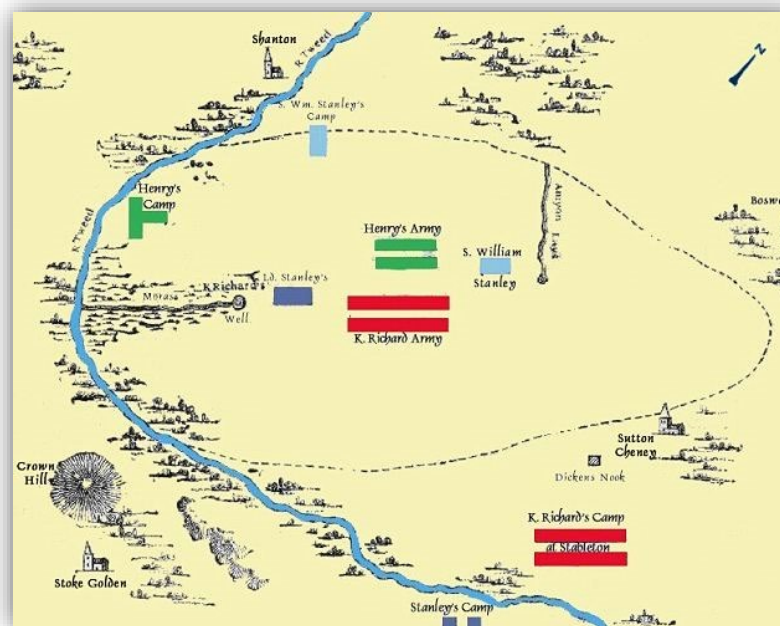


Figure 13: Battle of Bosworth

Stoke Golding Neighbourhood Plan Review: Submission Draft

York, was killed in the battle. Historians consider Bosworth Field to mark the end of the Plantagenet dynasty, making it a defining moment of English and Welsh history.

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



Figure 14: Ashby Canal Centre

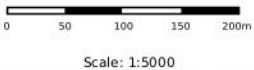
added a further layer of local distinctiveness to the area.

Stoke Golding Neighbourhood Plan Review: Submission Draft



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.



Locally Valued Heritage Assets



Stoke Golding Neighbourhood Plan Review: Submission Draft

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 Locally Valued Heritage Assets (Map 10 page 44) 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 15: The Charity of Thomas Barton

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

Stoke Golding Conservation Area Appraisal

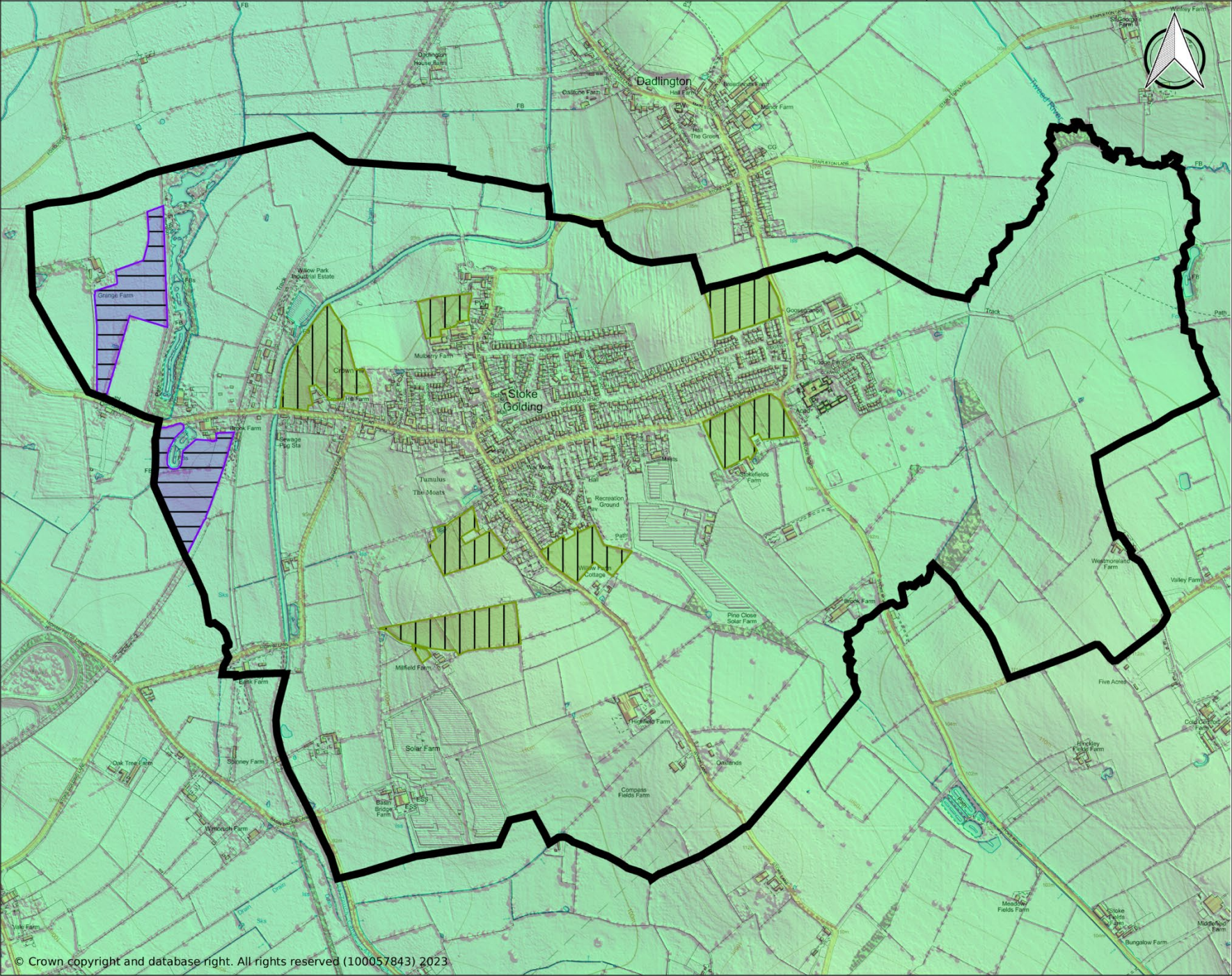
- 6.31 The [Conservation Area Appraisal](#) identifies a list of important local buildings.

