



Hinckley & Bosworth
Borough Council

A Borough to be proud of

Local Plan 2006 - 2026

Site Allocations and Development Management Policies DPD



Adopted July 2016

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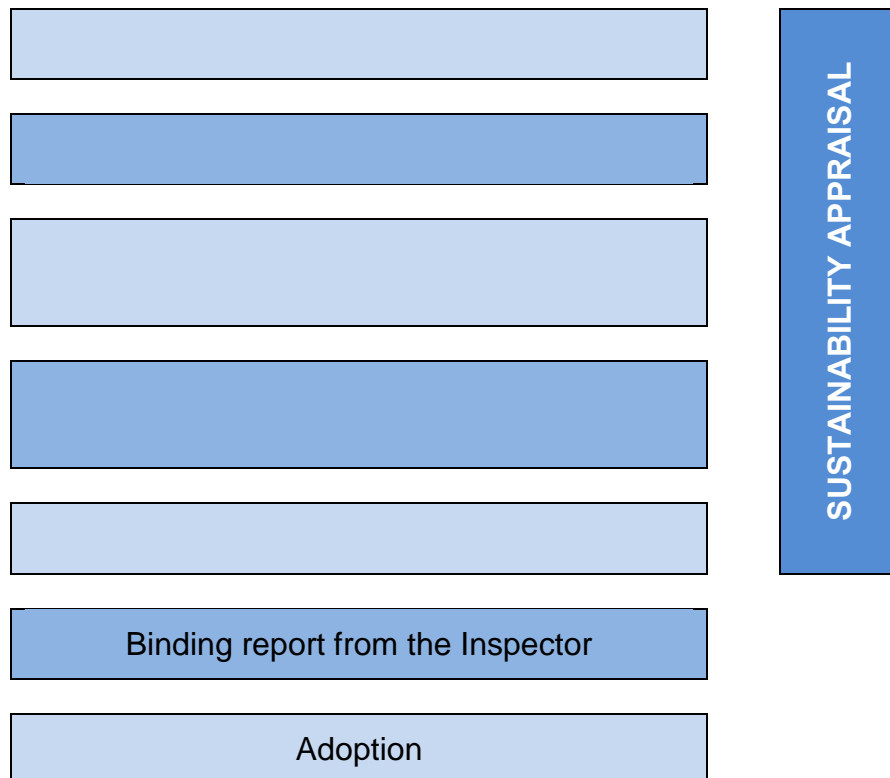
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1 INTRODUCTION

WHAT IS THE SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DEVELOPMENT PLAN DOCUMENT (DPD)?

- 1.1 The Site Allocations and Development Management Policies Document (DPD) allocates land to deliver the development requirements outlined in the Hinckley and Bosworth Core Strategy such as housing, employment, recreation, green spaces, community uses and leisure uses. In addition, it also includes development management policies which apply across the borough and which will be used when determining planning applications. The Site Allocations and Development Management Policies DPD is in conformity with the strategic policies in the Core Strategy and the National Planning Policy Framework.
- 1.2 This document is accompanied by a Sustainability Appraisal Report which assesses the allocations in terms of sustainable development. An addendum and supplement to this Sustainability Appraisal has been produced which has assessed the potential housing sites in more detail and demonstrates how the Borough Council has selected the most appropriate sites for development when assessed against the reasonable alternatives. A suite of other evidence documents has also been prepared which informed the production of the document.
- 1.3 The process of producing the Site Allocations and Development Management Policies DPD can be broken into a number of stages, outlined in figure 1.

Figure 1: Site Allocations and Development Management Policies DPD - Production Process



- 1.4 Every effort has been made to make the document as clear as possible. However, it does contain some technical language, so there is a list of acronyms contained in Appendix 8 and a glossary of terms contained in Appendix 9 to help readers with the range of new terms that have been introduced.

2 WHAT HAS HAPPENED SO FAR?

- 2.1 The production of the Site Allocations and Development Management Policies DPD has been based on ongoing consultation with the local community and key stakeholders. A wide range of comments were received during the public consultation exercises in November 2003 to December 2003 on the LDF Issues Papers – ‘A Vision for Our Future’ and ‘The Shape of Things to Come’ during summer 2005. In August-September 2007 the Site Allocations and Generic Development Control Policies Issues and Options Papers were consulted upon. These papers set out a number of issues and options for comment and respondents were also invited to submit further issues facing the borough and additional sites.
- 2.2 In 2009 the Borough Council undertook an eight week public consultation on the Preferred Options version of the document which, at the time, was called the Site Allocations and Generic Development Control Policies DPD. Throughout this consultation period the Borough Council undertook many public consultation workshops and exhibitions to explain the proposals to members of the public and as a result the Borough Council received 13,500 representations to the document. All of the representations received were reviewed and summarised in the Statement of Consultation Responses (July 2011) and were taken into account while producing the updated document.
- 2.3 A further round of consultation was undertaken on the document between 17 February and 31 March 2014. This stage of consultation was on the ‘Pre-Submission’ version of the document which, following the consultation, was due to be submitted to the Secretary of State for examination. As a result of the representations received during the consultation however it was determined that a number of modifications were required to ensure that the plan was sound before the document could be considered appropriate for submission. Consultation on these proposed modifications and the accompanying Sustainability Appraisal (including Addendum) took place between December 2014 and January 2015.
- 2.4 All the previous consultations have helped inform the preparation of the Site Allocations and Development Management Policies pre-submission version. The 2009 Statement of Consultation Responses document is available on the Borough Council’s website - www.hinckley-bosworth.gov.uk.

3 POLICY CONTEXT AND DEVELOPMENT STRATEGY

- 3.1 The Site Allocations and Development Management Policies DPD is not an isolated plan. It must be in conformity with and read alongside national guidance as well as the Core Strategy and other documents in the Local Plan.

NATIONAL PLANNING POLICY FRAMEWORK

- 3.2 On the 27 March 2012, the National Planning Policy Framework (NPPF) became the national tier of planning policy when it replaced all of the Planning Policy Statements and Planning Policy Guidance Notes.
- 3.3 At the heart of the NPPF is a 'presumption in favour of sustainable development'. This presumption guides local planning authorities when they are writing Local Plans and making decisions on planning applications. The Borough Council has ensured that the presumption in favour of sustainable development has been reflected in the Site Allocations and Development Management Policies DPD.
- 3.4 The introduction of the NPPF has seen a dramatic change in policy at the national level which the Borough Council's plans must be in line with. For that reason, a number of differences will be noticeable between this 'pre-submission' version of the document and the 2009 'preferred options' consultation paper. This is particularly noticeable in the case of the Development Management Policies section and is a direct result of the NPPF placing a requirement on councils to include policies in their plans that were not required before the change in national policy.

EAST MIDLANDS REGIONAL PLAN

- 3.5 On 12 April 2013 the revocation of the Regional Strategy for the East Midlands came into force. This revocation left a policy vacuum in certain areas of the development plan therefore new policies have been prepared and included within this document which were previously covered by policies within the East Midlands Regional Plan.

HINCKLEY AND BOSWORTH CORE STRATEGY

- 3.6 The Core Strategy sets out the overarching strategy and core policies to guide the future development of the borough up to 2026. The Site Allocations and Development Management Policies DPD then identifies sufficient sites to accommodate the level of development required by the Core Strategy. It also details the development management policies that will be used in the day to day decision making on planning applications to meet the vision and objectives contained in the Core Strategy. The Site Allocations and Development Management Policies DPD does not have a separate Vision or set of Strategic Objectives as its role is to facilitate the delivery of the requirements in the Core Strategy and will therefore be supporting the Vision and Objectives contained within the strategic document.

- 3.7 As well as being a strategic, wide ranging plan, the Core Strategy is also aspirational and ambitious. Although still an ambition of the Borough Council to see realised, the Core Strategy contains elements of policy that cannot feasibly be allocated at this time due to issues over viability or deliverability. Where this is the case, every attempt has been made to fully explain the reasoning behind it.
- 3.8 It is also important to note that the Core Strategy contains subtle wording differences in each of the individual settlement policies which have a bearing on what the Borough Council will be including within the Site Allocations and Development Management Policies DPD. Where a policy indicates that the Borough Council will allocate a certain type of development, it will be included within the Site Allocations and Development Management Policies DPD as a requirement. Where the policy indicates that the Borough Council will support certain developments, these are more likely to be the more aspirational elements of the plan that may not be possible to allocate at this time as explained above. Where it has been possible to do so and the Borough Council can demonstrate delivery and viability, these elements have been included as allocations. However, if a planning application was submitted to deliver any of the aspirational elements of the plan, the Borough Council's Core Strategy would be used to support the principle of the proposal.
- 3.9 A Local Plan review is planned to begin in 2015/16 which is aimed at rolling forward the end date of the plan and potentially addressing changes required as a result of updated evidence. The precise areas for review will be determined using the monitoring frameworks in place and the progress with the implementation of the Development Plan.

EARL SHILTON AND BARWELL AREA ACTION PLAN (AAP)

- 3.10 The Earl Shilton and Barwell Area Action Plan (AAP) provides the development framework for the delivery of two Sustainable Urban Extensions (SUE) to the south-east of Earl Shilton and north-west of Barwell and the existing settlements. The AAP will be used to guide the Borough Council, developers and others investing in the future of the two settlements.
- 3.11 Policies 2 (Development in Earl Shilton) and 3 (Development in Barwell) provide the overarching policy framework against which the Area Action Plan has been prepared. The AAP allocates land for housing, employment, retail, recreation, open space and community facilities within the existing settlement and the two SUEs.
- 3.12 The AAP also contains policies which relate to proposals that require site specific conditions such as design guidance, conservation and protection of open spaces and further policies which will be used in the day to day assessment of planning applications across each entire settlement.
- 3.13 Core Strategy Policies 2 and 3 identify the SUEs as delivering 2000 homes in Earl Shilton and 2500 homes in Barwell. The AAP makes provision for a minimum of 1600 homes in Earl Shilton and the 2500 Core Strategy requirement for Barwell. The revised figure of a minimum of 1600 was included as a policy requirement having regard to the masterplanning of the Earl Shilton SUE.
- 3.14 During the preparation of the Core Strategy, the Borough Council included an over provision of 667 dwellings to act as a contingency should the SUEs not be able to accommodate the 4500 dwellings identified in the Core Strategy. This overprovision has enabled the Borough Council to absorb the shortfall of 400 dwellings. Whilst the Borough Council does not therefore seek to allocate further housing for Earl Shilton and Barwell within this development plan document, it does however provide the policy framework and allocations relating to other planning and land use matters not covered by the AAP.

QUANTUM AND DISTRIBUTION OF DEVELOPMENT

Housing

- 3.15 The Core Strategy focuses most future development in and around the Hinckley Urban Area and two sustainable urban extensions. Limited development in the rural areas of the borough is also proposed to accommodate their particular development needs.
- 3.16 The Site Allocations and Development Management Policies DPD provides the spatial distribution for the minimum housing figure identified as required through the Core Strategy. The document ensures that each settlement has adequate residential site allocations to ensure it fulfils, as a minimum, the identified requirement therefore ensuring an adequate supply of housing sites up to the end of the plan period. The Borough Council must have regard to an adopted DPD (in this case the Core Strategy) when preparing a subsequent

DPD as a requirement to be met through examination (Section 20(5)(a) of the 2004 Act).

- 3.17 A site allocations DPD which provides for the allocation of an amount of housing which has been identified as required as a minimum is not also required to consider whether an objective assessment of housing need would disclose additional housing requirements. Housing requirements post 2026 will be investigated as part of the Local Plan review which is due to take place following the adoption of this document.
- 3.18 It is a statutory duty for the LPA to keep development plan documents under review having regard to the results of any such review (Section 17(6) of the 2004 Act). The Core Strategy will be updated as a matter of legal course with updated housing figures (if required) reflected through the Local Plan review.
- 3.19 This approach is consistent with the High Court Ruling between Gladman Development Limited and Wokingham Borough Council (11/07/2014).
- 3.20 The housing requirement for each settlement set out in the Core Strategy (excluding Barwell and Earl Shilton) are detailed in Table 2:

Table 2: Housing Provision set out within the Core Strategy

Settlement	Housing requirement (minimum)
Hinckley	1120
Burbage	295
Desford	110
Groby	110
Ratby	75
Markfield	80
Bagworth	60
Barlestone	40
Market Bosworth	100
Newbold Verdon	110
Stoke Golding	60
Higham on the Hill	40
Stanton Under Bardon	30
Sheepy Magna	20
Nailstone	20
Twycross	20
Congerstone	10

- 3.21 Since the adoption of the Core Strategy in 2009, extensive progress has been made towards achieving the required levels of housing development, particularly in the rural areas. Table 3 identifies the residual levels of

residential development necessary to meet the minimum requirement in each settlement as of 1 September 2015.

Table 3: Residual housing requirements per settlement (September 2015)

Settlement	Residual Housing Requirement
Hinckley	779
Burbage	0
Desford	0
Groby	78
Ratby	0
Markfield	0
Bagworth	16
Barlestone	0
Market Bosworth	36
Newbold Verdon	13
Stoke Golding	0
Higham on the Hill	0
Stanton under Bardon	0
Sheepy Magna	13
Nailstone	20
Twycross	19
Congerstone	2

- 3.22 The changes to the housing numbers from the Core Strategy requirement outlined in Table 2 to the residual housing requirement outlined in Table 3 is explained in detail in the Site Selection Justification Paper.

Site Identification

- 3.23 In identifying sites for the allocation of land for residential development the Borough Council has undertaken a sequential approach to site selection with the starting point being the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA assesses each site's accessibility to local services, whether there are any constraints attributed and the availability and achievability of sites. This set the basis to consider alternative sites for allocation. The Borough Council has produced an extensive evidence base which has contributed to the site selection process including the Strategic Flood Risk Assessment, Community, Cultural and Tourism Review and Employment Land and Premises Review.
- 3.24 The Urban Areas Justification Paper and Rural Areas Justification Paper set out the approach taken at a settlement level including how the allocations were progressed through the consultation process; which evidence base

documents are particularly relevant and how the allocations may have changed as part of the proposed modifications.

- 3.25 The Borough Council has also produced a Discounted Sites Paper which includes sites which have been submitted to the SHLAA and have been concluded to be developable but which have not been selected for allocation in the pre-submission version of the Plan; this paper outlines the reasons for the site being discounted.

Safeguarding Site Allocations

- 3.26 Contained within the site allocations are a number of sites which have been identified with a reference number which ends with PP. These are sites which have gained planning permission and therefore have an essential role in the delivery of development requirements outlined in the Core Strategy. It is essential that these designations are safeguarded and delivered over the plan period to ensure that these requirements are met.
- 3.27 In the event that an identified planning permission is not implemented within time and becomes expired, the identified site would continue to be allocated for the type and amount of development which has been identified on the policies map and associated tables within this document.
- 3.28 As the intention of these designations is to ensure that the delivery of the Core Strategy is not jeopardised, an element of flexibility is included within the policy to allow for alternative uses in certain circumstances. In the event where the residual housing requirement had been met on an alternative site (eg. a previously developed windfall site within the settlement boundary) then it is feasible that a site identified with residential planning permission could be developed for an alternative use or a lower quantum of development. In these circumstances an application would be required to provide justification that demonstrates how the proposals would not compromise the delivery of the Core Strategy requirements.
- 3.29 An exception to the above would be where the type and amount of development would no longer be viable on the specified site. Viability cases would be required to be accompanied by an independent assessment which demonstrates how the site is no longer viable. In such cases the Borough Council would work with applicants to find a solution which ensures the delivery of allocated sites in a way which would limit the impact on the delivery of the Core Strategy requirements.

SA1
Safeguarding Site Allocations

Sites identified as having planning permission (identified by PP on the policies maps) will be safeguarded as an allocation for the same land use(s) and quantum of development in the event of planning permission expiry.

Alternative land uses and the revision of the quantum of development proposed may be considered appropriate where;

- The proposal would not prejudice the settlement's development requirements as outlined in the Core Strategy; or
- It is adequately demonstrated that the type and quantum of development is no longer viable.

Employment Land

- 3.30 Although the Core Strategy advocates the protection and promotion of employment land in all of the borough's settlements, it identifies specific requirements for the allocation of employment land in the urban areas.
- 3.31 For Burbage the Core Strategy (Policy 4) states that the document will "allocate land for the development of 10 hectares of B8 employment land and 4 hectares of B2 employment land adjacent to the railway line as an extension to Logix Park". This requirement has been delivered as part of the Hinckley Commercial Park development which was granted outline planning approval by the Borough Council in 2010. Reserved matters applications have since been approved and the site has now been developed for employment use.
- 3.32 In Hinckley, the Core Strategy (Policy 1) states that the Borough Council will "allocate land for the development of 6 hectares for new office development (to provide 34,000 square metres of office space) within or adjoining the Hinckley Town Centre Area Action Plan boundary". This need identified in the Core Strategy was derived from the Leicester and Leicestershire HMA Employment Land Study prepared by PACEC. This evidence base was produced in 2008 and since then, the economy has suffered a dramatic downturn. PACEC produced an updated Leicester and Leicestershire Employment Land Study which was published in March 2013 which dramatically reduced the projected need for office space in Hinckley to 7,930 square metres to the year 2031.

- 3.33 Following the adoption of these strategic employment studies, the Borough Council commissioned BE Group to undertake an Employment Land and Premises Review which was completed in July 2013. This Review has provided a comprehensive and local evidence base on which the Site Allocations and Development Management Policies DPD can be based. This document has assessed the need for office accommodation in Hinckley and compared it to the existing stock and that in the pipeline. The study has recommended that there is no need to identify any additional sites for offices within Hinckley town centre as their viability and deliverability for this use could not be demonstrated.

Retail Floor Space

- 3.34 The Core Strategy (Policy 1) indicates that the Borough Council will support the development of new retail development in the borough over the plan period made up of approximately:

- 21,000 square metres of new comparison (non-food) retail floor space; and
- 5,300 square metres of new convenience (food) retail floor space.

- 3.35 Although this document contains development management policies relating to retail development, the delivery of the large scale retail development above will take place in future developments in Hinckley Town Centre. It has therefore been detailed within the Hinckley Town Centre Area Action Plan which was adopted by the Borough Council in May 2011¹.

Green Infrastructure

- 3.36 Policy 20 of the Core Strategy is concerned with the delivery of Green Infrastructure, with a number of Strategic Interventions specifically mentioned for the three Green Infrastructure Zones (southern, western and north eastern) in the borough. The delivery or implementation of the Strategic Green Infrastructure Network is also referred to within the individual settlement policies.

- 3.37 As the majority of these Strategic Interventions are of an aspirational nature and indicative, it is not possible to detail boundaries for them on the policies map.

- 3.38 Where it has been possible to incorporate the Strategic Interventions with a definitive boundary (for example, Burbage Common, Thornton Reservoir), the Borough Council has done so and provided protection under the relevant corresponding policy. All other Interventions remain indicatively shown on the Core Strategy's Strategic GI Plan and Zone maps on pages 26-29.