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.

Non-Designated Heritage Assets of Archaeological Interest

- 6.33 The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:
- 6.34 Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets;
- 6.35 Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.



Ridge and Furrow
(possible)



Ridge and Furrow
(certain)



Neighbourhood Area





Stoke Golding Neighbourhood Plan Review: Submission Draft

- 6.36 Throughout the Parish there are prehistoric, Roman, post-medieval and modern non-designated archaeological sites.

Ridge and Furrow

- 6.37 Ridge and furrow is an archaeological pattern of ridges and troughs created by a system of ploughing used in Europe during the Middle Ages, typical of the open field system. During the 1990s the Monuments Protection Programme investigated survival and loss of medieval and post-medieval agricultural earthworks in the English Midlands. The region was identified as preserving the best surviving examples in Europe. The work was published as 'Turning the Plough' (Hall 2001), and identified 40 parishes where the most significant earthworks were located. In 2011 it was decided to update records of what survives in the 40 parishes. English Heritage took new oblique photographs, allowing the condition of ridge and furrow to be mapped and recorded in detail.
- 6.38 Some areas of ridge and furrow remain in and around Stoke Golding (Map 11).

Policy SG15: Non-designated Heritage Assets

The determination of planning applications which would affect non-designated heritage assets (as listed below and shown on Maps 10 and 11 and the Policies Maps) will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset. 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
- 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



Stoke Golding Neighbourhood Plan Review: Submission Draft

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

Ridge and Furrow sites are non-designated heritage sites of archaeological interest.

Objectives met:

✓ The unique character and heritage of Stoke Golding is conserved

Design

- 6.39 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.
- 6.40 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.

- 6.41 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 Form and Character

Overview

- 6.42 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)

- 6.43 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.



Stoke Golding Neighbourhood Plan Review: Submission Draft

6.44 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

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

Building Style

6.46 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.

6.47 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.

6.48 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 SG16: 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:

1. Be in keeping with the scale, form and character of its surroundings;
2. Protect and where possible enhance 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. As appropriate to the scale of development create a place with a locally inspired or otherwise distinctive character and:
 - i) Protect and where possible enhance the setting of the canal and battlefield site, particularly through the

Stoke Golding Neighbourhood Plan Review: Submission Draft



- integrity of farmsteads and dispersed built form on the main approaches to the village;
- ii) Respect local building styles by ensuring that buildings of modest size (maximum of two storeys), simple in plan and elevation. Buildings should be red brick with dark blue plain clay roof tiles or Welsh slates. Chimneys should be prominent;
- iii) Protect and where possible enhance Stoke Golding's historic street pattern, including jitties and yards;
- iv) Development in, or affecting the setting of, 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 are 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.

✓ The unique character and heritage of Stoke Golding is conserved

Objectives met:



Stoke Golding Neighbourhood Plan Review: Submission Draft

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 Whether to designate land is a matter for local discretion. Most important green spaces in Stoke Golding already have some protection because they are owned by Stoke Golding Parish Council, in education use or a churchyard. These include:
- St Margaret of Antioch Churchyard
 - Wykin Lane Amenity Green Space
 - Hinckley Road Cemetery
 - Wykin Lane Cemetery
 - Stoke Golding Recreation Ground
 - St Martin's Catholic Voluntary Academy Playing Fields
 - Convent Drive Green Space
 - St Martins Allotments
 - Laburnum Gardens
 - St Margaret's Church of England Primary School, Playing Fields
- 7.3 Consequently, only three sites are designated as Local Green Space. The full reasons for designation are available on the Stoke Golding Neighbourhood Plan website, <https://www.stokegolding.co.uk/np/2023-revisions/>

Policy SGI7: Local Green Spaces

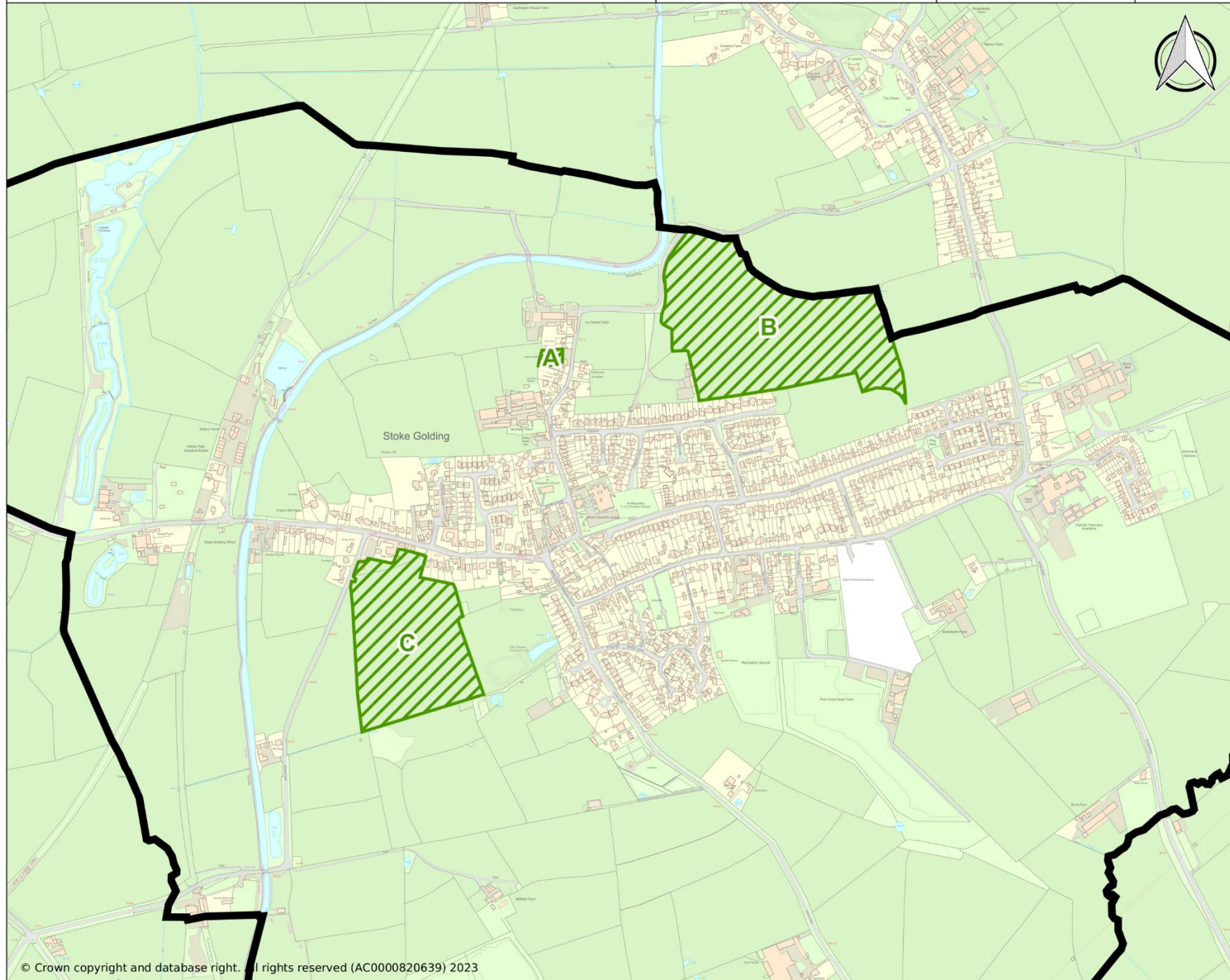
The Plan designates the following parcels of land as local green spaces:

- A. The Zion Baptist Church Allotments
- B. Land to the south of Stoke Road
- C. Land to the south of Station Road

Development proposals within the designated local green spaces will only be supported in very special circumstances.