¹ The Hinckley Town Centre Area Action Plan can be downloaded from the following location http://www.hinckley-bosworth.gov.uk/info/856/local_plan_2006-2026_formerly_ldf/401/hinckley_town_centre_area_action_plan/1

- 3.39 As noted above, many of the proposed strategic interventions set out in the Core Strategy are aspirational in nature. There are several potential methods of delivery for these interventions.
- 3.40 Firstly, the Borough Council's Green Spaces team produces a Green Spaces Delivery Plan which tackles issues of Delivery, Phasing/Infrastructure and constraints and focuses on green space priorities for Borough Council owned land. The plan contains the Five Year Action Plan for Capital Projects 2014-2018 setting out the site, the key issues, recommended actions, cost estimate, potential funding and risk. It notes that the plan is a working document and timings of projects may change dependent on resources available. Funding sources are then set out section 6 of the document.
- 3.41 The Green Space Delivery Plan will provide the mechanism for delivering the improvements identified in:
- The Green Infrastructure Strategy (2008); and
 - The Open Space, Sport and Recreational Facilities Study (2011).
- 3.42 Secondly, Green Infrastructure interventions could be delivered by individual parishes potentially through Neighbourhood Plans. In addition, the Parish and Community Initiative Fund is a grant scheme for parish and town councils and also community groups in the parishes within the borough of Hinckley and Bosworth. Since 2005, the fund has awarded over £843,000 to local parishes and voluntary groups. These grants fund a wide variety of projects such as play areas, community buildings, new pathways, heritage trails, and sports facilities.
- 3.43 Areas of green wedge primarily seek to guide the development form of urban areas. The presence of a green wedge helps to maintain settlement identity whilst providing green infrastructure links between settlements as a 'green lung' and recreational resource.
- 3.44 There are two green wedges within the Borough: Hinckley/Barwell/Earl Shilton/Burbage Green Wedge and Rothley Brook Meadow Green Wedge. Policies 6 and 9 of the Core Strategy (2009) sets out the policy for these green wedges and states that it is the role of the Site Allocations and Development Management Policies DPD to review the boundary of the green wedges.
- 3.45 The Green Wedge Review (2011) undertook a full assessment of the green wedges and recommends changes to the green wedge boundaries which have directly informed the production of the Site Allocations and Development Management Policies DPD. The amendments to the green wedges are detailed in the Hinckley, Burbage, Ratby and Groby settlement specific site allocation sections of the document and the new green wedge boundaries are illustrated on the Policies Map.

Cycle Routes

- 3.46 Core Strategy policies relating to the urban area require the Borough Council to deliver safe high quality cycle routes as prescribed by Policy 5 and detailed in the Hinckley Core Strategy Transport Review 2007. In relation to cycling provision, the Hinckley Area Cycling Network Plan 1999 directly informed the cycling element of the Local Plan (2006-2026). In addition Core Strategy policies relating to Key Rural Centres and Rural Villages require the Borough Council to deliver safe cycle routes as prescribed in Policy 14 and detailed in the Hinckley and Bosworth Rural Parishes Cycling Network Plan.
- 3.47 The Network Plans provide a number of measures to help increase cycle use in the rural area which includes:
- Provision of on-road cycle routes using traffic calmed roads;
 - Facilitation to cross busy roads with traffic signalling; and
 - Segregated cycle ways.
- 3.48 Hinckley and Bosworth is part of a two tier authority with Leicestershire County Council serving as the Highway Authority in the borough. As such, responsibility for the delivery of highway matters including the provision of cycle ways stands with County Highways. The Core Strategy Infrastructure Plan also highlights that the responsibility for the delivery of cycling routes stands with Leicestershire County Council.
- 3.49 The County Council's Local Transport Plan 3 (LTP3) identified Hinckley and its adjoining settlements as a priority area for investment through the LTP3 priority programme to assist the urban area to perform economically and to ensure growth in this area is assisted. The County Council's programme of works is to be delivered over the 3 year period 2014/15 to 2016/17. This programme will entail tackling routes and areas within the Hinckley urban area on a holistic basis and will involve delivering a combination of walking and cycling, bus stop and traffic management improvements, the mix of interventions proposed will depend upon the issues identified within the area.
- 3.50 The Borough Council will facilitate the delivery of cycle routes through developer contributions and ensuring new development does not prejudice their implementation. It is not however in the remit of the Borough Council to directly deliver such measures or demonstrate their deliverability as this responsibility lies with the County Council.

Gypsy and Traveller Accommodation

- 3.51 Although contained within the 2009 Site Allocations and Generic Development Control Policies Preferred Options consultation document, this version of the document does not contain site specific allocations for gypsy and traveller accommodation.

- 3.52 Since the consultation in 2009, the NPPF has given local councils the power to complete localised needs assessments for gypsy and traveller accommodation as opposed to a more widespread approach which was undertaken for the Leicester, Leicestershire and Rutland Gypsies and Travellers Accommodation Needs Assessment. The Borough Council has finalised the borough wide needs assessment which will provide a more up to date and accurate reflection of the need in Hinckley and Bosworth.
- 3.53 The results of the Hinckley and Bosworth Gypsy and Traveller Accommodation Needs Assessment will inform the production of a standalone Gypsy and Traveller Allocations Document.

Evidence Bases

- 3.54 A key requirement of ensuring that a plan is robust, appropriate and sound is that decisions are based on evidence.
- 3.55 A number of background studies and technical reports have been produced to inform the decisions made regarding the site allocations and policies within this document. The key evidence bases used to inform the production of this document are:

- Areas of Separation Review (2012);
- Biodiversity Assessment (2009);
- Community, Cultural and Tourism Facilities Review (2013);
- District, Local and Neighbourhood Centre Review (2012);
- Employment Land and Premises Review (2013);
- Green Wedge Review (2011);
- Assessment of New Green Wedge Topic Paper (2012);
- Extended Phase 1 Habitat Survey (2014);
- Hinckley Area Cycle Network Plan (1999);
- Hinckley and Bosworth Rural Parishes Cycle Network Plan (2003);
- Landscape Character Assessment (2006);
- Leicester and Leicestershire HMA Employment Land Study (2013);
- Open Space, Sport and Recreational Facilities Study (2011);
- Renewable Energy Capacity Study (2013);
- Retail Capacity Study (2007);
- Strategic Flood Risk Assessment (2014);
- Strategic Housing Land Availability Assessment (2014);
- Settlement Boundary Revision Topic Paper (2013);
- Strategic Transport Assessment: West of Hinckley (2014);
- Urban Site Selection Justification Paper (2014);
- Rural Site Selection Justification Paper (2014);
- Discounted Sites Paper (2014);
- Hinckley and Bosworth Borough Council Development Management Policies and Site Allocations Development Plan DPD Sustainability Appraisal Report & Non-Technical Summary (Jan 2014);
- Hinckley and Bosworth Borough Council Development Management Policies and Site Allocations Sustainability Appraisal Amendment (Oct 2014);

- The Infrastructure Topic Paper (2014);
- The Housing Topic Paper (2014);
- The Highways Topic Paper (2014);
- The Duty to Cooperate Topic Paper (2014).

3.56 All of the studies are available to view on the Borough Council's website (www.hinckley-bosworth.gov.uk)

Statutory Designations

3.57 Also within the document and shown on the policies map are a number of statutory designations which are set outside the planning process and are not subject to consultation. These include:

- Conservation Areas;
- Scheduled Monuments;
- Registered Battlefields;
- Listed Buildings;
- Sites of Special Scientific Interest (SSSI); and
- Local Wildlife Sites.

3.58 Although the designation of these is set, there are a number of development management policies in this document which relate specifically to development in these areas or affecting these designations. It is therefore appropriate to indicate their location on the policies map.

Local Plan Review

3.59 The plan will be reviewed in accordance with the Borough Council's Local Development Scheme in order to ensure that its policies and its provision for new housing and other development remain up to date. The position extending beyond the current plan period (post-2026) will be considered by the Borough Council and partners both through joint strategic planning and the review of the Borough Council's Local Plan. It is currently anticipated that the review of the Borough Council's Local Plan will take place within the next two to three years.

SITE ALLOCATIONS

4 THE URBAN AREA

- 4.1 The urban area of the borough includes the settlements of Hinckley, Burbage, Earl Shilton and Barwell. Hinckley is the largest and most sustainable settlement within the borough.
- 4.2 Site allocations have not been identified through this document for Earl Shilton and Barwell as the Earl Shilton and Barwell Area Action Plan provides for these allocations.
- 4.3 The Core Strategy's spatial vision highlights that the majority of housing will be provided in and around the Hinckley urban area where the greatest level of service provision, employment opportunities, retail offering and access to sustainable transport modes are found.
- 4.4 The allocation of previously developed land for development has been maximised wherever sites are deliverable and developable with greenfield land only identified where the level of housing provision cannot be accommodated on such sites.

HINCKLEY: SITES

- 4.5 In relation to site allocations for Hinckley, the Hinckley and Bosworth Core Strategy requires the Borough Council to:
- Allocate land for a minimum of 1120 houses and 6 hectares of new office development;
 - Ensure there is a range of employment opportunities;
 - Provide additional green space and play provision to meet existing deficiencies and the needs of new residents; and
 - Deliver the green infrastructure network.
- 4.6 The residual minimum housing requirement for Hinckley, as of 1 September 2014 is 815 dwellings. Further information on residential commitments can be found in the Site Allocations Justification Paper.

- 4.7 The remaining minimum residual housing requirements will be met through the following allocations.

Hinckley Residential Site Allocations		
Reference	Location	Designation
HIN02	Land west of Hinckley, Normandy Way	Residential (850 dwellings)
HIN03	Land at 390 Coventry Road	Residential (40 dwellings)
HIN04	Land adjacent to 59 Langdale Road	Residential (3 dwellings)
HIN06	Garages adjacent to 70 John Nichols Street	Residential (1 dwelling)
HIN08	Leisure Centre, Coventry Road / Trinity Lane	Residential (66 dwellings)
HIN09	Land north of Willowbank Road	Residential (19 dwellings)
HIN10	Richmond Park Garages	Residential (1 dwelling)
HIN11	Land to the East of Middlefield Lane	Residential (53 dwellings)
HIN12	Land rear of 2-14 Middlefield Place	Residential (5 dwellings)
HIN14	Stockwell Head (Land east of Baptist Walk)	Residential (40 dwellings)
HIN15	Former factory, South of Wood Street (23 Wood Street)	Residential (5 dwellings)
HIN16	99-113 Castle Street	Residential (24 dwellings)
HIN17	Land North of Mount Road (Vicarage Site)	Residential (40 dwellings)
HIN18	Land south of Southfield Road	Residential (68 dwellings)

- 4.8 Please note that the residual is exceeded overall as some of the above sites were accounted for within Table 1 of the Core Strategy, see the Site Allocations Justification Paper for Hinckley for details.
- 4.9 The above table identifies 850 dwellings to be provided on the site 'land west of Hinckley'. Due to the capacity of this site and its ability to provide a sustainable development which meets core strategy requirements the following policy applies to development of this site.

SA2

Land west of Hinckley, Normandy Way, Hinckley

Proposals for the site Land west of Hinckley should:

- Provide a predominately residential development of 850 dwellings with a housing density, mix and design in line with Core Strategy Policy 16;
- Provide a local shop or Neighbourhood Centre;
- Provide a primary school;
- Create a safe pedestrian access across Normandy Way;
- Provide open space and play provision in line with Core Strategy Policy 19;
- Provide affordable housing in line with Core Strategy Policy 15; and
- Provide an appropriate strategy that reduces the impact of traffic from the development on Wykin Lane through Wykin village.

- 4.10 The Core Strategy requirement to allocate land for the development of 6 hectares of new office development has been addressed within the adopted Hinckley Town Centre Area Action Plan (March 2011).
- 4.11 The Core Strategy requires a range of employment opportunities within Hinckley. This has been ensured through identification of sites within the Employment Land and Premises Review and the protection of allocated employment sites through Policy DM19.
- 4.12 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.
- 4.13 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.
- 4.14 The Hinckley/Barwell/Earl Shilton/Burbage Green Wedge is located to the north east of Hinckley. The Green Wedge Review (2011) recommends residential allocation HIN35PP to be removed from this Green Wedge and the boundary has been amended to reflect this. The Green Wedge has been extended to include John Cleveland College Playing Fields as this area meets the green wedge criteria. Policy 6 of the Core Strategy sets out the policy relating to the Green Wedge and the boundary can be found on the Policies Map.
- 4.15 In line with Core Strategy Policy 1: Hinckley, the following additional allocations are proposed for Hinckley.

Hinckley Site Allocations			
Reference	Location	Designation	Policy
HIN113PP	Hinckley Bus Station	Mixed Use scheme including retail, leisure, offices and bus station	Town Centre AAP Policy 9
Retail			
HIN150N	Coventry Road and Strathmore Road Neighbourhood Centre	Neighbourhood Centre	DM22
HIN151N	Trent Road Neighbourhood Centre	Neighbourhood Centre	DM22
HIN152L	Clifton Way Local Centre	Local Centre	DM22
HIN153N	Tudor Road Neighbourhood Centre	Neighbourhood Centre	DM22
HIN154N	Coventry Road and Northfield Road Neighbourhood Centre	Neighbourhood Centre	DM22
HIN155L	Rugby Road Local Centre	Local Centre	DM22
HIN156L	Hawley Road Local Centre	Local Centre	DM22
HIN157L	Barwell Lane Local Centre	Local Centre	DM22
HIN190L	Stoke Road and Northern Perimeter Road Local Centre	Local Centre	DM22
Employment			
HIN13	Essentia House, 56 Upper Bond Street	Employment Site	DM19
HIN114	Dodwells Bridge Industrial Estate, Jacknell Road	Employment Site	DM19
HIN115	Tesco Distribution Depot, Dodwells Road	Employment Site	DM19
HIN116	Triumph Motorcycles, Dodwells Road	Employment Site	DM19
HIN117	Harrowbrook Industrial Estate	Employment Site	DM19
HIN118	Paynes Garage, South of Coventry Road	Employment Site	DM19
HIN119	Tungsten Park, Coventry Road	Employment Site	DM19
HIN120	Trinity Motors, North of Coventry Road	Employment Site	DM19
HIN121	Nutts Lane Industrial Estate	Employment Site	DM19
HIN122	Nutts Lane Industrial Estate / EME Site	Employment Site	DM19
HIN123	National Grid, Coventry Road	Employment Site	DM19

Hinckley Site Allocations			
Reference	Location	Designation	Policy
Employment			
HIN124	National Grid, Brick Kiln Street	Employment Site	DM19
HIN125	Clover Park Industrial Estate	Employment Site	DM19
HIN126	Hinckley Fields Industrial Estate	Employment Site	DM19
HIN127	Timber Yard, South of Westfield Road	Employment Site	DM19
HIN128	Industrial Unit, Willowbank Road	Employment Site	DM19
HIN129	Hawley Road Industrial Estate and Hinckley Hub	Employment Site	DM19
HIN130	Sparkenhoe Business Centre, Southfield Road	Employment Site	DM19
HIN131	Industrial Units, South of Mill Hill Road	Employment Site	DM19
HIN132	Land North of Atkins Building	Employment Site	DM19
HIN133	46 Upper Bond Street	Employment Site	DM19
HIN134	Area of mixed uses, North of Upper Bond Street	Employment Site	DM19
HIN135	Factory, East of Teign Bank Road	Employment Site	DM19
HIN136	Land north of Well Lane	Employment Site	DM19
HIN137	Bond Street Glass and adjacent units, Upper Bond Street	Employment Site	DM19
HIN138	48 Druid Street	Employment Site	DM19
HIN139	Industrial units east of Druid Street	Employment Site	DM19
HIN140	Units between Spencer Street and Alma Road	Employment Site	DM19
HIN141	Garage and Industrial Units, New Street	Employment Site	DM19
HIN142	Industrial Units between New Street and Alma Road	Employment Site	DM19
HIN143	Hosiery Factory / Builders Yard, South of John Street	Employment Site	DM19
HIN144	Atkins Building, Lower Bond Street	Employment Site	DM19
HIN145	Land at corner of Stockwell Head and New Buildings, Holliers Walk	Employment Site	DM19

Hinckley Site Allocations			
Reference	Location	Designation	Policy
Employment			
HIN146	Factory, North of Wood Street	Employment Site	DM19
HIN147	Factory / Works South of Wood Street	Employment Site	DM19
HIN149	Factory East of Parsons Lane	Employment Site	DM19
Open Space			
HIN36	Waterside Park Amenity Green Space	Amenity Green Space	DM8
HIN37	Waterside Park Play Area	Amenity Green Space and Children's Play Space	DM8
HIN38	Waterside Green Corridor	Green Corridor and Amenity Green Space	DM8
HIN39	Applebees Walk Amenity Green Space	Amenity Green Space	DM8
HIN40	Long Meadow Drive Amenity Green Space	Amenity Green Space	DM8
HIN41	Ashby Canal Green Corridor*	Green Corridor	DM8
HIN42	Canal Way Amenity Green Space	Amenity Green Space	DM8
HIN43PP	Sansome Drive Amenity Green Space	Amenity Green Space	DM8
HIN44PP	Greyhound Croft Green Space	Amenity Green Space and Children's Play Space	DM8
HIN45	Hammonds Sports Pitch	Outdoor Sports Facilities	DM8
HIN46	Odstone Drive Amenity Green Space	Amenity Green Space	DM8
HIN47	Brodick Road Green Space	Allotments and Amenity Green Space	DM8
HIN48	Brodick Close Amenity Green Space	Amenity Green Space	DM8
HIN49	Battling Brook Green Corridor	Green Corridor	DM8
HIN50	Lochmore Drive Amenity Green Space	Amenity Green Space	DM8
HIN51	Brenfield Drive Amenity Green Space	Amenity Green Space	DM8
HIN52	Leven Close Amenity Green Space	Amenity Green Space	DM8
HIN53	Langdale Park Recreation Ground	Formal Park, Outdoor Sports Facilities, Children's Play Space and Young Persons Facilities	DM8

Hinckley Site Allocations			
Reference	Location	Designation	Policy
Open Space			
HIN54	Ferndale Grove Amenity Green Space	Amenity Green Space	DM8
HIN55	Clarendon Park	Formal Park, Outdoor Sports Facilities, Children's Play Space, and Young Persons Facilities	DM8
HIN56	Trinity Vicarage Road Amenity Green Space	Amenity Green Space	DM8
HIN57	Westfield County Infant and Junior School Playing Field	Outdoor Sports Facilities	DM8
HIN58	The Rock Gardens	Formal Park	DM8
HIN59	Sweet Pea Bowling Club	Outdoor Sports Facilities	DM8
HIN60	Granville Road Recreation Ground	Children's Play Space and Formal Park	DM8
HIN61	Laxford Close Amenity Green Space	Amenity Green Space	DM8
HIN62PP	Outlands Drive Amenity Green Space	Amenity Green Space	DM8
HIN63	Brosdale Drive Amenity Green Space	Amenity Green Space	DM8
HIN64	Weston Close Amenity Green Space	Amenity Green Space	DM8
HIN65	Erskine Close Amenity Green Space	Amenity Green Space	DM8
HIN66	Linwood Close Amenity Green Space	Amenity Green Space	DM8
HIN67	Clifton Way Amenity Green Space.	Amenity Green Space	DM8
HIN68	Aulton Crescent Amenity Green Space	Amenity Green Space	DM8
HIN69	Roston Drive Amenity Green Space	Amenity Green Space	DM8
HIN70	Wykin Park and Allotments	Formal Park, Allotments, Children's Play Space, and Young Persons Facilities and Natural and Semi-Natural Open Space	DM8
HIN71	Battling Brook Junior and Infant School Playing Field	Outdoor Sports Facilities	DM8
HIN72	Preston Road Amenity Green Space and Play Area	Amenity Green Space and Children's Play Space	DM8
HIN73	Hollycroft Park	Formal Park and Outdoor Sports Facilities	DM8

Hinckley Site Allocations			
Reference	Location	Designation	Policy
Open Space			
HIN74	Wykin Linear Park Amenity Green Space	Amenity Green Space	DM8
HIN75	Landseer Drive Amenity Green Space	Amenity Green Space	DM8
HIN76	Redmoor High School and Dorothy Goodman School Playing Field	Outdoor Sports Facilities	DM8
HIN77	Richmond Primary School Playing Fields	Outdoor Sports Facilities	DM8
HIN78PP	Triumph Road Play Space	Children's Play Space	DM8
HIN79	Richmond Park	Formal Park, Outdoor Sports Facilities, Children's Play Space, and Young Persons Facilities	DM8
HIN80	Hollycroft Allotments	Allotments	DM8
HIN81	Middlefield Lane Allotments	Allotments	DM8
HIN82	Netherley Court and Jelico Way Amenity Green Space	Amenity Green Space	DM8
HIN83	Barrie Road Amenity Green Space	Amenity Green Space	DM8
HIN84	Ashby Road Sports Club	Outdoor Sports Facilities	DM8
HIN85	Ashby Road Allotments	Allotments	DM8
HIN86	Falmouth Drive Amenity Green Space	Amenity Green Space	DM8
HIN87	Wendover Drive Amenity Green Space	Amenity Green Space	DM8
HIN88	Newquay Close Amenity Green Space	Amenity Green Space	DM8
HIN89	Woburn Close Amenity Green Space	Amenity Green Space	DM8
HIN90	Warwick Gardens Amenity Green Space	Amenity Green Space	DM8
HIN91	Darwin Close Amenity Green Space	Amenity Green Space	DM8
HIN92	Barwell Lane Amenity Green Space	Amenity Green Space	DM8
HIN93	Swallows Green Recreation Ground	Formal Park, Outdoor Sports Facilities, Children's Play Space, and Young Persons Facilities	DM8
HIN94	Field Close Amenity Green Space	Amenity Green Space	DM8
HIN95	Ribblesdale Avenue Amenity Green Space	Amenity Green Space	DM8