Objectives met:

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



Local Green Space



Neighbourhood Area



Stoke Golding Neighbourhood Plan Review: Submission Draft

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 12 page 53).
- 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 SG18: Community Services and Facilities

The community facilities listed below should be retained in accordance with Site Allocations and Development Management Policies DPD Policies DM8, DM22 and 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 16: St Margaret's CE Primary School

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

Stoke Golding Neighbourhood Plan Review: Submission Draft

Margaret's Church of England Primary School currently has a capacity of 210 pupils but with around 218 pupils on the roll (at March 2019).

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 (at March 2019). 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.

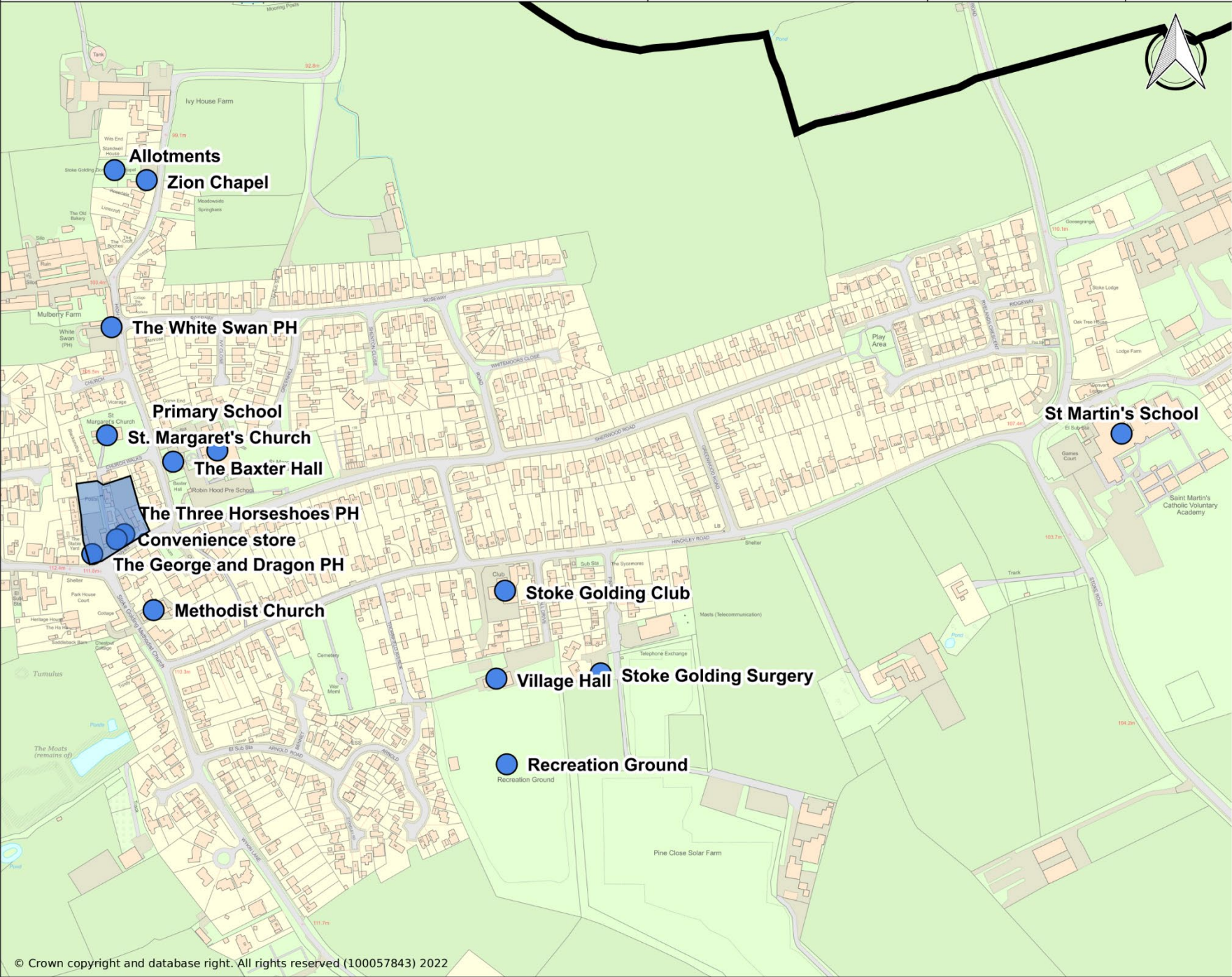
8.8 The school provides education to children aged 11 to 16 years from South West Leicestershire. There are 694 on the school roll.



Figure 17: 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.



Services and Facilities

●

Village Centre

■

Neighbourhood Area

Stoke Golding Neighbourhood Plan Review: Submission Draft



Figure 18: 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 12 page 53). 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: Commercial, business and services uses in the Village Centre

Development proposals that will enhance the commercial, business and service functions of the Village Centre defined on Map 12 and the Policies Maps, will be supported. Development proposals that will adversely affect the vitality and viability of the Village Centre, or detract from the character of the area, will not be supported.