Hinckley Site Allocations			
Reference	Location	Designation	Policy
Open Space			
HIN96	Coppice Walk Amenity Green Space	Amenity Green Space	DM8
HIN97	Ashby Road Cemetery	Cemeteries and Churchyards	DM8
HIN98	Hinckley Leisure Centre	Amenity Green Space, Outdoor Sports Facilities, Children's Play Space, and Young Persons Facilities	DM8
HIN99	Unitarian Chapel Green Space	Cemeteries and Churchyards	DM8
HIN100	St Mary's Churchyard	Cemeteries and Churchyards	DM8
HIN101	Argents Mead and Memorial Garden	Formal Park	DM8
HIN102	Mount Grace High School Playing Field	Outdoor Sports Facilities	DM8
HIN103	Saint Peter's Catholic Primary School Playing Fields	Outdoor Sports Facilities	DM8
HIN104	Queens Park	Formal Park and Children's Play Space	DM8
HIN105	Bowling Green, Bowling Green Road	Outdoor Sports Facilities	DM8
HIN106PP	The Carriages Green Space	Amenity Green Space	DM8
HIN107	John Cleveland College Playing Fields	Outdoor Sports Facilities	DM8
HIN108	Hinckley Golf Club, Leicester Road	Outdoor Sports Facilities	DM8
HIN109PP	The Greens Amenity Green Space	Amenity Green Space	DM8
HIN110	Clarendon Park Natural Walk	Natural and Semi-Natural Open Space	DM8/DM9
HIN111	The Big Pit, Ashby Road	Natural and Semi-Natural Open Space and Amenity Green Space	DM8/DM9
HIN112	Harwood Drive	Natural and Semi-Natural Open Space	DM8/DM9
Community Facilities			
HIN162	St John's Church Hall, Coventry Road	Community Facility	DM25
HIN163	Hinckley Wharf, Wharf Yard	Community Facility	DM25
HIN164	Westfield Community and Educational Hub, Rosemary Way	Community Facility	DM25
HIN165	Hollycroft Medical Centre, Clifton Way	Community Facility	DM25

Hinckley Site Allocations			
Reference	Location	Designation	Policy
Community Facilities			
HIN166	Hope Community Church, Deveron Way	Community Facility	DM25
HIN167	Gwendoline Community House, Gwendoline Avenue	Community Facility	DM25
HIN168	Battling Brook Community Hub, Frederick Avenue	Community Facility	DM25
HIN169	Redmoor High School, Wykin Road	Community Facility	DM25
HIN170	Dorothy Goodman Lower School, Stoke Road	Community Facility	DM25
HIN171	Richmond Primary School, Stoke Road	Community Facility	DM25
HIN172	Green Towers Hinckley Club for Young People, Richmond Road	Community Facility	DM25
HIN173	Hynca Lodge and St Francis Community Centre	Community Facility	DM25
HIN174	Hinckley and Bosworth Community Hospital, Ashby Road	Community Facility	DM25
HIN175	Dorothy Goodman Upper School, Middlefield Lane	Community Facility	DM25
HIN176	North Warwickshire and Hinckley College, Lower Bond Street	Community Facility	DM25
HIN177	The Trinity Centre, Trinity Vicarage Road	Community Facility	DM25
HIN178	Holliers Walk Primary School, Holliers Walk	Community Facility	DM25
HIN179	The Pathways Centre, Baptist Walk	Community Facility	DM25
HIN180	Hinckley Library, Lancaster Road	Community Facility	DM25
HIN181	St Mary's Church of England Primary School, Station Road	Community Facility	DM25
HIN182	St Mary's Community Hall, St Mary's Road	Community Facility	DM25
HIN183	Station View Health Centre, Southfield Road	Community Facility	DM25
HIN184	Hinckley Health Hub, Hill Street	Community Facility	DM25
HIN185	St Peter's Catholic Primary School, London Road	Community Facility	DM25

Hinckley Site Allocations			
Reference	Location	Designation	Policy
Community Facilities			
HIN186	The Midlands Studio College, Spa Lane	Community Facility	DM25
HIN187	Mount Grace High School, Leicester Road	Community Facility	DM25
HIN188	John Cleveland College, Butt Lane	Community Facility	DM25
Cultural and Tourism			
HIN158	Trinity Marina, Wharf Farm, Coventry Road	Cultural and Tourism	DM24
HIN159	The Premier Inn, Wharf Farm, Coventry Road	Cultural and Tourism	DM24
HIN160	Hinckley and Bosworth District Museum, Lower Bond Street	Cultural and Tourism	DM24
HIN161	Concordia Theatre, Stockwell Head	Cultural and Tourism	DM24
Settlement Boundary			
HIN01	Hinckley Settlement Boundary	Settlement boundary	Core Strategy Policy 1

**The Ashby Canal Green Corridor (HIN41) runs the length of the canal within the borough. Due to the size of this allocation it is not drawn on either the Hinckley or borough-wide allocations maps*

Hinckley Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
HIN19PP	Land at Outlands Drive	09/00140/REM (246 dwellings)
HIN20PP	5 Wharf Yard	11/00808/FUL (9 dwellings)
HIN21PP	Land adjacent former Greyhound Stadium, Nutts Lane	12/00341/FUL (83 dwellings)
HIN22PP	Former Jarvis Porter Site, Coventry Road	14/00881/REM (122 dwellings)
HIN23PP	Land south of Sword Drive	08/00349/FUL (134 dwellings)
HIN24PP	Hinckley Club for Young People, Stoke Road	11/00571/FUL (65 dwellings)
HIN25PP	Land at St Francis Close	12/00821/FUL (37 dwellings)
HIN26PP	Land south of Brick Pit, Ashby Road	12/00950/EXT (25 dwellings)
HIN27PP	Land between Upper Bond Street and Druid Street	11/00058/EXT (17 dwellings)
HIN28PP	Land rear of 31 and 33 Canning Street	11/00627/FUL (7 dwellings)
HIN29PP	3 Cleveland Road	11/010435/EXT (14 dwellings)
HIN30PP	27 Upper Bond Street	14/00235/CJGDO (24 dwellings)
HIN31PP	Westfields Nurseries, Westfield Road	06/00352/FUL & 07/01185/FUL (10 dwellings)
HIN32PP	The Cottage, Station Road	14/00326/FUL (9 dwellings)
HIN33PP	Former Beavers Bar, 5 London Road	13/00086/FUL (12 dwellings)
HIN34PP	North Warwickshire and Hinckley College, London Road	11/00082/REM (132 dwellings)
HIN35PP	Land adjacent Hinckley Golf Club, Leicester Road	11/01023/REM (183 dwellings)
HIN191PP	Land at Paddock Way	13/00685/OUT (10 dwellings)

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

Allocations which relate to but stand away from the settlement*			
Reference	Location	Designation	Policy
HIN189	Hinckley Sports Ground, Leicester Road	Outdoor Sports Facilities	DM8
	Hinckley/Barwell/Earl Shilton/Burbage Green Wedge	Green Wedge	CS Policy 6

*These allocations appear on the borough-wide policies map

BURBAGE: SITES

4.16 In relation to site allocations for Burbage, the Hinckley and Bosworth Core Strategy requires the Borough Council to:

- Allocate land for a minimum of 295 houses focused primarily to the north of the settlement;
- Allocate land for 10 hectares of B8 employment land and 4 hectares of B2 employment land adjacent to the railway line as an extension to Logix Park;
- Ensure there is a range of employment opportunities within Burbage;
- Safeguard land to develop an extended GP Surgery;
- Address existing deficiencies in the quality, quantity and accessibility of green space and play provision;
- Protect and preserve the open landscape to the east of the village; and
- Deliver the green infrastructure network.

4.17 The residual minimum housing requirement for Burbage, as of 1 September 2014 is 46 dwellings. Further information on residential commitments can be found in the Site Allocations Justification Paper.

4.18 The remaining minimum residual housing requirements will be met through the allocations below. Site specific development requirements for BUR02: Land at Brookfield Road and Sketchley Brook, Burbage is prescribed through policy SA3 below:

Burbage Residential Site Allocations		
Reference	Location	Designation
BUR02	Land at Brookfield Road and Sketchley Brook	Mixed-use including existing employment and provision of retail and residential (Minimum of 46 dwellings)
BUR03	Wynne Motor Services 73-75 Sapcote Road	Residential (5 dwellings)

SA3
<p align="center">Land at Brookfield Road and Sketchley Brook, Burbage</p> <p>Development proposals for the site Land at Brookfield Road and Sketchley Brook should ensure a mixed-use development which:</p> <ul style="list-style-type: none"> • Retains existing employment uses on site; • Delivers a Neighbourhood Centre comprising retail units (A1-A5); • Delivers a minimum of 46 dwellings with a housing density, mix and design in line with Core Strategy Policy 16; and <p>Ensures the amenity of future occupiers of both residential and employment units would not be adversely affected in line with Policy DM10.</p>

- 4.19 The extension to Logix Park, namely Hinckley Commercial Park, has received outline planning permission; the consented employment land shall be protected under Policy DM19 and fulfils the Core Strategy requirement for the employment land allocation.
- 4.20 The Core Strategy requires a range of employment opportunities within Burbage. This has been ensured through identification of sites within the Employment Land and Premises Review and the protection of allocated employment sites through Policy DM19.
- 4.21 Land has been safeguarded adjacent to the existing surgery on Tilton Road Recreation Ground for a potential extension to the practice. In addition an extension to the existing doctor's surgery or a new build facility would largely be supported in line with Policy DM25. Further information on this allocation is available in the Site Selection Justification Paper.
- 4.22 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.
- 4.23 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20. In addition the site specific allocation for Burbage Common is included within this document.
- 4.24 The Hinckley/Barwell/Earl Shilton/Burbage Green Wedge is located to the north east of Hinckley. The Green Wedge Review (2011) recommends residential allocation HIN35PP to be removed from this Green Wedge and the boundary has been amended to reflect this. The Green Wedge has been extended to include John Cleveland College Playing Fields as this area meets the green wedge criteria. Policy 6 of the Core Strategy sets out the policy relating to the Green Wedge and the boundary can be found on the Policies Map.
- 4.25 The Core Strategy requires the protection and preservation of the open landscape to the east of Burbage; this is achieved through the allocation of the settlement boundary.

4.26 In line with Core Strategy Policy 4: Burbage, the following allocations are proposed for Burbage.

Burbage Site Allocations			
Reference	Location	Designation	Policy
Retail			
BUR58N	Brookside	Neighbourhood Centre	DM22
BUR59L	Boyslade Road and Tilton Road	Local Centre	DM22
BUR60N	Atkins Way	Neighbourhood Centre	DM22
BUR61N	Church Street	Neighbourhood Centre	DM22
BUR62N	Windsor Street	Neighbourhood Centre	DM22
Employment			
BUR50PP	Hinckley Commercial Park	Employment Site	Core Strategy Policy 4
BUR51	Logix Distribution Park	Employment Site	DM19
BUR52	Sketchley Meadows Industrial Estate	Employment Site	DM19
BUR53	Hinckley Business Centre, London Road /Burbage Road	Employment Site	DM19
BUR54	Warehouse, South of Coventry Road	Employment Site	DM19
BUR55	Works West of Britannia Road	Employment Site	DM19
BUR56	Works, North of Windsor Street	Employment Site	DM19
BUR57	Sapcote Road Industrial Estate	Employment Site	DM19
Open Space			
BUR08PP	Sketchley Brook Green Corridor	Amenity Green Space and Green Corridor	DM8
BUR09	Rugby Road Recreation Area	Formal Park, Outdoor Sports Facilities, Children's Play Space, and Young Persons Facilities	DM8
BUR10	Sketchley Brook Recreational Corridor	Private Allotments, Amenity Green Space, and Green Corridor	DM8
BUR11	Farm Road Amenity Green Space	Amenity Green Space	DM8
BUR12	Tilton Road Recreation Ground	Formal Park, Children's Play Space, and Young Persons Facilities	DM8
BUR13	Aster Way Amenity Green Space	Amenity Green Space	DM8
BUR14	Hyacinth Way Amenity Green Space	Amenity Green Space	DM8

Burbage Site Allocations			
Reference	Location	Designation	Policy
Open Space			
BUR15	Iris Close Amenity Green Space	Amenity Green Space	DM8
BUR16	Azalea Walk Amenity Green Space	Amenity Green Space	DM8
BUR17	Lilac Close Amenity Green Space	Amenity Green Space	DM8
BUR18	Pennant Road Amenity Green Space	Amenity Green Space	DM8
BUR19	Troon Way Flood Retention Basin	Amenity Green Space	DM8
BUR20	Armour Close Amenity Green Space	Amenity Green Space	DM8
BUR21	Colts Close Recreation Ground	Amenity Green Space, Outdoor Sports Facilities, Children's Play Space, and Young Persons Facilities	DM8
BUR22	Sketchley Hill Primary School Playing Field, Sketchley Road	Outdoor Sports Facilities	DM8
BUR23	Grange Drive Amenity Green Space	Amenity Green Space	DM8
BUR24	Maple Close Amenity Green Space	Amenity Green Space	DM8
BUR25	Westminster Drive Amenity Green Space	Amenity Green Space	DM8
BUR26	Canberra Way Amenity Green Space	Amenity Green Space	DM8
BUR27	Far Lash Amenity Green Space	Amenity Green Space	DM8
BUR28	Hasting High School Playing Field, St Catherine's Close	Outdoor Sports Facilities	DM8
BUR29	Woodland Avenue Allotments	Allotments	DM8
BUR30	Millers Green Amenity Green Space	Amenity Green Space	DM8
BUR31	Swains Green Amenity Green Space	Amenity Green Space	DM8
BUR32	Twycross Road Amenity Green Space	Amenity Green Space	DM8
BUR33	Abbotts Green Amenity Green Space	Amenity Green Space	DM8
BUR34	Bowman Green Amenity Green Space	Amenity Green Space	DM8
BUR35	Burbage Junior School Playing Field, Grove Road	Outdoor Sports Facilities	DM8

Burbage Site Allocations			
Reference	Location	Designation	Policy
Open Space			
BUR36	Hinckley Road Recreation Ground	Formal Park, Outdoor Sports Facilities, and Children's Play Space	DM8
BUR37	Woodland Avenue Green Space	Amenity Green Space, Children's Play Space, and Young Persons Facilities	DM8
BUR38	The Meadows Amenity Green Space	Amenity Green Space	DM8
BUR39	St Catherine's Churchyard, Church Street	Cemeteries and Churchyards	DM8
BUR40	Burbage Constitutional Bowls Club, Church Street	Private Outdoor Sports Facility	DM8
BUR41	Pughes Paddock	Formal Park	DM8
BUR42	Burbage Church of England Infant School Playing Fields, Grove Road	Outdoor Sports Facilities and Children's Play Space	DM8
BUR43	The Horsepool	Formal Park	DM8
BUR44	War Memorial Garden	Formal Park	DM8
BUR45	Britannia Road Recreation Ground	Outdoor Sports Facilities, Children's Play Space, and Young Persons Facilities	DM8
BUR46	Workhouse Lane Allotments	Allotments	DM8
BUR47	Lychgate Close Amenity Green Space	Amenity Green Space	DM8
BUR48	De-La-Bere Crescent Amenity Green Space	Amenity Green Space	DM8
BUR49	Station Nature Gardens	Natural and Semi-Natural Open Space	DM8/DM9
Community Facility			
BUR65	Sketchley Hill Primary School, Sketchley Road	Community Facility	DM25
BUR66	The Burbage Surgery and Extension, Tilton Road	Existing and Extended Community Facility	DM25
BUR67	Burbage Baptist Church, Higham Way	Community Facility	DM25
BUR68	The Clarke Community Centre, Hereford Way	Community Facility	DM25
BUR69	Hasting High School, St Catherine's Close	Community Facility	DM25
BUR70	Burbage Junior School, Grove Road	Community Facility	DM25

Burbage Site Allocations			
Reference	Location	Designation	Policy
Community Facility			
BUR71	Burbage Church of England Infant School, Grove Road	Community Facility	DM25
BUR72	Burbage Methodist Church, Windsor Street	Community Facility	DM25
BUR73	Millennium Hall, Britannia Road	Community Facility	DM25
BUR74	Burbage Library, Church Street	Community Facility	DM25
BUR75	The Meadows Community Centre, The Meadows	Community Facility	DM25
Cultural and Tourism Facilities			
BUR63	Sketchley Grange Hotel and Spa, Sketchley Lane	Cultural and Tourism Facility	DM24
BUR64	Hinckley Island Hotel, Watling Street	Cultural and Tourism Facility	DM24
BUR01	Burbage Settlement Boundary	Settlement boundary	Core Strategy Policy 4

Burbage Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
BUR04PP	Land at Sketchley Brook	10/00518/OUT (30 dwellings) 12/00697/REM (212 dwellings) 12/00698/REM (133 dwellings)
BUR05PP	Land south of 26-28 Britannia Road (phase 1)	12/00154/FUL (52 dwellings)
BUR77PP	Land south of 26-28 Britannia Road (phase 2)	12/01079/FUL (9 dwellings)
BUR78PP	Land off Three Pots Road	13/00094/FUL (34 dwellings)
BUR79PP	Land at Workhouse Lane	13/00147/FUL (35 dwellings)

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

Allocations which relate to but stand away from the settlement.*			
Reference	Location	Designation	Policy
BUR76	Burbage Common and Wood	Natural and Semi-Natural Open Space	DM8/DM9
Hinckley/Barwell/Earl Shilton/Burbage Green Wedge		Green Wedge	CS Policy 6

*These allocations appear on the borough-wide policies map
The policies map for Hinckley and Burbage is attached separately due to its size

EARL SHILTON AND BARWELL

- 4.27 The land use allocations for Earl Shilton and Barwell contained within the AAP are illustrated on the accompanying Policies Map to the Action Plan and a list of the allocations is provided in Appendix 6 of the document.
- 4.28 Further to the allocations and policy coverage of the AAP, other designations or allocations relating to wildlife sites, conservation areas, scheduled monuments and the Green Wedge also exist within and adjacent to Earl Shilton and Barwell. The allocation or safeguarding of these land uses is more appropriately addressed through the borough wide policies contained in the Core Strategy or within this Site Allocations and Development Management Policies DPD and are discussed further below.
- 4.29 ESBAAP Policies 2 and 3 support the delivery of 10 and 45 dwellings within Earl Shilton and Barwell settlement boundaries respectively. Having regard to planning permissions granted as of September 1 2014, there is no residual requirement remaining for Earl Shilton. A residual figure of 3 dwellings remains for Barwell, however the Borough Council considers that this figure can be met through windfall sites delivered within Barwell or the redevelopment of the opportunity sites identified in Appendix 3 or the category C employment sites listed in Appendix 5 of the AAP.

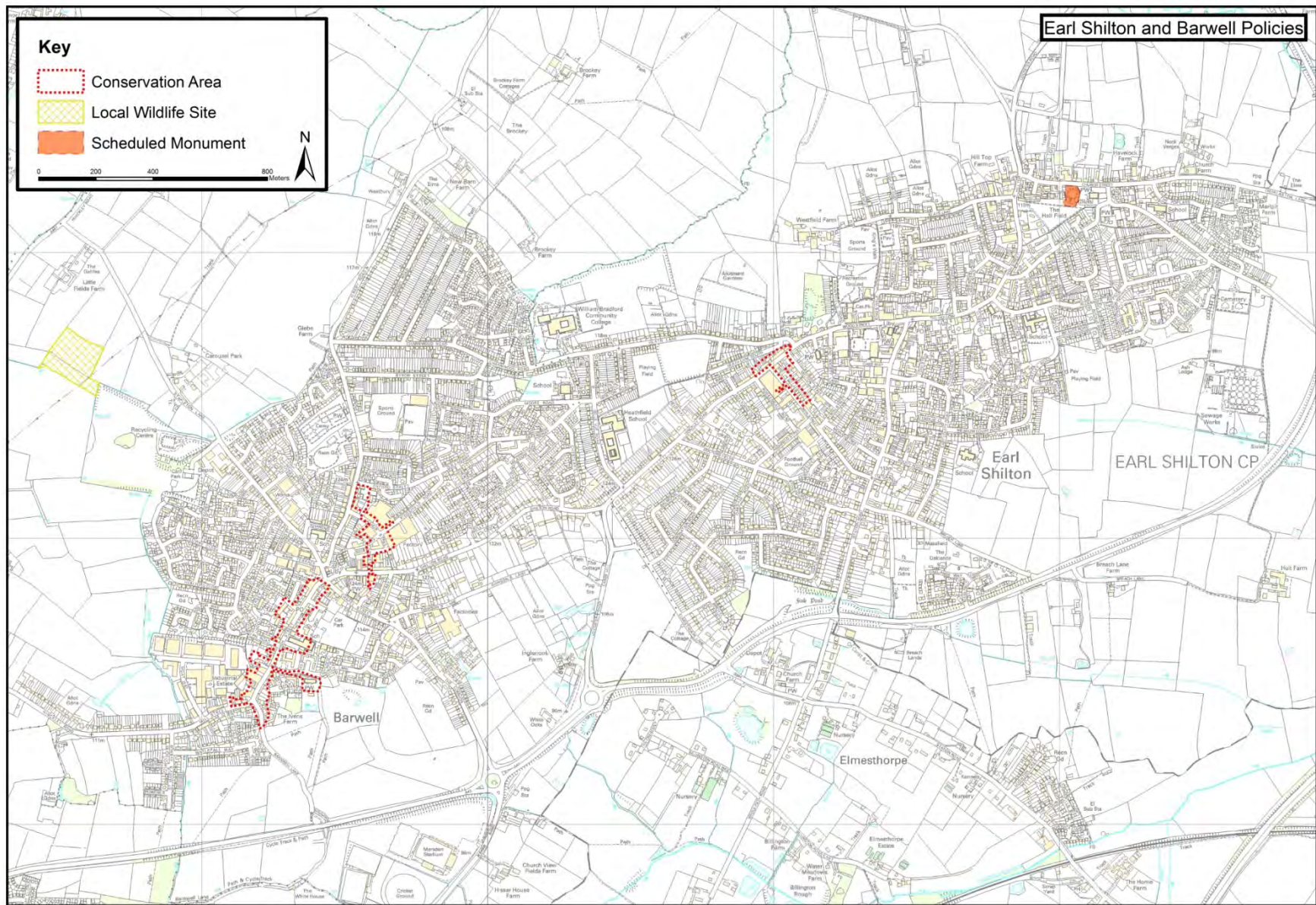
Earl Shilton

- 4.30 The Hinckley/Barwell/Earl Shilton/Burbage Green Wedge is located to the west of Earl Shilton. Policy 6 of the Core Strategy sets out the policy relating to the Green Wedge and the boundary can be found on the borough wide Policies Map.
- 4.31 The Earl Shilton Motte and Bailey Castle Scheduled Monument is located within the settlement boundary of Earl Shilton. The safeguarding and consideration of the impact of development proposals on Scheduled Monuments is achieved through implementing Development Management Policies DM11 and DM12. The Earl Shilton Motte and Bailey Castle Scheduled Monument is identified on the Earl Shilton and Barwell inset Policies Map and included in the list of Scheduled Monuments in Appendix 4.
- 4.32 The extent of the Earl Shilton Conservation Area is identified on the Earl Shilton and Barwell inset Policies Map and safeguarded through Policies DM11 and DM12.

Barwell

- 4.33 The Hinckley/Barwell/Earl Shilton/Burbage Green Wedge is located to the south and east of Barwell. In light of recommendations contained within the Green Wedge Review (2011) the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge has been amended to include St Mary's Churchyard, Barwell. Policy 6 of the Core Strategy sets out the policy relating to the Green Wedge and the boundary can be found on the borough wide Policies Map.

- 4.34 The extent of the Barwell Conservation Area is identified on the Earl Shilton and Barwell inset Policies Map and safeguarded through Policies DM11 and DM12.
- 4.35 A Local Wildlife Site (LWS) is located within the boundary of the Barwell Sustainable Urban Extension as identified on the Earl Shilton and Barwell inset Policies Map. Whilst regard has been given to the LWS throughout the masterplanning process of the AAP, the potential impact of development proposals and protection of the site will be achieved through the implementation of Policy DM6.



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5 RURAL AREAS

KEY RURAL CENTRES

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

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

5.2 These settlements have been grouped to relate to different areas of the borough as they have different roles to play. The following identifies the Key Rural Settlements and their groupings.

Key Rural Centres		
Key Rural Centres Relating to Leicester	Key Rural Centres Stand Alone	Key Rural Centres within the National Forest
Desford	Barlestone	Bagworth and Thornton
Groby	Market Bosworth	
Ratby	Newbold Verdon	
Markfield	Stoke Golding	

5.3 The Core Strategy's spatial vision highlights where these centres will become, where they are not already, the focal points for their surrounding rural communities, where residents can fulfil their daily needs without having to travel long distances. Therefore these villages have been identified to accommodate modest levels of development to enable the maintenance and enhancement to local employment, retail and public transportation services.

KEY RURAL CENTRES RELATING TO LEICESTER

5.4 Key Rural Centres Relating to Leicester stand on the edge of Leicester's urban area towards the north east of the borough and includes the settlements of Desford, Groby, Ratby and Markfield.

5.5 The Core Strategy's spatial vision highlights the focus for these settlements is to maintain separate village identities and retaining existing services. This is to be achieved through the allocation of limited levels of development, the protection of services and facilities and the considered revision of the settlement boundaries where necessary.

KEY RURAL CENTRES RELATING TO LEICESTER

DESFORD: SITES

- 5.6 In relation to site allocations for the Key Rural Centre of Desford, the Hinckley and Bosworth Core Strategy requires the Borough Council to:
- Allocate land for a minimum of 110 houses;
 - Ensure there is a range of employment opportunities;
 - Address the existing deficiencies in the quality and quantity of green spaces;
 - Deliver the strategic green infrastructure network; and
 - Safeguard land for the development of a new passenger railway station and associated car parking.
- 5.7 The residual minimum housing requirement for Desford, as of 1 September 2014 has been met and as such no sites are required to be allocated for residential development in Desford. Further information on residential commitments can be found in the Site Selection Justification Paper.
- 5.8 Since the adoption of the Core Strategy, Leicestershire County Council conducted an Ivanhoe Line Stage II Scheme Re-Appraisal which highlighted that the previously proposed Desford Railway Station would not be viable. As such, safeguarded land has not been taken forward through the Pre-submission Site Allocations for a new passenger railway station in Desford.
- 5.9 The Core Strategy requires a range of employment opportunities within Desford. This has been ensured through identification of sites, evidenced by the Employment Land and Premises Review and through the protection of allocated employment sites through Policy DM19.
- 5.10 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period, primarily through developer open space contributions.
- 5.11 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.

5.12 In line with Core Strategy Policy 8: Key Rural Centres Relating to Leicester, the following Site Allocations are proposed for Desford.

Desford Site Allocations			
Reference	Location	Designation	Policy
Retail			
DES13N	St Martin's Drive Neighbourhood Centre	Neighbourhood Centre	DM22
DES14N	Desford High Street	Neighbourhood Centre	DM22
Open Space			
DES03	Hunts Lane Allotments	Allotments	DM8
DES04	Hunts Lane Cemetery	Cemeteries and Churchyards	DM8
DES05	Kirkby Road Recreation Ground	Formal Park, Children's Play Space and Outdoor Sports Facilities	DM8
DES06	Desford Community Primary School Playing Fields, Kirkby Road	Outdoor Sports Facilities	DM8
DES07	Norfolk Road Amenity Green Space	Amenity Green Space	DM8
DES08	Pleasure Grounds Recreation Area	Formal Park and Children's Play Space	DM8
DES09	St Martins Churchyard, Main Street	Cemeteries and Churchyards	DM8
DES10	Bambrook Close Flood Retention Basin	Amenity Green Space	DM8
DES11	Bosworth Academy Playing Fields, Leicester Lane	Outdoor Sports Facilities	DM8
DES12PP	Hunts Lane Amenity Green Space	Amenity Green Space	DM8
Community Facility			
DES16	Desford Community Primary School, Kirkby Road	Community Facility	DM25
DES17	Desford Village Hall, Lindridge Lane	Community Facility	DM25
DES18	Desford Free Church, Chapel Lane	Community Facility	DM25
DES19	Desford Medical Centre, Main Street	Community Facility	DM25
DES20	St Martins Church Centre, Main Street	Community Facility	DM25
DES21	St Martins Church, Main Street	Community Facility	DM25
DES22	Desford Library, Main Street	Community Facility	DM25
DES23	Bosworth Academy, Leicester Lane	Community Facility	DM25

Desford Site Allocations			
Reference	Location	Designation	Policy
Cultural and Tourism			
DES15	Tropical Bird Land, Lindridge Lane	Cultural and Tourism Facility	DM24
DES01	Desford Settlement Boundary	Settlement Boundary	Core Strategy Policy 7

Desford Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
DES02PP	Land south of Newbold Road/Manor Road	11/00029/OUT (135 dwellings)

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

Allocations which relate to but stand away from the settlement*			
Reference	Location	Designation	Policy
DES25	Sport in Desford Facility, Peckleton Lane	Outdoor Sports Facilities	DM8
DES26	Caterpillar UK Sporting Facilities, Peckleton Lane	Outdoor Sports Facilities	DM8
DES27	Caterpillar, Peckleton Lane	Employment Site	DM19
DES28	Peckleton Lane Business Park, Peckleton Common	Employment Site	DM19
DES29	Highfields Seeds, Peckleton Lane	Employment Site	DM19
DES30	Desford Hall Business Park, Leicester Lane	Employment Site	DM19
DES31	Crown Crest, Desford Lane	Employment Site	DM19

*These allocations appear on the borough-wide policies map

KEY RURAL CENTRES RELATING TO LEICESTER

GROBY: SITES

5.13 In relation to site allocations for the Key Rural Centre of Groby, the Hinckley and Bosworth Core Strategy requires:

- Land to be allocated for a minimum of 110 houses;
- Ensure there is a range of employment opportunities;
- Address the existing deficiencies in the quality and quantity of green spaces; and
- Implement the green infrastructure network.

5.14 The residual minimum housing requirement for Groby, as of 1 September 2014 is 84 dwellings. Further information on residential commitments can be found in the Site Allocations Justification Paper.

5.15 The remaining minimum residual housing requirements will be met through the following allocations:

Groby Residential Site Allocations		
Reference	Location	Designation
GRO02	Land south of Martinshaw Lane	Residential (11)
GRO03	Land to the rear of Daisy Close	Residential (38)
GRO04	Land at Laurel Farm	Residential (45)

5.16 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.

5.17 The Core Strategy requires a range of employment opportunities within Key Rural Centres. This has been ensured through identification of sites within the Employment Land and Premises Review and the protection of allocated employment sites through Policy DM19.

5.18 The Rothley Brook Meadow Green Wedge is located to the north, east and south of Groby. The Green Wedge Review (2011) recommends residential allocation GRO06PP be removed from this Green Wedge and the boundary has been amended to reflect this. The Review also identified two extensions adjoining Groby to include an area to the west of Groby Pool Car Park and Marina Park Open Space and these have been included within the Green Wedge. Policy 9 of the Core Strategy sets out the policy relating to the Green Wedge and the boundary can be found on the Policies Map.

5.19 In line with Core Strategy Policy 8: Key Rural Centres Relating to Leicester, the following Site Allocations are proposed for Groby.

Groby Site Allocations			
Reference	Location	Designation	Policy
Retail			
GRO36N	Lawnwood Road Neighbourhood Centre	Neighbourhood Centre	DM22
GRO37L	Groby Village Centre	Local Centre	DM22
GRO38N	Laundon Way Neighbourhood Centre	Neighbourhood Centre	DM22
Employment			
GRO33	Groby Trading Estate, Fir Tree Lane	Employment Site	DM19
GRO34	Walker Smiths Haulage Site, Rookery Lane	Employment Site	DM19
GRO35	Workshops, The Rookery	Employment Site	DM19
Open Space			
GRO07	Proposed Cemetery Extension, Ratby Road	Cemeteries and Churchyards	DM8
GRO08	Brookvale High School and Groby Community College Playing Fields, Ratby Road	Outdoor Sports Facility	DM8
GRO09	Butlers Field Cemetery	Cemeteries and Churchyards	DM8
GRO10	Butlers Field Amenity Green Space, Ratby Road	Amenity Green Space	DM8
GRO11	The Spinney	Green Corridor	DM8
GRO12	Greys Drive Amenity Green Space	Amenity Green Space	DM8
GRO13	Ratby Road Allotments	Allotments	DM8
GRO14	Quarry Park	Formal Park and Children's Play Space	DM8
GRO15	Martinshaw County Primary School Playing Fields, Forest Rise	Outdoor Sports Facility	DM8
GRO16	Forest Close Amenity Green Space	Amenity Green Space	DM8
GRO17	Forest Rise Amenity Green Space	Amenity Green Space	DM8
GRO18	Lawnwood Road Amenity Green Space	Amenity Green Space	DM8
GRO19	Stephenson Way South Amenity Green Space	Amenity Green Space	DM8

Groby Site Allocations			
Reference	Location	Designation	Policy
Open Space			
GRO20	Poplars Close Amenity Green Space	Amenity Green Space	DM8
GRO21	Stephenson Way North Amenity Green Space	Amenity Green Space	DM8
GRO22	Ratby Road Amenity Green Space	Amenity Green Space	DM8
GRO23	Markfield Road Allotments	Allotments	DM8
GRO24	The Old Mineral Line, Markfield Road	Green Corridor	DM8
GRO25	St Philip and St James Churchyard, Markfield Road	Cemeteries and Churchyards	DM8
GRO26	Flaxfield Close Amenity Green Space	Amenity Green Space	DM8
GRO27	Elizabeth Woodville Primary School Playing Fields, Glebe Road	Outdoor Sports Facility	DM8
GRO28	Beacon Close Amenity Green Space	Amenity Green Space	DM8
GRO29	Lady Jane Grey Primary School Green Space	Amenity Green Space	DM8
GRO30	Laundon Way Amenity Green Space	Amenity Green Space	DM8
GRO31	Meadow Way Amenity Green Space	Amenity Green Space	DM8
GRO32	Marina Park, Castell Drive	Formal Park and Children's Play Space	DM8
GRO52	Branting Hill Amenity Green Space	Amenity Green Space	DM8
Community			
GRO39	Groby Community College, Ratby Road	Community Facility	DM25
GRO40	Brookvale High School, Ratby Road	Community Facility	DM25
GRO41	Groby Community Centre, Forest Rise	Community Facility	DM25
GRO42	Martinshaw Primary School, Forest View	Community Facility	DM25
GRO43	St Philip and St James Church, Markfield Road	Community Facility	DM25
GRO44	Groby Library, Leicester Road	Community Facility	DM25
GRO45	Groby Village Hall, Leicester Road	Community Facility	DM25
GRO46	Groby Doctors Surgery, Rookery Lane	Community Facility	DM25

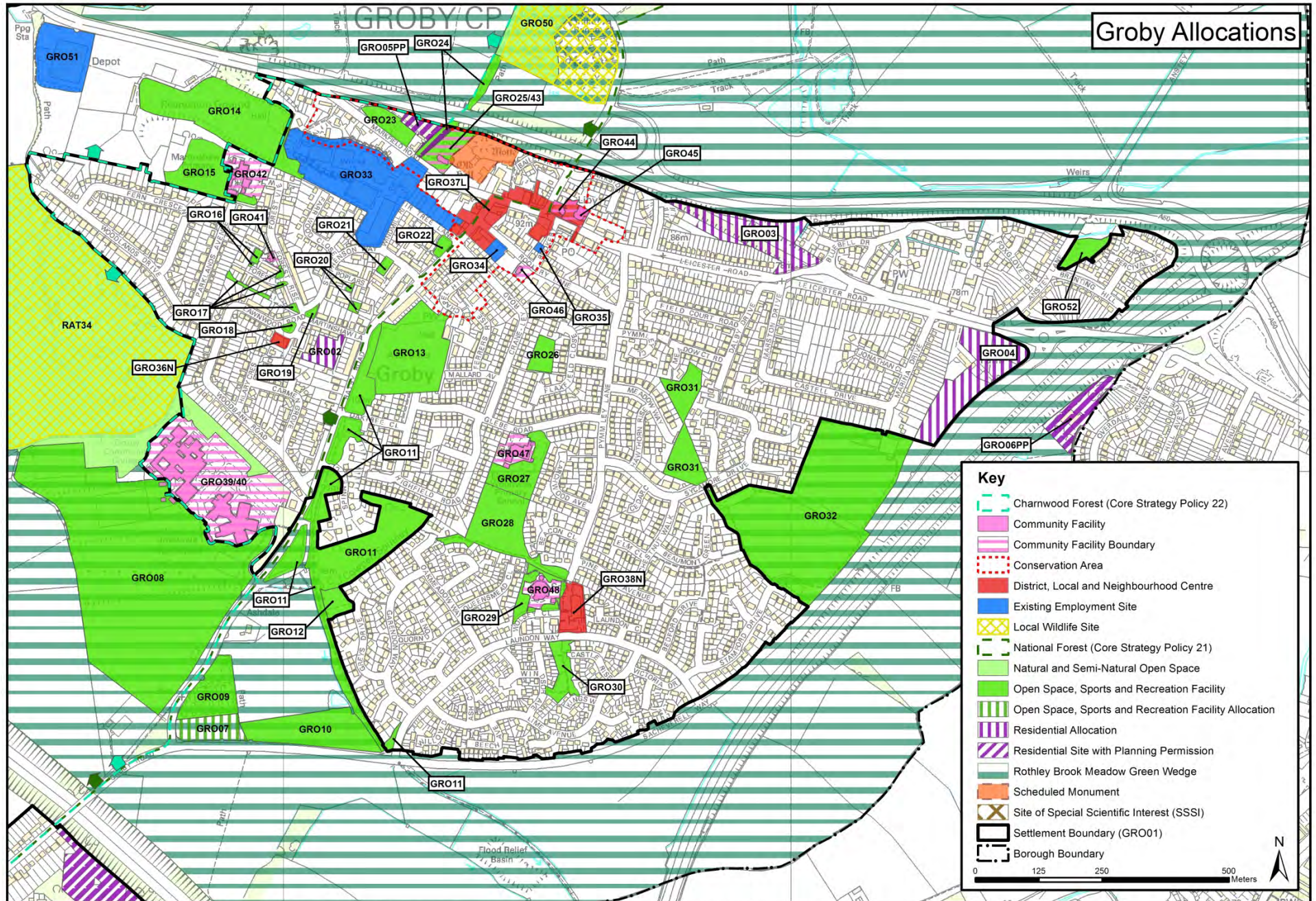
Groby Site Allocations			
Reference	Location	Designation	Policy
Community			
GRO47	Elizabeth Woodville Primary School, Glebe Road	Community Facility	DM25
GRO48	Lady Jane Grey Community Primary School, Wolsey Close	Community Facility	DM25
Settlement			
GRO01	Groby Settlement Boundary	Settlement Boundary	Core Strategy Policy 7

Groby Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
GRO05PP	Land adjacent 30 Markfield Road	06/01322/FUL (20 dwellings)
GRO06PP	The Brant Inn, Leicester Road	12/01107/OUT (22 dwellings)

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

Allocations which relate to but stand away from the settlement.*			
Reference	Location	Designation	Policy
GRO49	Groby Pool	Natural and Semi-Natural Open Space	DM8/DM9
GRO50	Groby Pool Nature Area	Natural and Semi-Natural Open Space	DM8/DM9
GRO51	Scania Depot, Markfield Road (A50)	Employment Site	DM19
Rothley Brook Meadow Green Wedge		Green Wedge	CS Policy 9

*These allocations appear on the borough-wide policies map



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KEY RURAL CENTRES RELATING TO LEICESTER

RATBY: SITES

- 5.20 In relation to site allocations for the Key Rural Centre of Ratby, the Hinckley and Bosworth Core Strategy requires:
- Land to be allocated for a minimum of 75 houses;
 - Ensure there is a range of employment opportunities;
 - Implement the strategic green infrastructure network;
 - Address the existing deficiencies in the quality and quantity of green spaces; and
 - Deliver improvements to the quality of Ferndale Park Outdoor Facilities.
- 5.21 The residual minimum housing requirement for Ratby, as of 1 September 2014 has been met and as such no sites are required to be allocated for residential development in Ratby. Further information on residential commitments can be found in the Site Selection Justification Paper.
- 5.22 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions. Ferndale Park forms one of these allocations to be safeguarded and improved.
- 5.23 The Core Strategy requires a range of employment opportunities within Hinckley and Bosworth. This has been ensured through identification of sites, evidenced by the Employment Land and Premises Review and through the protection of allocated employment sites through Policy DM19. Additional employment provision will be supported in line with Policy DM20.
- 5.24 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.
- 5.25 The Rothley Brook Meadow Green Wedge is located to the south of Ratby. The Green Wedge Review (2011) recommends that the pockets of land between Ratby and the M1 should be removed as they do not meet the green wedge requirement and these have been translated through a boundary amendment. Policy 9 of the Core Strategy sets out the policy relating to the Green Wedge and the boundary can be found on the Policies Map.
- 5.26 The Site Allocations and Generic Development Control Policies Preferred Options DPD identified the allocation of two allotment sites, these were:
- RAT16 – South of Markfield Road; and
 - RAT17 – Land off Stamford Street.