Objectives met:

- ✓ Local services and facilities are protected and improved

Stoke Golding Neighbourhood Plan Review: Submission Draft

✓ Local employment and tourism opportunities are improved

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 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.

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.



Figure 19: Stoke Golding Recreation Ground

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



Stoke Golding Neighbourhood Plan Review: Submission Draft

approx. 135m² (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 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



Stoke Golding Neighbourhood Plan Review: Submission Draft

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 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



Stoke Golding Neighbourhood Plan Review: Submission Draft

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

Any locally determined element of developer contributions will be utilised for new or improved infrastructure relating to the following:

- I. 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.

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



Stoke Golding Neighbourhood Plan Review: Submission Draft

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 (2017-2021) there have been four vehicle related accidents reported in the village. They include one serious accident on Hinckley Road involving one casualty. The other three were slight accidents.

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



Stoke Golding Neighbourhood Plan Review: Submission Draft

complaints. Parking illegally or inconsiderately not only 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.

Leicestershire Highway Design Guide

- 9.11 The [Leicestershire Highways Design Guide](#) deals with highways and transportation infrastructure for new developments. The 2022 interim guide contains amendments and updates to references to standards and guidance. A full refresh is now underway, which will be subject to consultation.
- 9.12 The Leicestershire Highways Design Guide includes guidance on parking provision.

Public Transport

- 9.13 Stoke Golding is served by the Burbage to Nuneaton bus route [7A](#) which operates mostly hourly during the daytime from Monday to Saturday. There is no Sunday service.

Cycling

- 9.14 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.



Stoke Golding Neighbourhood Plan Review: Submission Draft

10. Employment

Economic Activity

- 10.1 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

- 10.2 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.

- 10.3 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

- 10.4 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](#)

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

Bosworth Battlefield

- 10.6 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 Review: Submission Draft

- 10.7 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 20: Ashby Boat Company

Ashby Canal

- 10.8 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.

- 10.9 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.
- 10.10 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.

Objectives met:

✓ Local employment and tourism opportunities are improved

Willow Park Industrial Estate

- 10.11 The Willow Park Estate off Upton Lane (Map 13 on page 65). covers much of the goods sidings of the old Stoke Golding railway station. There are about 17 small units providing offices, workshops and storage for a variety of

Stoke Golding Neighbourhood Plan Review: Submission Draft



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.

- 10.12 Hinckley and Bosworth Borough Council's [2020 Employment Land and Premises Review](#) identified Willow Park Industrial Estate as a key rural employment area for retention.



Figure 21: Willow Park Industrial Estate

Policy SG22: Willow Park Industrial Estate

The expansion of existing businesses and new employment development will be supported within the Willow Park Industrial Estate defined on Map I3 and on the Policies Maps.

In addition to development permitted by national policy, non-B class uses development will only be supported if it:

1. Is for small-scale:
 - a. activities providing services to support the business on Willow Park Industrial Estate; or
 - b. former BI uses where the change of use to other E class uses is to be controlled by condition; and
2. Would not result in any significant loss in employment;
3. Would, where possible, enhance the quality and attractiveness of the Industrial Estate; and
4. Would not, alone or cumulatively, result in the Industrial Estate ceasing to be predominantly in B class use.

Objectives met:

✓ Local employment and tourism opportunities are improved

Business Conversion of Rural Buildings

- 10.13 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



Stoke Golding Neighbourhood Plan Review: Submission Draft

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.