- 5.27 During the preferred options consultation, the landowner of these sites submitted representations objecting to their allocation which means that they are not deliverable. They have therefore not been carried forward into this Pre-Submission document. The delivery of new allotment provision in Ratby has however been maintained through the allocation of RAT05. This site was submitted during the Preferred Options consultation for use as allotments and will be safeguarded for this use under Policy DM8.
- 5.28 In line with Core Strategy Policy 8: Key Rural Centres Relating to Leicester, the following designations are proposed for Ratby.

Ratby Site Allocations			
Reference	Location	Designation	Policy
Retail			
RAT22L	Ratby Village Centre	Local Centre	DM22
Employment			
RAT19	Pear Tree Business Park, Desford Lane	Employment Site	DM19
RAT20	Factory, Park Road	Employment Site	DM19
RAT21	Land west of Station Road	Employment Site	DM19
Open Space			
RAT05	Desford Lane Allotments	Allotments	DM8
RAT06	Ash Close Amenity Green Space	Amenity Green Space	DM8
RAT07	Bradgate Drive Amenity Green Space	Amenity Green Space	DM8
RAT08	Burroughs Road Green Space	Amenity Green Space, Children's Play Space, and Young Persons Facilities	DM8
RAT09	Ratby Primary School Playing Fields, Burroughs Road	Outdoor Sports Facilities	DM8
RAT10	Ratby Sports Club, Desford Lane	Outdoor Sports Facilities	DM8
RAT11	Church Lane Allotments	Allotments	DM8
RAT12	St Philip and St James Churchyard, Church Lane	Cemeteries and Churchyards	DM8
RAT13PP	Ferndale Drive Amenity Green Space	Amenity Green Space	DM8
RAT14	Cottage Close Amenity Green Space	Amenity Green Space	DM8
RAT15	Journeyman's Green	Amenity Green Space	DM8

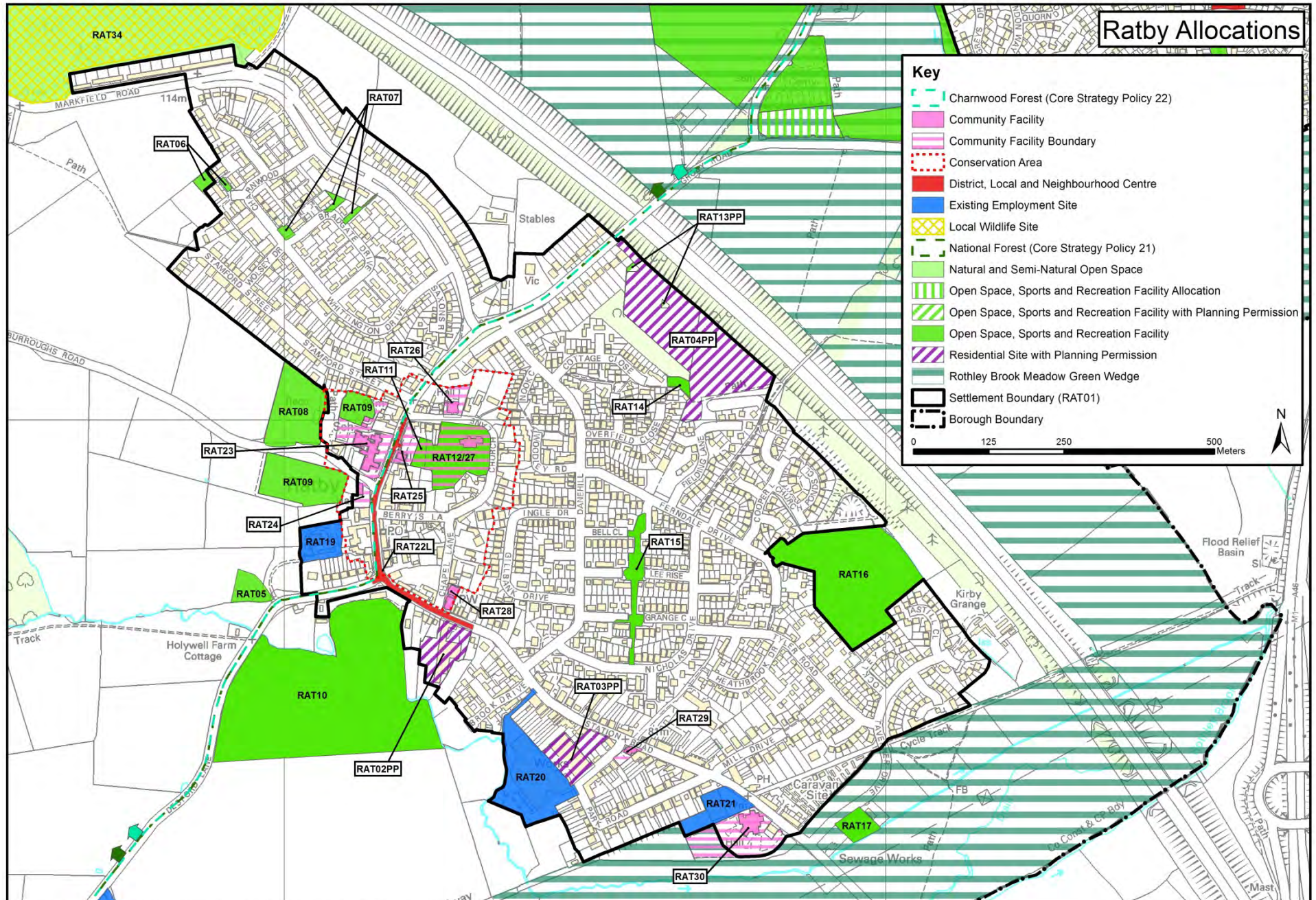
Ratby Site Allocations			
Reference	Location	Designation	Policy
Open Space			
RAT16	Ferndale Park, Ferndale Drive	Formal Park, Children's Play Space, and Young Persons Facilities	DM8
RAT17	Taverner Drive Allotments	Allotments	DM8
Community Facility			
RAT23	Ratby Primary School, Main Street	Community Facility	DM25
RAT24	Ratby Village Hall and Old People's Welfare Hall, 35 Main Street	Community Facility	DM25
RAT25	Ratby Library, Main Street	Community Facility	DM25
RAT26	Ratby Church Rooms, Church Lane	Community Facility	DM25
RAT27	St Philip and St James Church, Church Lane	Community Facility	DM25
RAT28	Ratby Methodist Church, 31 Station Road	Community Facility	DM25
RAT29	Ratby Surgery, 122-124 Station Road	Community Facility	DM25
RAT30	Bretheren Meeting Hall, Station Road	Community Facility	DM25
RAT01	Ratby Settlement Boundary	Settlement Boundary	Core Strategy Policy 7

Ratby Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
RAT02PP	Former Geary's Bakery, 24 Station Road	13/00223/FUL (13 dwellings)
RAT03PP	71 Park Road	13/00056/FUL (29 dwellings)
RAT04PP	Land adjacent M1, Ferndale Drive	12/00178/FUL (65 dwellings)

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

Allocations which relate to but stand away from the settlement*			
Reference	Location	Designation	Policy
RAT31	Burroughs Wood	Natural and Semi-Natural Open Space	DM8/DM9
RAT32	Pear Tree Wood	Natural and Semi-Natural Open Space	DM8/DM9
RAT33	Grey Lodge Wood	Natural and Semi-Natural Open Space	DM8/DM9
RAT34	Martinshaw Wood	Natural and Semi-Natural Open Space	DM8/DM9
RAT35	Alexandra Stone Works, Desford Lane, South West of Ratby	Employment Site	DM19
Rothley Brook Meadow Green Wedge		Green Wedge	CS Policy 9

*These allocations appear on the borough-wide policies map



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KEY RURAL CENTRES RELATING TO LEICESTER

MARKFIELD: SITES

- 5.29 In relation to site allocations for the Key Rural Centre of Markfield, the Hinckley and Bosworth Core Strategy requires:
- Land to be allocated for a minimum of 80 houses;
 - Ensure there is a range of employment opportunities and support additional employment provision;
 - Address the existing deficiencies in the quality and quantity of green spaces;
 - Implement the green infrastructure network; and
 - Protect open space linkages to the west of Markfield.
- 5.30 The residual minimum housing requirement for Markfield, as of 1 September 2014 has been met and as such no sites are required to be allocated for further residential development in Markfield. Further information on residential commitments can be found in the Site Selection Justification Paper.
- 5.31 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.
- 5.32 The Core Strategy requires a range of employment opportunities within Markfield with support for additional provision. The existing Markfield Industrial Estate is identified through the Employment Land and Premises Review and safeguarded through Policy DM19. Additional employment provision will be supported in line with Policy DM20.
- 5.33 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.
- 5.34 A large area of open space forming allotments and natural and semi-natural open space stands to the west of Markfield. This important area of open space is crossed by a number of tracks, paths and public rights of way which link the residents of Markfield not only to this area of open space but the wider countryside beyond. The area of open space is titled Hill Hole Quarry Green Space and has been identified through the Open Space, Sports and Recreational Facilities Study. This area of open space is to be retained and safeguarded through policies DM8 and DM9 to ensure these open space linkages to the west of Markfield are protected.

5.35 In line with Core Strategy Policy 8: Key Rural Centres Relating to Leicester, the following designations are proposed for Markfield.

Markfield Site Allocations			
Reference	Location	Designation	Policy
Retail			
MARK24L	Main Street Local Centre	Local Centre	DM22
MARK25N	Chitterman Way Neighbourhood Centre	Neighbourhood Centre	DM22
Employment			
MARK23	Markfield Industrial Estate, Ashby Road	Employment Site	DM19
Open Space			
MARK04	Jubilee Playing Fields, Altar Stones Lane	Outdoor Sports Facilities	DM8
MARK05	Hill Hole Quarry Allotments	Allotments	DM8
MARK06	St Michael and All Angel Churchyard	Cemeteries and Churchyards	DM8
MARK07	The Green Amenity Green Space	Amenity Green Space	DM8
MARK08	Forest Road Amenity Green Space	Amenity Green Space	DM8
MARK09PP	London Road Green Space	Amenity Green Space and Children's Play Space	DM8
MARK10	Mercenfield Primary School Playing Fields, Oakfield Avenue	Outdoor Sports Facilities	DM8
MARK11	Mayflower Court Recreation Ground	Amenity Green Space, Children's Play Space, Formal Park, Outdoor Sports Facilities, and Young Persons Facilities	DM8
MARK12	Mayflower Close Amenity Green Space	Amenity Green Space	DM8
MARK13	Oakfield Avenue Amenity Green Space	Amenity Green Space	DM8
MARK14	Lillingstone Close Amenity Green Space	Amenity Green Space	DM8
MARK15	Leicester Road Cemetery	Cemeteries and Churchyards	DM8
MARK16	Chitterman Way Amenity Green Space	Amenity Green Space	DM8
MARK17	Launde Road Amenity Green Space	Amenity Green Space	DM8
MARK18	Countryman Way Amenity Green Space	Amenity Green Space	DM8
MARK19	Link Rise Amenity Green Space	Amenity Green Space	DM8

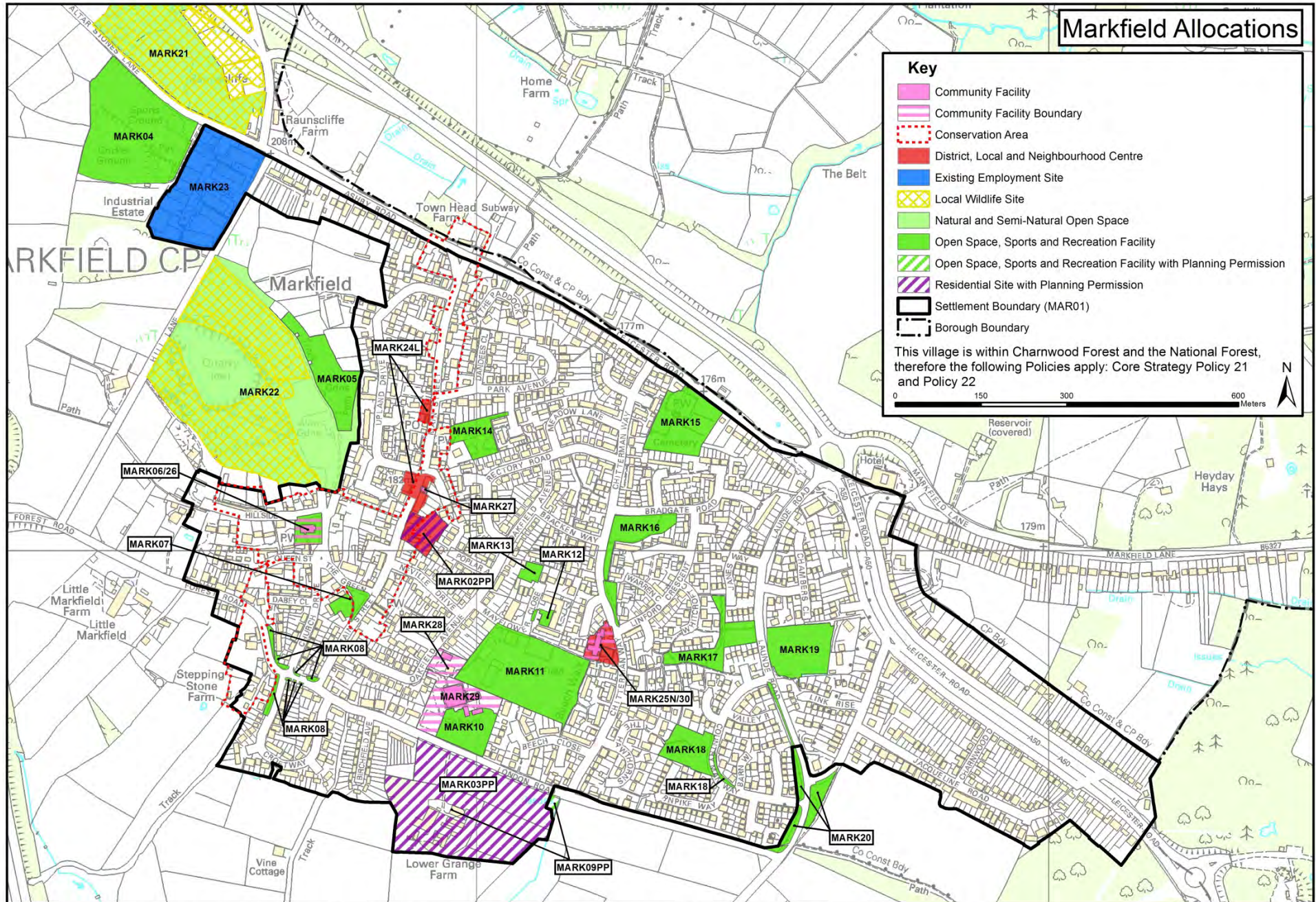
Markfield Site Allocations			
Reference	Location	Designation	Policy
Open Space			
MARK20	The Pinfold Amenity Green Space	Amenity Green Space	DM8
MARK22	Hill Hole Quarry Green Space	Natural and Semi-Natural Open Space	DM8/DM9
Community Facilities			
MARK26	St Michael and All Angel Church, The Green	Community Facility	DM25
MARK27	Markfield Congregational Church, Main Street	Community Facility	DM25
MARK28	Markfield Library, Oakfield Avenue	Community Facility	DM25
MARK29	Mercenfield Primary School, Oakfield Avenue	Community Facility	DM25
MARK30	Markfield Medical Centre, Chitterman Way	Community Facility	DM25
Settlement Boundary			
MARK01	Markfield Settlement Boundary	Settlement Boundary	Core Strategy Policy 7

Markfield Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
MARK02PP	The George Inn, 78 Main Street	11/00431/FUL (6 dwellings)
MARK03PP	Land off London Road	12/00781/REM (105 dwellings)
MARK34PP	Markfield Court, Ratby Lane	13/01082/FUL (75 bed/ 38 dwellings)

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

Allocations which relate to but stand away from the settlement*			
Reference	Location	Designation	Policy
MARK21	Altar Stones Lane Green Space	Natural and Semi-Natural Open Space	DM8/DM9
MARK31	Billa Barra Hill	Natural and Semi-Natural Open Space	DM8/DM9
MARK33	Markfield Conference Centre, Ratby Lane	Community Facility	DM25

* These allocations appear on the borough-wide policies map



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6 KEY RURAL CENTRES WITHIN THE NATIONAL FOREST

- 6.1 Key Rural Centres within the National Forest are former mining settlements which are being transformed into 'Forest Settlements' as part of the National Forest Initiative. Bagworth and Thornton stand within this settlement type.
- 6.2 The Core Strategy's Spatial Vision highlights a lack of service provision, particularly in Bagworth and that the purpose of designating these settlements as Key Rural Centres, and encouraging limited development through site allocations, is to assist in securing services to ensure this cluster fulfils its potential in a sustainable way.

BAGWORTH: SITES

- 6.3 In relation to site allocations for the Key Rural Centre of Bagworth, the Hinckley and Bosworth Core Strategy requires:
- Land to be allocated for a minimum of 60 houses;
 - Support additional employment provision;
 - Address the existing deficiencies in the quality and quantity of green spaces;
 - Safeguard land at Bagworth for the development of a new passenger railway station if the National Forest line is re-opened; and
 - Implement the green infrastructure network.
- 6.4 The residual minimum housing requirement for Bagworth, as of 1 September 2014 is 17 dwellings. Further information on residential commitments can be found in the Site Selection Justification Paper.
- 6.5 The remaining minimum residual housing requirement will be met through the following allocation.

Bagworth Residential Site Allocation		
Reference	Location	Designation
BAG03	Former Dunlop Factory, Station Road	A mixed use allocation including retention of B1/B2 employment land, provision of starter units and a minimum of 61 dwellings.

- 6.6 Recent residential planning approvals in Bagworth have yet to deliver additional services or enhanced employment provision in line with Core Strategy Policy 10. Therefore, to ensure the promotion of sustainability in Bagworth, further residential growth must be tied into the retention of the existing primary employment area. This employment space should be reconfigured in line with the recommendations of the Employment Land and Premises Review to provide a number of B1/B2 starter units. To ensure sustainable growth in Bagworth Policy SA4 would apply to the development at the Former Dunlop Factory, Station Road.

SA4

Former Dunlop Factory, Station Road, Bagworth

Development proposals for the site at the Former Dunlop Factory should ensure a mixed-use development which:

- Retains a minimum of 2800sqm of B1/B2 employment floor space on site;
- Provides B1/B2 starter units of between 150-300 sqm on site;
- Delivers a minimum of 61 dwellings with a housing density, mix and design in line with Core Strategy Policy 16; and
- Ensures the amenity of future occupiers of both residential and employment units would not be adversely affected in line with Policy DM10.

- 6.7 Since the adoption of the Core Strategy, Leicestershire County Council conducted an Ivanhoe Line Stage II Scheme Re-appraisal which highlighted that the previously proposed Bagworth Railway Station would not be viable. As such safeguarded land has not been taken forward through the site allocations for a new passenger railway station in Bagworth.
- 6.8 The Core Strategy requires the protection of employment sites within Hinckley and Bosworth. This has been ensured through the identification of sites within the Employment Land and Premises Review and the protection of allocated employment sites through Policy DM19. Additional employment provision will be supported in line with Policy DM20.
- 6.9 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.
- 6.10 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.

6.11 In line with Core Strategy Policy 10: Key Rural Centres within the National Forest, the following designations are proposed for Bagworth.

Bagworth Site Allocations			
Reference	Location	Designation	Policy
Employment			
BAG18	Workshop Units, Station Terrace	Employment Site	DM19
BAG19	Industrial Unit, 256 Station Road	Employment Site	DM19
BAG20	Presscut Components, East of Station Road	Employment Site	DM19
Open Space			
BAG05	Northfield Road Amenity Green Space	Amenity Green Space	DM8
BAG06	Station Road Amenity Green Space	Amenity Green Space	DM8
BAG07	Jackson Road Amenity Green Space	Amenity Green Space	DM8
BAG08	Maynards Walk	Amenity Green Space and Children's Play Space	DM8
BAG09	Park Lane Allotments	Allotments	DM8
BAG10	Old Colliery Sports Ground, Off Station Road	Outdoor Sports Facilities	DM8
BAG11	Bagworth Community Centre Green Space, Station Road	Amenity Green Space and Children's Play Space	DM8
BAG12	Bagworth Bowling Club, Station Road	Outdoor Sports Facilities	DM8
BAG13	Station Road Natural Green Space Station Road	Natural and Semi-Natural Open Space	DM8/DM9
BAG14	Bagworth Wood, East of Bagworth	Natural and Semi-Natural Open Space	DM8/DM9
BAG15	Bagworth New Wood, West of Bagworth	Natural and Semi-Natural Open Space	DM8/DM9
BAG16	Laurel Farm Wood, Barlestone Road	Natural and Semi-Natural Open Space	DM8/DM9
BAG17	Manor Farm, Thornton Lane	Natural and Semi-Natural Open Space	DM8/DM9

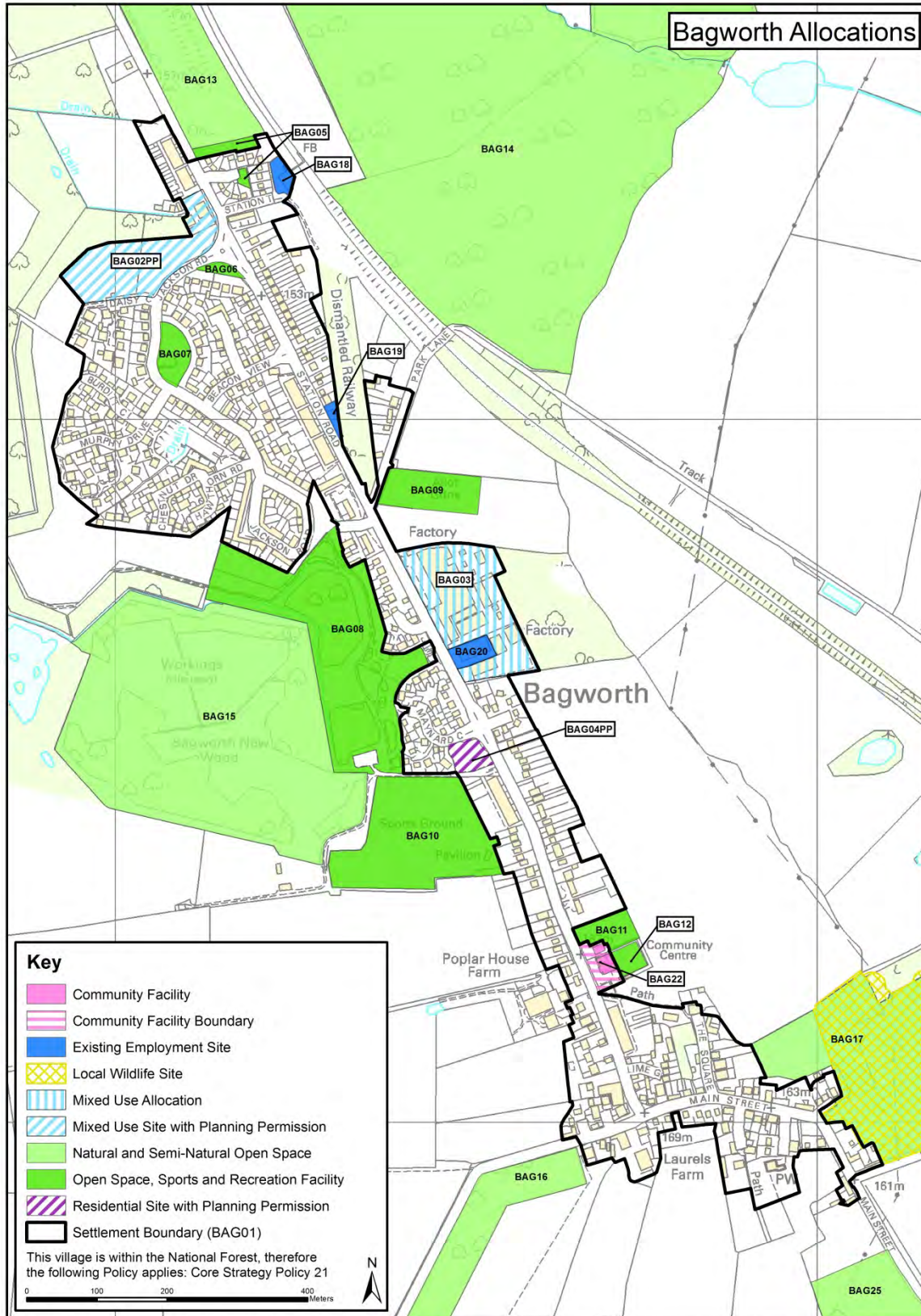
Bagworth Site Allocations			
Reference	Location	Designation	Policy
Community Facilities			
BAG22	Bagworth Community Centre and Sure Start Centre, Station Road	Community Facility	DM25
BAG01	Bagworth Settlement Boundary	Settlement Boundary	Core Strategy Policy 7

Bagworth Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
BAG02PP	Land adjacent 121 Station Road	13/00510/EXT (8 dwellings)
BAG04PP	Land south of Maynard Close, Station Road	12/00127/FUL (56 dwellings)

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

Allocations which relate to but stand away from the settlement**			
Reference	Location	Designation	Policy
BAG23	Bagworth Heath Country Park	Country Park	DM8
BAG24	Chestnut Glebe, Stanton Lane, NE of Bagworth	Natural and Semi-Natural Open Space	DM8/DM9
BAG25	Centenary Wood and Royal Tigers, Thornton Lane	Natural and Semi-Natural Open Space	DM8/DM9
BAG26	Woodland, The Hollow	Natural and Semi-Natural Open Space	DM8/DM9
BAG27	Cross Hills Baptist Church, Thornton Lane	Community Facility	DM25

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



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KEY RURAL CENTRES WITHIN THE NATIONAL FOREST

THORNTON: SITES

- 6.12 In relation to site allocations, the Hinckley and Bosworth Core Strategy requires:
- Support additional employment provision;
 - Address the existing deficiencies in the quality and quantity of green spaces; and
 - Implement the green infrastructure network.
- 6.13 Thornton has no housing requirement within the Core Strategy and therefore has no residential site allocations.
- 6.14 The Core Strategy requires the protection of employment sites within Hinckley and Bosworth. This has been ensured through the identification of sites within the Employment Land and Premises Review and the protection of allocated employment sites through Policy DM19. Additional employment provision will be supported in line with Policy DM20.
- 6.15 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.
- 6.16 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20. In addition the site specific allocation for Thornton Reservoir is included within this document.
- 6.17 In line with Core Strategy Policy 10: Key Rural Centres within the National Forest, the following designations are proposed for Thornton.

Thornton Site Allocations			
Reference	Location	Designation	Policy
Open Space			
THO03	Thornton Allotments (South), Main Street	Allotments	DM8
THO04	Thornton Primary School Playing Fields, Main Street	Outdoor Sports Facilities	DM8
THO05	Thornton Allotments (North), Main Street	Allotments	DM8
THO06	Thornton Community Centre, Play Space, 175 Main Street	Children's Play Space	DM8
THO07	Thornton Recreation Ground, Main Street	Amenity Green Space and Children's Play Space	DM8
THO08	St Peters Churchyard, Church Lane	Cemeteries and Churchyards	DM8
THO09	Warwick Close Amenity Green Space	Amenity Green Space	DM8
THO10	Highfields Amenity Green Space	Amenity Green Space	DM8
THO11	Thornton Plantation, Stanton Lane	Natural and Semi-Natural Open Space	DM8/DM9
THO12	Thornton Reservoir, Reservoir Road	Natural and Semi-Natural Open Space	DM8/DM9
Community Facilities			
THO14	Thornton Primary School, Main Street	Community Facility	DM25
THO15	Thornton Community Centre, Main Street	Community Facility	DM25
THO16	St Peters Church, Church Lane	Community Facility	DM25
Cultural and Tourism Facilities			
THO13	Thornton Reservoir Visitor Centre, Reservoir Road	Cultural and Tourism Facility	DM24
Settlement Boundary			
THO01	Thornton Settlement Boundary	Settlement Boundary	Core Strategy Policy 7

Thornton Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
THO02PP	Manor Farm, Main Street	13/00566/EXT (8 dwellings)

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

Allocations which relate to but stand away from the settlement*			
Reference	Location	Designation	Policy
THO17	Browns Wood, Markfield Lane	Natural and Semi-Natural Open Space	DM8/DM9
THO18	Merrylees Industrial Estate, Merrylees Road	Employment Site	DM19

*These allocations appear on the borough-wide policies map

7 KEY RURAL CENTRES STAND ALONE

- 7.1 The Core Strategy's Spatial Vision highlights the focus for these settlements is to consolidate and improve their existing services and maintain the strong sense of settlement identity. The settlements are key rural service centres which provide services to their rural hinterlands.
- 7.2 Key Rural Centres are the most sustainable settlements able to accommodate additional development in the rural area outside the Hinckley Urban Area.

BARLESTONE: SITES

- 7.3 In relation to site allocations, the Hinckley and Bosworth Core Strategy requires:
- Land to be allocated for a minimum of 40 houses;
 - Support additional employment provision;
 - Address the existing deficiencies in the quality and quantity of green spaces;
 - Allocate land for a new cemetery; and
 - Implement the strategic green infrastructure network.
- 7.4 The residual minimum housing requirement for Barlestone, as of 1 September 2014 has been met through the determination of a planning appeal at Land off Spinney Drive and south of Brookside. This appeal was determined after the allocation of BARL02 through the Pre-submission Site Allocations Consultation. In addition the residential site allocation BARL02 is considered to be deliverable and sustainable. Further information on residential commitments can be found in the Site Allocations Justification Paper.
- 7.5 The remaining minimum residual housing requirement will be met through the following allocation:

Barlestone Residential Site Allocation		
Reference	Location	Designation
BARL25	Garages at Curtis Way	1 dwelling

- 7.6 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.
- 7.7 The Core Strategy requires the protection of employment sites within Hinckley and Bosworth. This has been ensured through the identification of sites within the Employment Land and Premises Review and the protection of allocated employment sites through Policy DM19. Additional employment provision will be supported in line with Policy DM20.

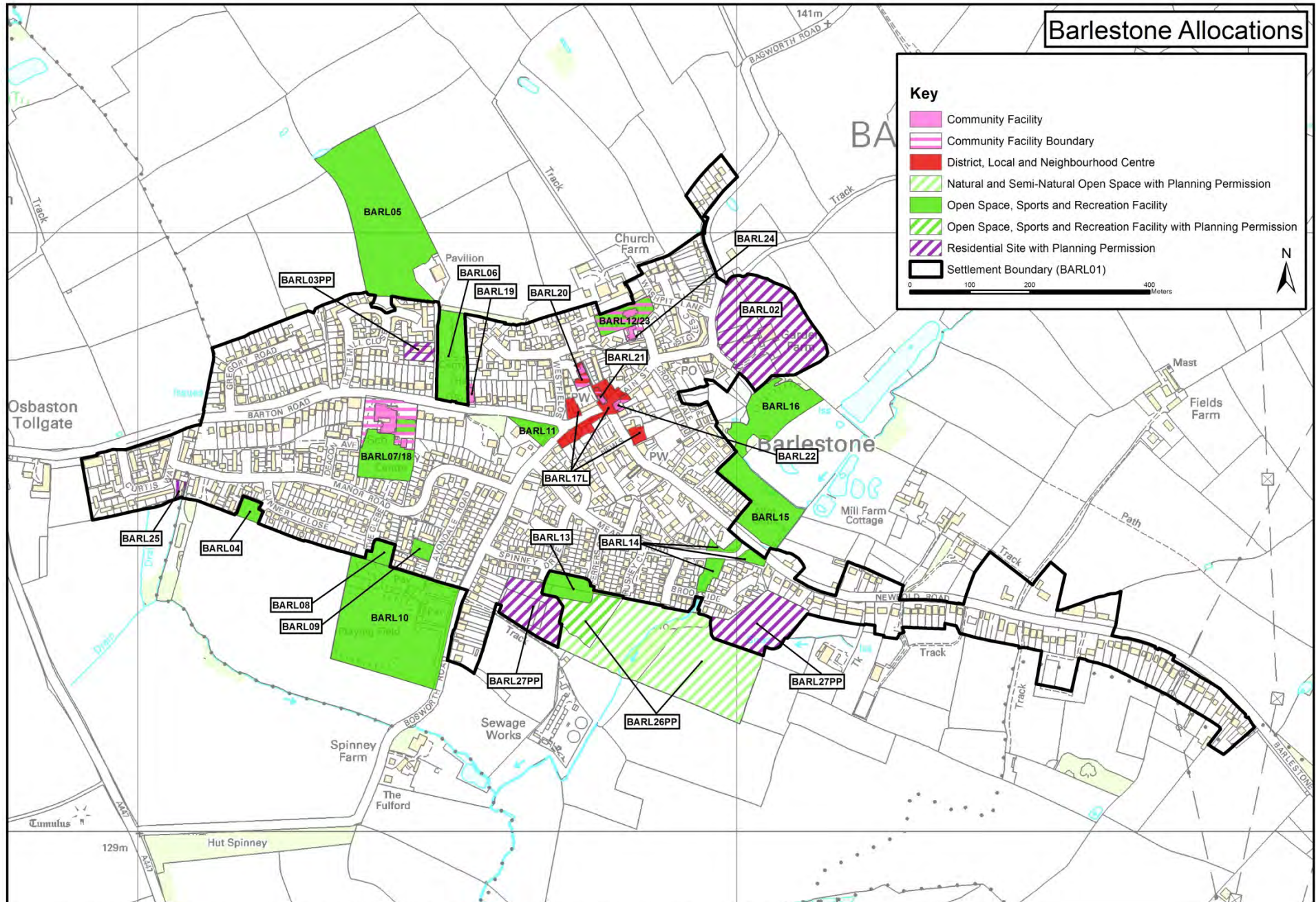
- 7.8 Additionally, the requirement to allocate land for a new cemetery is not being taken forward. After reviewing the Open Space, Sports and Recreational Facilities Study, no need has been demonstrated for a cemetery extension in Barlestone. Should a need arise over the plan period, any application to create a new cemetery in the village will be considered favourably in the context of Core Strategy and Development Management Policies.
- 7.9 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.
- 7.10 In line with Core Strategy Policy 11: Key Rural Centres Stand Alone, the following allocations are proposed for Barlestone.

Barlestone Site Allocations			
Reference	Location	Designation	Policy
Retail			
BARL17L	Barlestone Village Centre	Local Centre	DM22
Open Space			
BARL04	Cunnery Close Amenity Green Space	Amenity Green Space	DM8
BARL05	Barlestone St Giles Sports and Social Club, Barton Road	Outdoor Sports Facilities	DM8
BARL06	Barlestone Cemetery, Barton Road	Cemeteries and Churchyards	DM8
BARL07	Barlestone Church of England Primary School and Community Centre, Playing Fields, Barton Road	Outdoor Sports Facilities	DM8
BARL08	The Glebe Play Area	Amenity Green Space and Children's Play Space	DM8
BARL09	Kirkman Close Amenity Green Space	Amenity Green Space	DM8
BARL10	Bosworth Road Park	Formal Park, Outdoor Sports Facilities, Young Persons and Children's Play Space	DM8
BARL11	The Miners Wheel, Barton Road	Amenity Green Space	DM8
BARL12	St Giles Churchyard, Church Road	Cemeteries and Churchyards	DM8
BARL13	Spinney Drive/Ferrers Croft Amenity Green Space	Amenity Green Space	DM8

Barlestone Site Allocations			
Reference	Location	Designation	Policy
Open Space			
BARL14	Meadow Road Amenity Green Space	Amenity Green Space	DM8
BARL15	Newbold Road Allotments	Allotments	DM8
BARL16	May Meadow and Football Pitch	Amenity Green Space and Outdoor Sports Facilities	DM8
BARL26PP	The Pastures/Lower Manor Fields Green Space	Amenity Green Space and Natural and Semi-natural Green Space	DM8/DM9
Community Facilities			
BARL18	Barlestone Church of England Primary School and Community Centre, Barton Road	Community Facility	DM25
BARL19	Barlestone Village Hall, Barton Road	Community Facility	DM25
BARL20	Barlestone Medical Centre, Westfields	Community Facility	DM25
BARL21	Barlestone Baptist Church, West End	Community Facility	DM25
BARL22	Elohim Church, Newbold Road	Community Facility	DM25
BARL23	St Giles Church, Church Road	Community Facility	DM25
BARL24	Barlestone Old School Hall, Church Road	Community Facility	DM25
BARL01	Barlestone Settlement Boundary	Settlement Boundary	Core Strategy Policy 7

Barlestone Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
BARL02	Land at Garden Farm, Bagworth Road	64 dwellings
BARL03PP	Hosiery Factory, Barton Road	13/00327/EXT (7 dwellings)
BARL27PP	Land off Spinney Drive and south of Brookside	13/00735/FUL (49 dwellings)

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



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KEY RURAL CENTRES STAND ALONE

MARKET BOSWORTH: SITES

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

- Land to be allocated for a minimum of 100 houses;
- Support additional employment provision;
- Support the role of Market Bosworth as a tourist destination;
- Address the existing deficiencies in the quality and quantity of green spaces;
- Implement the strategic green infrastructure network; and
- Protect the fingers of green open land which penetrate towards the Market Place.

7.12 The residual minimum housing requirement for Market Bosworth, as of 1 September 2014 is 43 dwellings. Further information on residential commitments can be found in the Site Allocations Justification Paper.

7.13 The remaining minimum residual housing requirements will be met through the following allocation:

Market Bosworth Residential Site Allocation		
Reference	Location	Designation
MKBOS02	Land South of Station Road and Heath Road	A mixed use allocation including a community facility, B1, B2 and B8 employment provision, open space and a minimum of 100 dwellings.