Policy SG23: Business Conversion of Rural Buildings

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

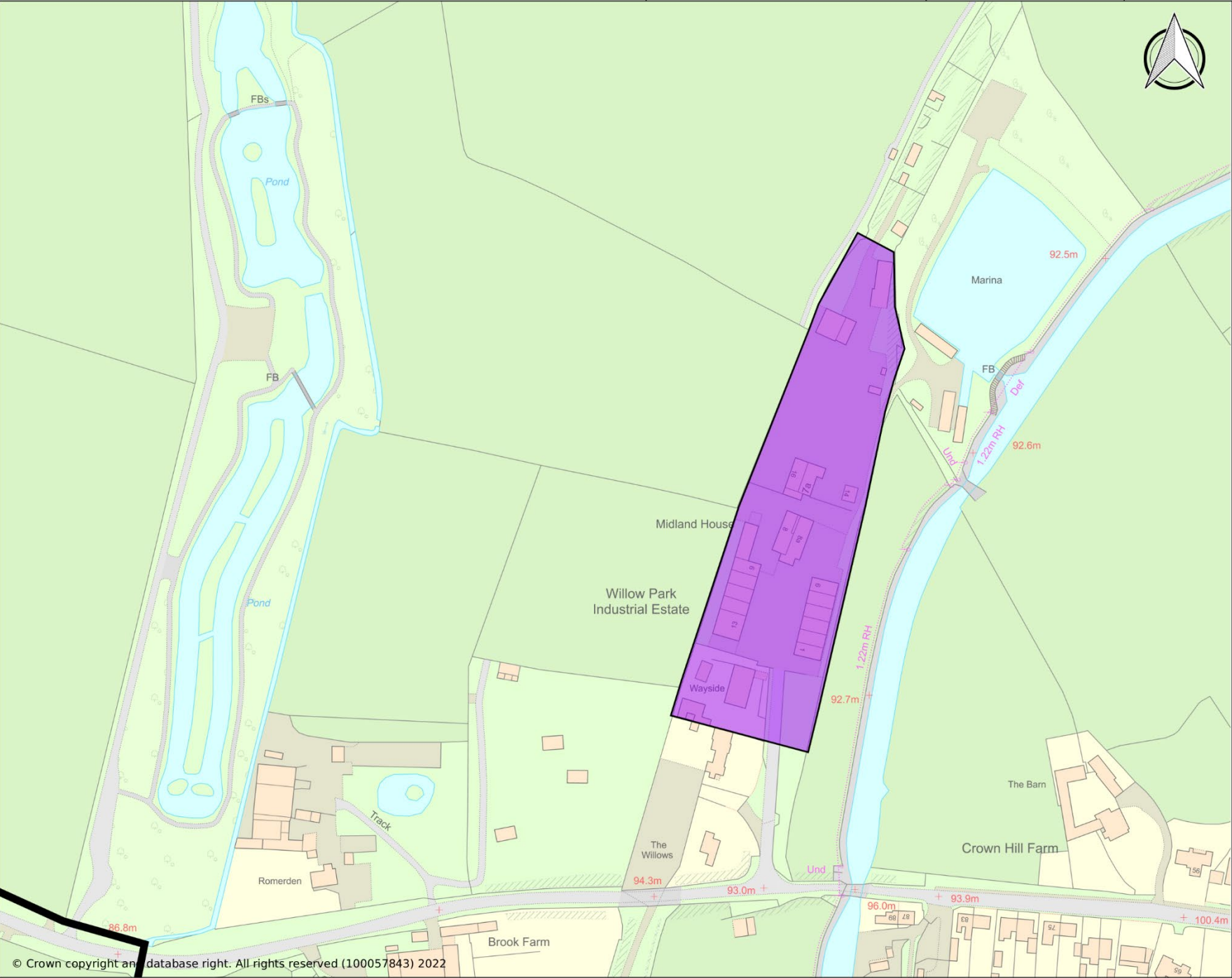
1. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
2. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
3. The development respects local building styles and materials;
4. The building is surveyed 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 road safety, residential amenities 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:

✓ Local employment and tourism opportunities are improved

Home Working

- 10.14 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.



Willow Park Industrial Estate



 **Neighbourhood Area**



Stoke Golding Neighbourhood Plan Review: Submission Draft




Appendix I: Locally Important Views

Ref	View	Description
A	 <p>View from the track adjacent to Convent Drive looking towards Stapleton and Sutton Cheney</p>	<ul style="list-style-type: none"> • Clear view of open fields on either side of the farm track • Gradient rises towards the horizon • Vegetation includes mature hedgerows interspersed with trees and a small coppice of woodland.
B	 <p>View from Ashby Canal towpath looking towards Stoke Golding Lane towards Stoke Golding.</p>	<ul style="list-style-type: none"> • Clear view of the village seen from the south • View looks across the canal and open fields to the village • The rolling gradient of the fields, rising to the village in the distance, is clearly visible.


Stoke Golding Neighbourhood Plan Review: Submission Draft



Ref	View	Description
C		<p data-bbox="275 1002 952 1066">View from Ashby Canal near marina looking towards Stoke Golding (Ivy House Farm)</p> <ul data-bbox="963 1002 2069 1165" style="list-style-type: none"> • Clear view of large open field opposite and its increasing gradient towards the village. • Existing development of the village sits on the horizon of this view being partly or fully obscured by vegetation and hedgerows. • Unobstructed view towards Ivy House & Mulberry farms on the horizon of the viewpoint showing evidence of rural heritage of the village.


Stoke Golding Neighbourhood Plan Review: Submission Draft

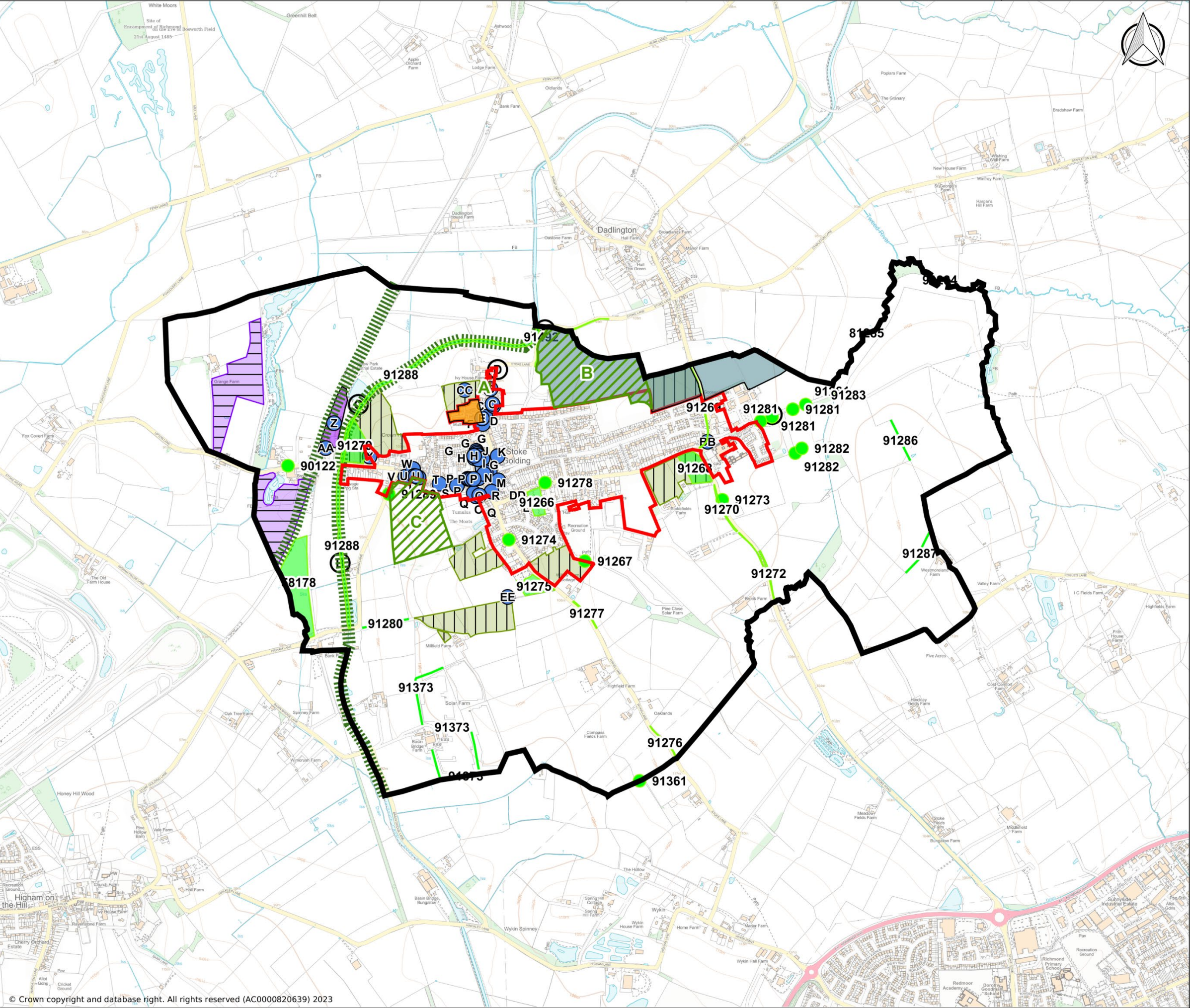


Ref	View	Description
D		<p>View from Ivy House Farm looking towards Dadlington</p> <ul style="list-style-type: none"> • Wide vista of agricultural fields with only limited signs of urbanisation on the horizon much of which is obscured by vegetation in the foreground. Vegetation includes mature hedgerows interspersed with trees. • Bend in the Ashby canal can be clearly seen including canal boat moorings. • Rolling gradients of fields either side of Stoke Lane can be seen. • Royal standards on Ambion hill also visible on horizon. • Area of separation between Dadlington and Stoke Golding visible with area of no residential development viewable on the horizon. • Stoke lane mostly obscured by hedgerows but can be seen on final ascent to Dadlington.

Stoke Golding Neighbourhood Plan Review: Submission Draft



Ref	View	Description
E		<p>View from Stoke Lane towards Stoke Golding.</p> <ul style="list-style-type: none"> • Showing clear views of the rolling field which separates Dadlington and Stoke Golding which includes the area of separation as defined in SG7. • Clear undeveloped horizon can be seen from this viewpoint between the two settlements. The large expanse of this open field creating clear contrast to concentrated residential development on the horizon. • Centre of view includes well developed cluster of trees which screens residential development behind it. • Clear visibility of the canal which meanders from this location including the canal boat moorings. • Looking towards the centre of Stoke Golding the North side of St Margaret's church tower can be seen with two agricultural fields in the foreground with hedgerows which obscure the road into the village. • View of canal bridge 27 across to Ivy House Farm providing clear evidence of rural heritage of the village.



Ridge and Furrow (possible)

Ridge and Furrow (certain)

Locally Important Views

Willow Park Industrial Estate

Village Centre

Green Infrastructure

Locally Valued Heritage Assets

Local Wildlife Site (Line)

Local Wildlife Site (point)

Local Wildlife Site (polygon)

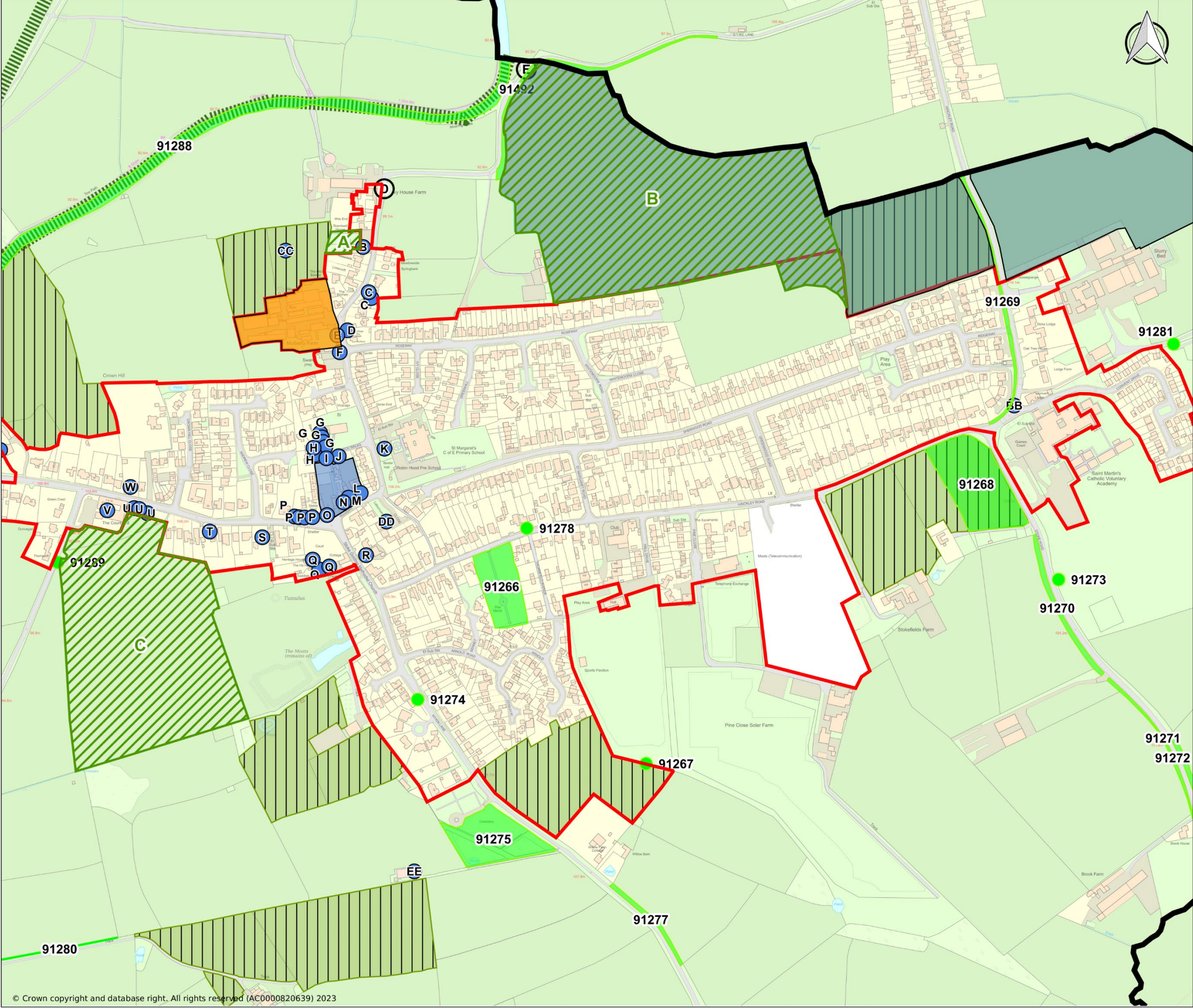
Settlement Boundary

Housing Allocation

Area of Separation

Local Green Space

Neighbourhood Area



- Ridge and Furrow (certain)
- Locally Important Views
- Village Centre
- Green Infrastructure
- Locally Valued Heritage Assets
- Local Wildlife Site (Line)
- Local Wildlife Site (point)
- Local Wildlife Site (polygon)
- Settlement Boundary
- Housing Allocation
- Area of Separation
- Local Green Space
- Neighbourhood Area