7.14 The above table identifies a minimum of 100 dwellings and employment provision to be provided on the site 'land south of Station Road and Heath Road'. Due to the potential capacity of this site and its ability to provide a sustainable development which meets Core Strategy requirements the following policy would apply to development of this site.

SA5

Land South of Station Road and Heath Road, Market Bosworth

Proposals for the site Land South of Station Road and Heath Road should:

- Provide between 0.5 hectare to 1 hectare of additional B1, B2 or B8 employment land;
- Provide approximately 100 dwellings with a density, mix and design in line with Core Strategy Policy 16;
- Create a safe pedestrian access off Station Road and alternative pedestrian access into the site;
- Provide some allotment provision on site with associated car parking facilities;
- Provide open space and play provision in line with Core Strategy Policy 19; and
- Provide affordable housing in line with Core Strategy Policy 15.

- 7.15 The Core Strategy requires the protection of employment sites within Hinckley and Bosworth. This has been ensured through the identification of sites within the Employment Land and Premises Review and the protection of allocated employment sites through Policy DM19. Additional employment provision will be supported in line with Policy DM20.
- 7.16 Market Bosworth is supported as a tourist destination through the identification and safeguarding of cultural and tourism facilities through Policy DM24. Additional tourism facilities are supported through Core Strategy Policy 23.
- 7.17 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.
- 7.18 The Green Infrastructure Network is detailed in the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.
- 7.19 The Hinckley and Bosworth Landscape Character Assessment highlighted the importance of the green fingers penetrating toward the Market Place for the rural setting and character of Market Bosworth. These findings are reinforced and the fingers identified for retention through Core Strategy Policy 11. These green fingers are identified on the Market Bosworth Allocations map to be safeguarded under Core Strategy Policy 11.

7.20 In line with Core Strategy Policy 11: Key Rural Centres Stand Alone, the following allocations are proposed for Market Bosworth.

7.21 Following a majority 'yes' vote at referendum, the Market Bosworth Neighbourhood Development Plan was adopted by the Borough Council in September 2015. The Neighbourhood Plan includes development management policies for the neighbourhood area and a site allocation for the land South of Station Road. This allocation was developed parallel to and is in conformity with Policy SA5, but provides an additional level of detail in terms of design requirements which is based on local evidence. The Neighbourhood Plan is now part of the development plan for the neighbourhood area and will need to be used along with the Site Allocations and Development Management Policies DPD when assessing planning applications within Market Bosworth Neighbourhood Area.

Market Bosworth Site Allocations			
Reference	Location	Designation	Policy
Retail			
MKBOS30D	Market Place District Centre	District Centre	DM22
Employment			
MKBOS29	Industrial Estate, South of Station Road	Employment Site	DM19
Open Space			
MKBOS06	Market Bosworth Sports and Social Club, Wellsborough Road	Outdoor Sports Facilities	DM8
MKBOS08	Pipstrelle Drive Children's Play Space	Children's Play Space	DM8
MKBOS09	Heath Road Green Space	Amenity Green Space and Children's Play Space	DM8
MKBOS10	St Peter's Close Amenity Green Space	Amenity Green Space	DM8
MKBOS11	Springfield Avenue Amenity Green Space	Amenity Green Space	DM8
MKBOS12	Playing Fields of St Peter's Church of England Primary School and Market Bosworth High School, Station Road	Outdoor Sports Facilities	DM8
MKBOS13	Station Road, Allotments	Allotments	DM8

Market Bosworth Site Allocations			
Reference	Location	Designation	Policy
Open Space			
MKBOS14	Stanley Rd Amenity Green Space	Amenity Green Space	DM8
MKBOS15	Weston Drive Amenity Green Space	Amenity Green Space	DM8
MKBOS16	Shenton Lane, Allotments	Allotments	DM8
MKBOS17	Northumberland Avenue Amenity Green Space	Amenity Green Space	DM8
MKBOS18	Southfield Way Amenity Green Space	Amenity Green Space	DM8
MKBOS19	Shenton Lane Cemetery	Cemeteries and Churchyards	DM8
MKBOS20	Beckett Avenue Amenity Green Space	Amenity Green Space	DM8
MKBOS21	Dixie Grammar School Courts, Station Road	Outdoor Sports Facilities	DM8
MKBOS22	The Square, Market Place	Civic	DM8
MKBOS23	Market Bosworth Bowling Club Green, Rectory Lane	Outdoor Sports Facilities	DM8
MKBOS24	Garden of Remembrance and Parish Field	Amenity Green Space	DM8
MKBOS25	St Peter's Church of England Parish Churchyard, Church Street	Churchyards and Cemeteries	DM8
MKBOS26	Market Bosworth Hall Hotel and Spa including Tennis Courts	Formal Park and Outdoor Sports Facilities	DM8
MKBOS27	Market Bosworth Country Park and Play Area	Country Park and Children's Play Space	DM8
MKBOS28	Station Road Green Space	Natural and Semi-Natural Open Space	DM8/DM9
MKBOS45	The Parish Field, Sutton Lane	Amenity Green Space	DM8
MKBOS46	Cedar Drive Amenity Green Space	Amenity Green Space	DM8

Market Bosworth Site Allocations			
Reference	Location	Designation	Policy
Community Facility			
MKBOS33	St Peter's Church of England Primary School, Station Road	Community Facility	DM25
MKBOS34	Our Lady and St Gregory's Catholic Church, Station Road	Community Facility	DM25
MKBOS35	The Market Bosworth School and Library, Station Road	Community Facility	DM25
MKBOS36	Dixie Grammar School School, Station Road	Community Facility	DM25
MKBOS37	Market Bosworth Surgery, Back Lane	Community Facility	DM25
MKBOS38	The Free Church Hall, Barton Road	Community Facility	DM25
MKBOS39	Market Bosworth Parish Hall, Park Street	Community Facility	DM25
MKBOS40	St Peter's Church of England Parish Church, Church Street	Community Facility	DM25
Cultural and Tourism Facility			
MKBOS31	The Battlefield Line Railway Station	Cultural and Tourism Facility	DM24
MKBOS32	Bosworth Hall Hotel and Spa, The Park	Cultural and Tourism Facility	DM24
MKBOS44	Bosworth Marina, Carlton Road	Cultural and Tourism Facility	DM24
MKBOS01	Market Bosworth Settlement Boundary	Settlement Boundary	Core Strategy Policy 7
MKBOS05	Green Fingers Towards the Market Place	Landscape Designation	Core Strategy Policy 11

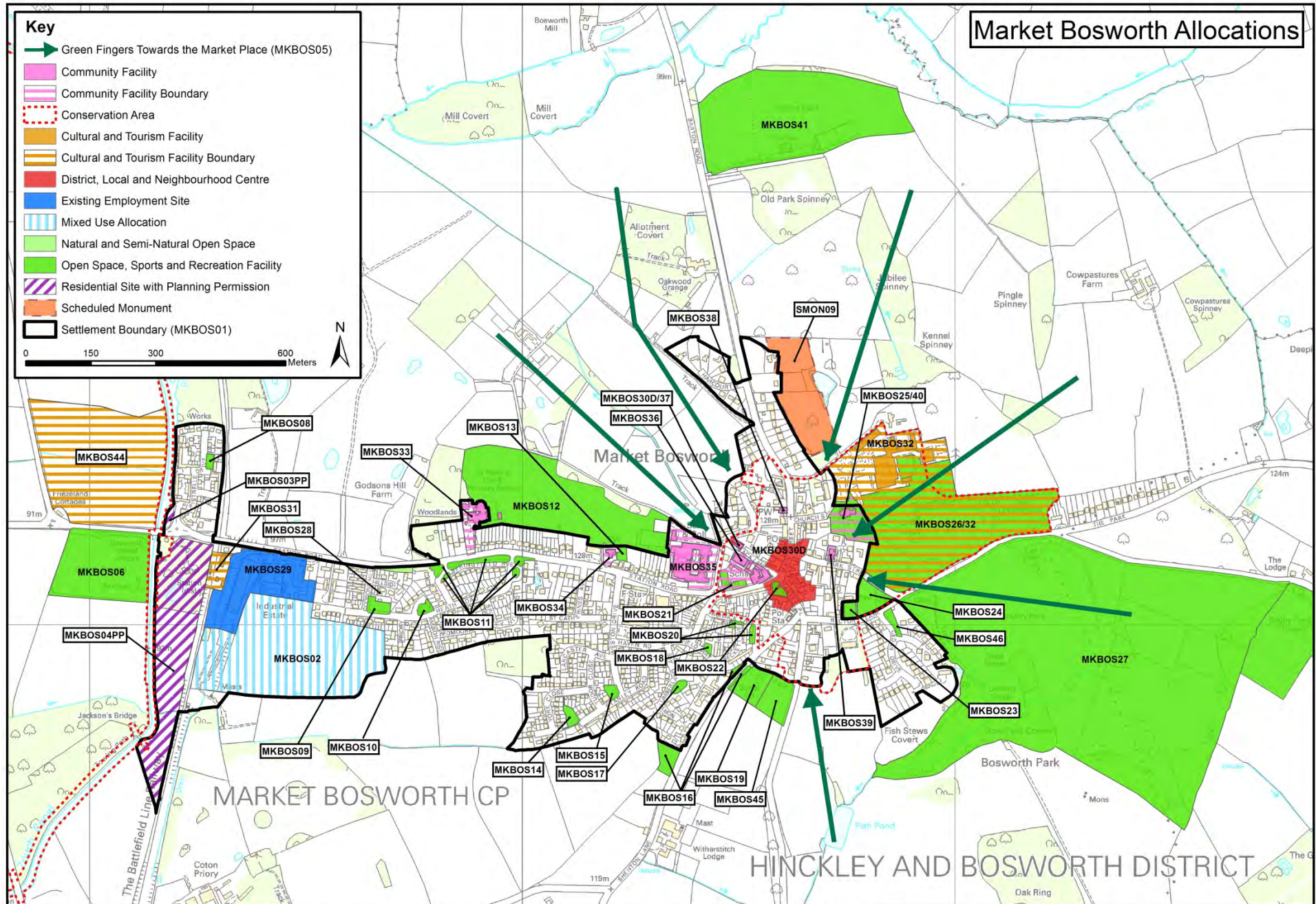
Site references with the final suffix of D identify District Centres.

Market Bosworth Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
MKBOS03PP	Land off Pipstrelle Drive	12/00358/FUL (6 dwellings)
MKBOS04PP	Sedgemere, Station Road	12/00597/FUL (57 dwellings)

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

Allocations which relate to but stand away from the settlement.**			
Reference	Location	Designation	Policy
MKBOS41	Dixie Grammar School Playing Fields (including Market Bosworth Tennis Club), Barton Road	Outdoor Sports Facilities	DM8
MKBOS42	Market Bosworth Rugby Club, Cadeby Lane	Outdoor Sports Facilities	DM8
MKBOS43	Market Bosworth Water Trust, Coton Bridge Lane	Cultural and Tourism Facility	DM24

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



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KEY RURAL CENTRES STAND ALONE

NEWBOLD VERDON: SITES

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

- Land to be allocated for a minimum of 110 houses;
- Support additional employment provision;
- Address the existing deficiencies in the quality and quantity of green spaces;
- Support the provision of a car park for the Church and Cemetery; and
- Deliver the green infrastructure network.

7.23 The residual minimum housing requirement for Newbold Verdon, as of 1 September 2014 is 14 dwellings. Further information on residential commitments can be found in the Site Allocations Justification Paper.

7.24 The remaining minimum residual housing requirements will be met through the following allocations:

Newbold Verdon Residential Site Allocations		
Reference	Location	Designation
NEW02	Land at Old Farm Lane	Residential (18 dwellings)
NEW03	Land south of Preston Drive	Residential (3 dwellings)

7.25 The Core Strategy requires the protection of employment sites within Hinckley and Bosworth. This has been ensured through identification of sites within the Employment Land and Premises Review and the protection of allocated employment sites through Policy DM19. Additional employment provision will be supported in line with Policy DM20.

7.26 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.

7.27 The Core Strategy requires that the Borough Council will support the provision of a car park for the church and cemetery. This requirement appeared as a preferred option allocation under reference NEW10. This land is currently used on an informal basis for church parking however discussions with the landowner have indicated that a formal allocation would not be favorable. This allocation has not therefore been taken forward as a pre-submission allocation as it is considered non-deliverable. However a proposal for such a facility in the future would be supported by Core Strategy Policy 11.

7.28 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.

7.29 In line with Core Strategy Policy 11: Key Rural Centres Stand Alone, the following allocations are proposed for Newbold Verdon:

Newbold Verdon Site Allocations			
Reference	Location	Designation	Policy
Retail			
NEW16L	Newbold Village Centre, Main Street and Arnold's Crescent	Local Centre	DM22
Employment			
NEW15	CPL Ltd, Church View	Employment Site	DM19
Open Space			
NEW06PP	Old Farm Lane Green Space	Amenity Green Space and Children's Play Space	DM8
NEW07	Newbold Verdon Primary School Playing Fields, Dragon Lane	Outdoor Sports Facilities	DM8
NEW08	St James Church of England Parish Churchyard, Main Street	Cemeteries and Churchyards	DM8
NEW09	Dragon Lane Green Space	Formal Park, Young Persons Facilities and Children's Play Space	DM8
NEW10	Brascote Lane Allotments (North)	Allotments	DM8
NEW11	Mallory Close Amenity Green Space	Amenity Green Sspace	DM8
NEW12	Hornbeam Road Amenity Green Space	Amenity Green Sspace	DM8
NEW13	Sparkenhoe Amenity Green Space	Amenity Green Sspace	DM8
NEW14	Alans Way Green Space	Outdoor Sports Facilities	DM8

Newbold Verdon Site Allocations			
Reference	Location	Designation	Policy
Community Facility			
NEW17	Newbold Verdon Medical Practice, St Georges Close	Community Facility	DM25
NEW18	Newbold Verdon Primary and Community Centre, Dragon Lane	Community Facility	DM25
NEW19	St James Church, Main Street	Community Facility	DM25
NEW20	St James Church Hall, Main Street	Community Facility	DM25
NEW21	Methodist Church, Main Street	Community Facility	DM25
NEW22	Newbold Verdon Baptist Church, Mill Lane	Community Facility	DM25
NEW23	Newbold Verdon Kingdom Hall for Jehovah's Witnesses, Mill Lane	Community Facility	DM25
NEW24	Newbold Verdon Library, Main Street	Community Facility	DM25
NEW01	Newbold Verdon Settlement Boundary	Settlement Boundary	Core Strategy Policy 7

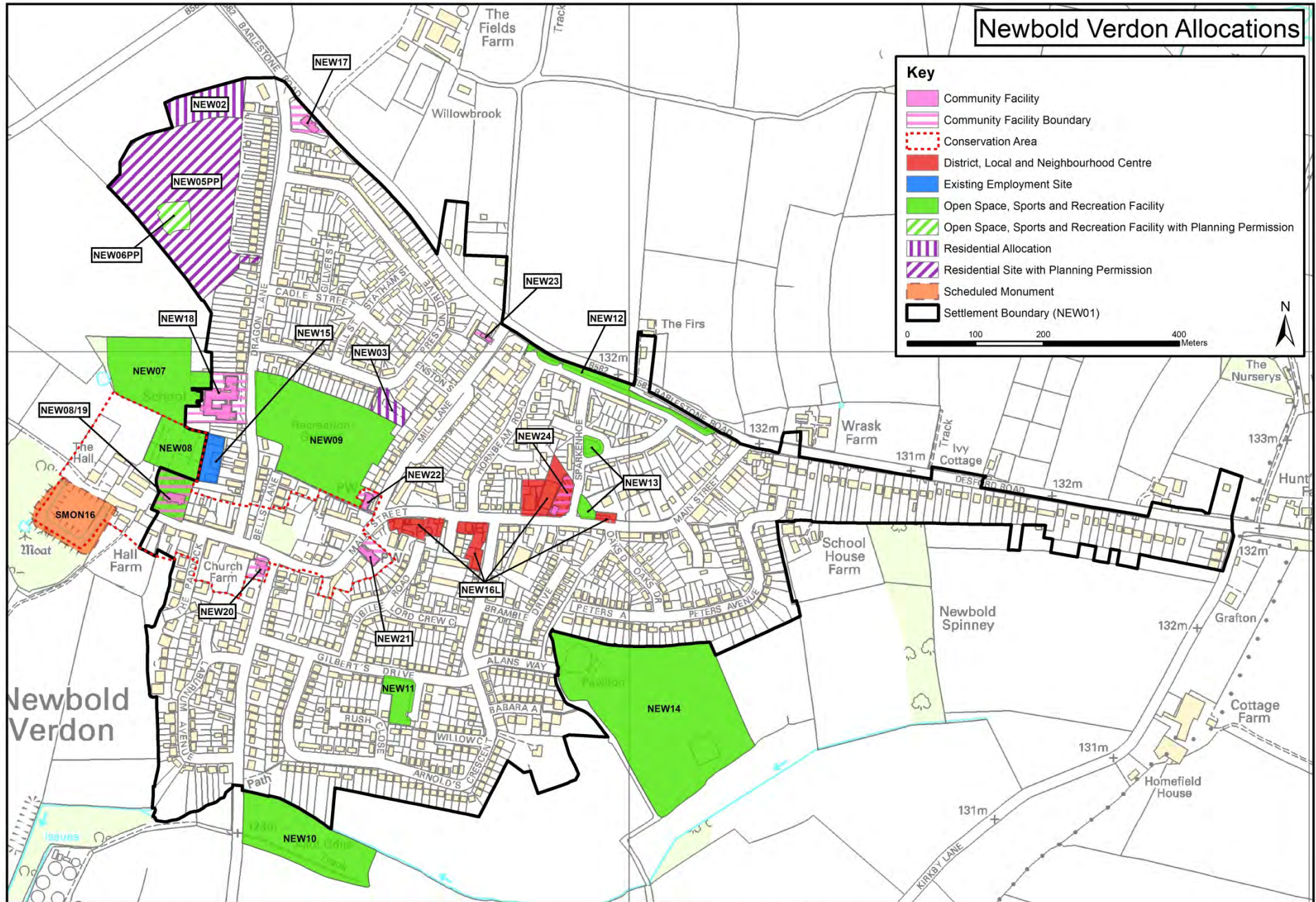
Site references with the final suffix of L identify Local Centres

Newbold Verdon Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
NEW05PP	Land at Old Farm Lane	11/00489/FUL (102 dwellings)

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

Allocations which relate to but stand away from the settlement*			
Reference	Location	Designation	Policy
NEW25	Brascote Lane Allotments (South)	Allotments	DM8
NEW27	Verdon Sawmills, Bagworth Road, Newbold Heath	Employment Site	DM19

*These allocations appear on the borough-wide policies map



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KEY RURAL CENTRES STAND ALONE

STOKE GOLDING: SITES

- 7.30 In relation to site allocations, the Hinckley and Bosworth Core Strategy requires:
- Land to be allocated for a minimum of 60 houses;
 - Support additional employment provision;
 - Address the existing deficiencies in the quality and quantity of green spaces; and
 - Implement the Strategic Green Infrastructure Network.
- 7.31 The residual minimum housing requirement for Stoke Golding, as of 1 September 2014 has been met and as such no sites are required to be allocated for further residential development in Stoke Golding. Further information on residential commitments can be found in the Site Selection Justification Paper.
- 7.32 The Core Strategy requires the protection of employment sites within Hinckley and Bosworth. This has been ensured through the identification of sites within the Employment Land and Premises Review and the protection of allocated employment sites through Policy DM19. Additional employment provision will be supported in line with Policy DM20.
- 7.33 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.
- 7.34 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.
- 7.35 In line with Core Strategy Policy 11: Key Rural Centres Stand Alone, the following allocations and designations are made for Stoke Golding:

Stoke Golding Site Allocations			
Reference	Location	Designation	Policy
Retail			
STG15N	Stoke Golding Village Centre, High Street and Station Road	Neighbourhood Centre	DM22
Employment			
STG14	Willow Park Industrial Estate Station Road	Employment Site	DM19
Open Space			
STG03	Stoke Golding Zion Baptist Church Allotments, High Street	Allotments	DM8
STG04	St Margaret of Antioch Parish Churchyard, High Street	Cemeteries and Churchyards	DM8
STG05	High Street Allotments	Allotments	DM8
STG06	Wykin Lane Amenity Green Space	Amenity Green Space	DM8
STG07	St Margaret's Church of England Primary School, Playing Fields, High Street.	Outdoors Sports Facilities	DM8
STG08	Hinckley Road Cemetery	Cemeteries and Churchyards	DM8
STG09	Wykin Lane Cemetery	Cemeteries and Churchyards	DM8
STG10	Hall Drive Play Area and Recreation Ground	Children's Play Space, Formal Park, Outdoor Sports Facilities and Young Person's Facilities	DM8
STG11	St Martins Catholic Voluntary Academy, Playing Fields, Hinckley Road	Outdoors Sports Facilities	DM8
STG12PP	Convent Drive Green Space	Amenity Green Space and Children's Play Space	DM8
STG13	St Martins Allotments	Allotments	DM8
Community Facility			
STG16	Stoke Golding Zion Baptist Church, High Street	Community Facility	DM25
STG17	St Margaret of Antioch Parish Church, High Street	Community Facility	DM25
STG18	Baxter Hall, High Street	Community Facility	DM25

Stoke Golding Site Allocations			
Reference	Location	Designation	Policy
Community Facility			
STG19	St Margaret's Church of England Primary School, High Street	Community Facility	DM25
STG20	Stoke Golding Methodist Church, Main Street	Community Facility	DM25
STG21	Stoke Golding Village Hall, Hall Drive	Community Facility	DM25
STG22	Stoke Golding Doctors Surgery, Pine Close	Community Facility	DM25
STG23	Saint Martins Catholic Voluntary Academy, Hinckley Road	Community Facility	DM25
Settlement Boundary			
STG01	Stoke Golding Settlement Boundary	Settlement Boundary	Core Strategy Policy 7

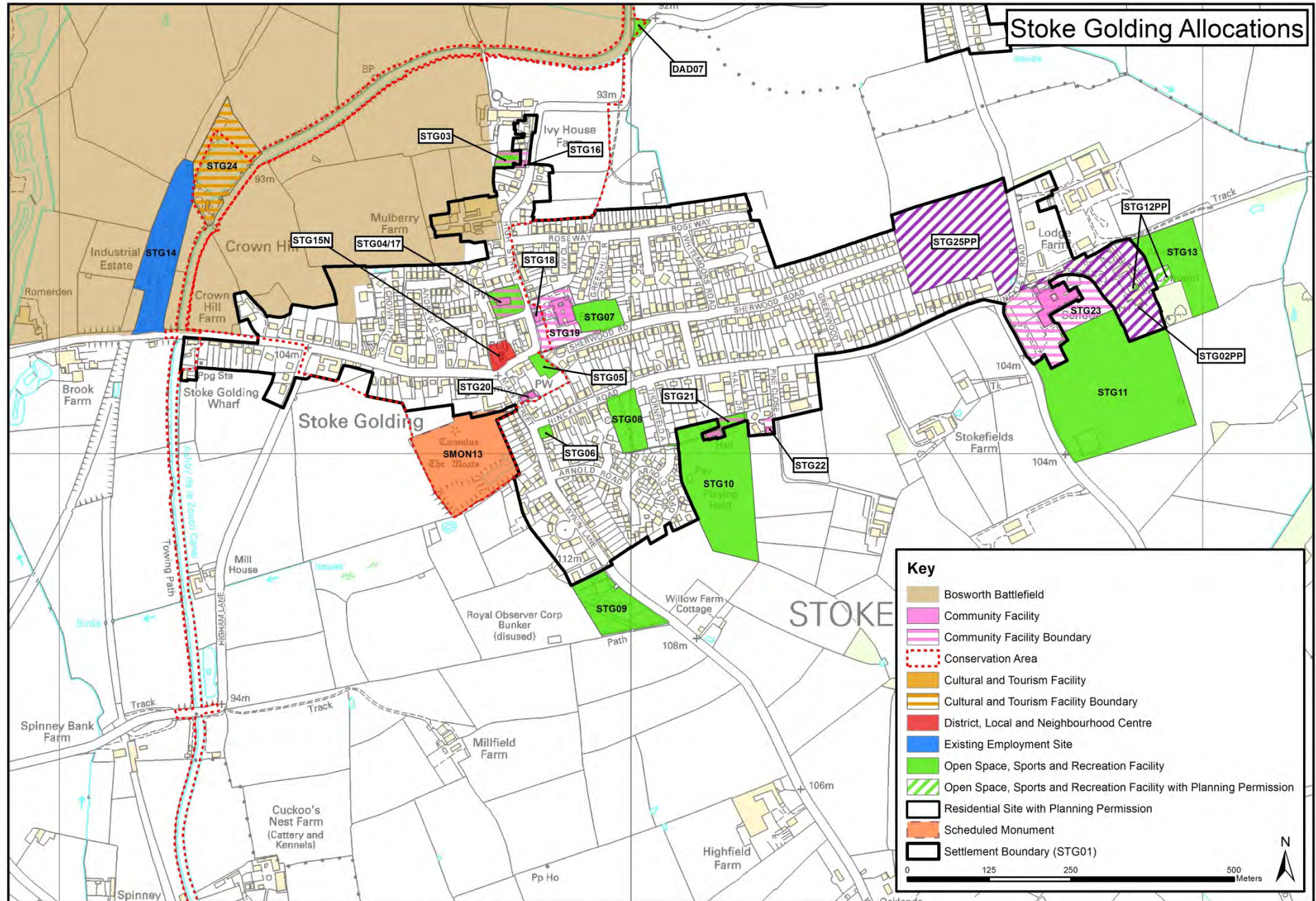
Stoke Golding Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
STG02PP	St Martins Convent, Hinckley Road	10/00358/OUT and 11/00219/REM (59 dwellings)
STG25PP**	Land off Hinckley Road	14/00262/OUT (75 dwellings)

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

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

Allocations which relate to but stand away from the settlement***			
Reference	Location	Designation	Policy
STG24	Stoke Golding Marina (The Ashby Canal Centre), Station Road	Cultural and Tourism Facility	DM24

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



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8 RURAL VILLAGES

- 8.1 The Core Strategy's Spatial Vision highlights rural villages as the focus for limited development to ensure existing services are supported and community cohesion is maintained.
- 8.2 Rural Villages are less sustainable than the Hinckley Urban Area and Key Rural Centres but still contain essential service provision which should be safeguarded within the Site Allocations and Development Management Policies DPD.

CONGERSTONE: SITES

- 8.3 In relation to site allocations for Congerstone, the Hinckley and Bosworth Core Strategy requires:
- Land to be allocated for a minimum of 10 dwellings;
 - Address the existing deficiencies in the quality and quantity of green spaces;
 - Resist the loss of local shops and facilities; and
 - Deliver the Strategic Green Infrastructure Network.
- 8.4 The residual minimum housing requirement for Congerstone, as of 1 September 2014 is 3 dwellings. Further information on residential commitments can be found in the Site Selection Justification Paper.
- 8.5 The remaining minimum residual housing requirements will be met through the following allocation:

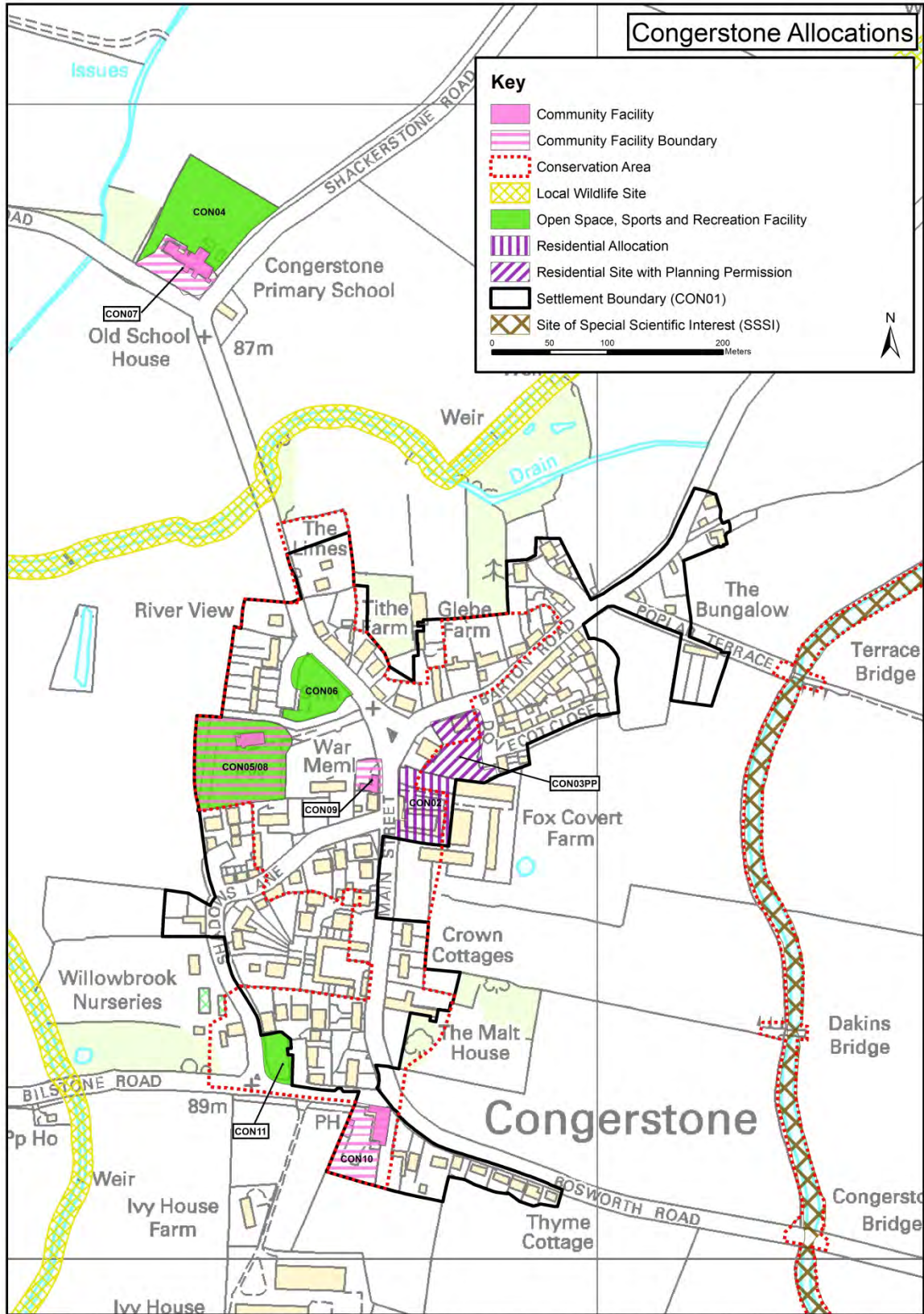
Congerstone Residential Site Allocations		
Reference	Location	Designation
CON02	Fox Covert Farm, Main Street	Residential (4 dwellings)

- 8.6 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.
- 8.7 Congerstone has no local shopping provision but has a number of congregational community facilities which should be safeguarded to maintain community cohesion. This is achieved through their identification as community facilities and their protection through Policy DM25.
- 8.8 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.
- 8.9 In line with Core Strategy Policy 12: Rural Villages, the following allocations and designations are made for Congerstone.

Congerstone Site Allocations			
Reference	Location	Designation	Policy
Open Space			
CON04	Congerstone Primary School Playing Fields	Outdoor Sports Facilities	DM8
CON05	St Mary the Virgin Churchyard, Main Street	Cemeteries and Churchyards	DM8
CON06	Church Field, Shackerstone Road	Amenity Green Space and Young Person's Facilities	DM8
CON11	Crown Meadow Amenity Green Space	Amenity Green Space	DM8
Community Facility			
CON07	Congerstone Primary School, Shackerstone Road	Community Facility	DM25
CON08	St Mary the Virgin Church, Main Street	Community Facility	DM25
CON09	Congerstone Village Hall, Main Street	Community Facility	DM25
CON10	The Horse and Jockey Public House, Bosworth Road	Community Facility	DM25
Settlement Boundary			
CON01	Congerstone Settlement Boundary	Settlement Boundary	Core Strategy Policy 12

Congerstone Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
CON03PP	99 Barton Road	11/01021/FUL (6 dwellings)

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



RURAL VILLAGES

HIGHAM ON THE HILL: SITES

- 8.10 In relation to site allocations for Higham on the Hill, the Hinckley and Bosworth Core Strategy requires:
- Land to be allocated for a minimum of 40 dwellings;
 - Address the existing deficiencies in the quality and quantity of green spaces; and
 - Resist the loss of local shops and facilities.
- 8.11 The residual minimum housing requirement for Higham on the Hill, as of 1 September 2014 has been met and as such no additional sites are required to be allocated for residential development in Higham on the Hill. Further information on residential commitments can be found in the Site Selection Justification Paper.
- 8.12 Ecological information as of 1 September 2014, identified the previously allocated site HIG02: Land to the rear of The Oddfellows Arms Public House, Main Street as having significant ecological constraints. The allocation of this site for residential development is therefore not considered a sustainable option for further residential growth above the already permitted minimum housing requirement.
- 8.13 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.
- 8.14 Higham on the Hill's local shop has been identified in the District, Local and Neighbourhood Centre Review (February 2012) for safeguarding and enhancement through Policy DM22. The village also has a number of congregational community facilities which should be safeguarded to maintain community cohesion. This is achieved through their identification as community facilities and their protection through Policy DM25.
- 8.15 In line with Core Strategy Policy 12: Rural Villages, the following allocations and designations are made for Higham on the Hill.

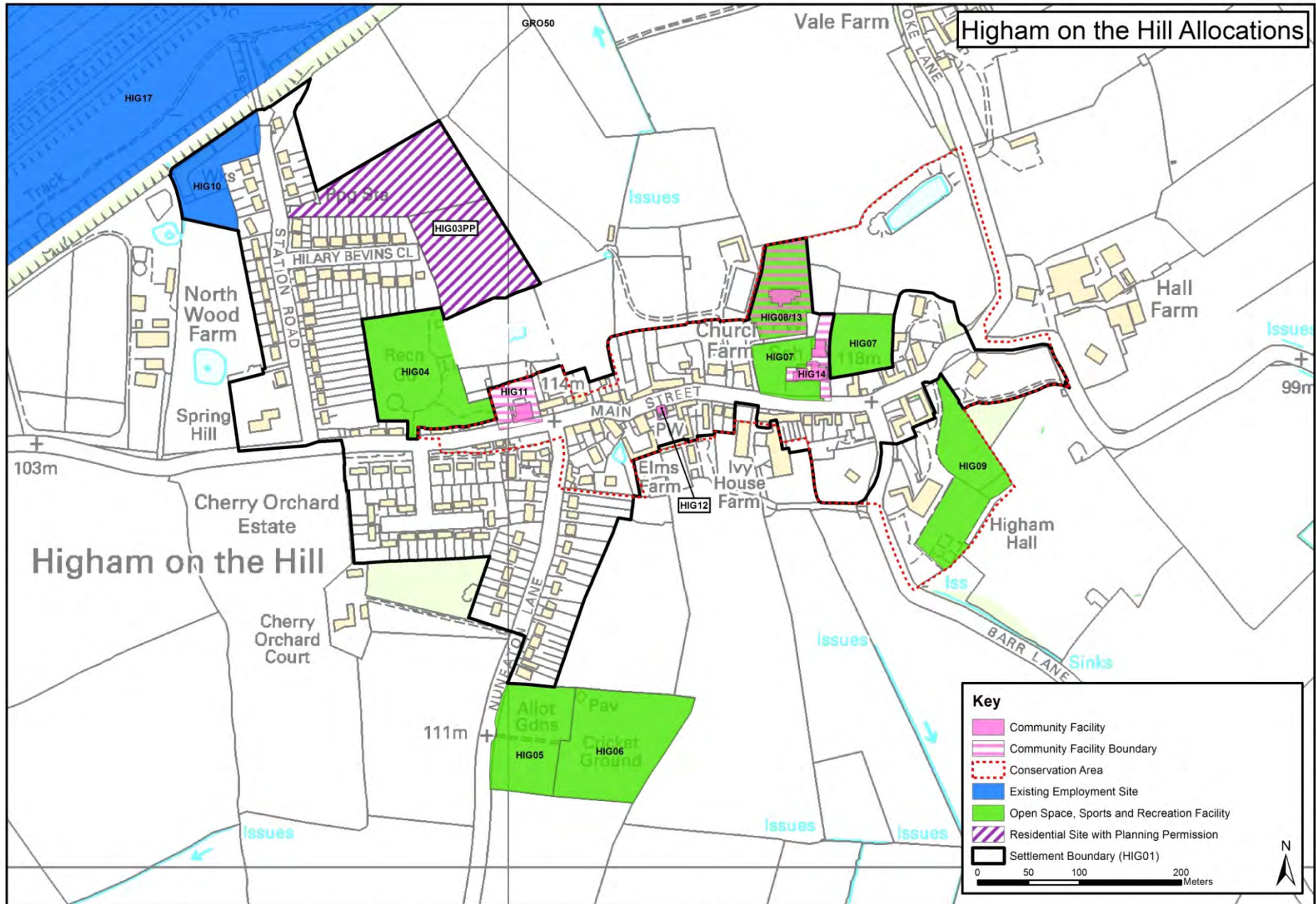
Higham on the Hill Site Allocations			
Reference	Location	Designation	Policy
Employment			
HIG10	Industrial Estate West of Station Road, Higham on the Hill	Employment Site	DM19
Open Space			
HIG04	King George V Playing Field, Main Street	Formal Park, Children's Play Space and Young Person's Facilities	DM8
HIG05	Nuneaton Lane Allotments	Allotments	DM8
HIG06	Higham on the Hill Cricket Club, Nuneaton Lane	Outdoor Sports Facilities	DM8
HIG07	Higham on the Hill Church of England School Playing Fields	Outdoor Sports Facilities and Amenity Green Space	DM8
HIG08	St Peter's Churchyard, Main Street	Cemeteries and Churchyards	DM8
HIG09	Higham Hall, Main Street	Formal Park	DM8
Community Facilities			
HIG11	The Oddfellows Arms Public House, Main Street	Community Facility	DM25
HIG12	Higham on the Hill Methodist Church, Main Street	Community Facility	DM25
HIG13	St Peter's Church Main Street	Community Facility	DM25
HIG14	Higham on the Hill Church of England School and Community Centre	Community Facility	DM25
HIG01	Higham on the Hill Settlement Boundary	Settlement Boundary	Core Strategy Policy 12

Higham on the Hill Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
HIG03PP	Land at Hilary Bevins Close*	14/00503/FUL (43 dwellings)

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

Allocations which relate to but stand away from the settlement*			
Reference	Location	Designation	Policy
HIG15	Kings Lodge Training Centre Grounds	Outdoor Sports Facilities	DM8
HIG16	Hijaz College Playing fields, Watling Street	Outdoor Sports Facilities	DM8
HIG17	MIRA, Watling Street, Higham on the Hill	Employment Site	DM19

* These allocations appear on the borough-wide policies map



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RURAL VILLAGES

NAILSTONE: SITES

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

- Land to be allocated for a minimum of 20 dwellings; and
- Address the existing deficiencies in the quality and quantity of green spaces.

8.17 The residual minimum housing requirement for Nailstone, as of 1 September 2014 is 20 dwellings. Further information on residential commitments can be found in the Site Selection Justification Paper.

8.18 The remaining minimum residual housing requirements will be met through the following allocations:

Nailstone Residential Site Allocations		
Reference	Location	Designation
NAI02	Land Rear of Bulls Head, Main Street	Residential (4 dwellings)
NAI03	Land to the north of Bagworth Road	Residential (17 dwellings)
NAI14	Land adjacent to 6 Main Street	Residential (1 dwelling)

8.19 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.

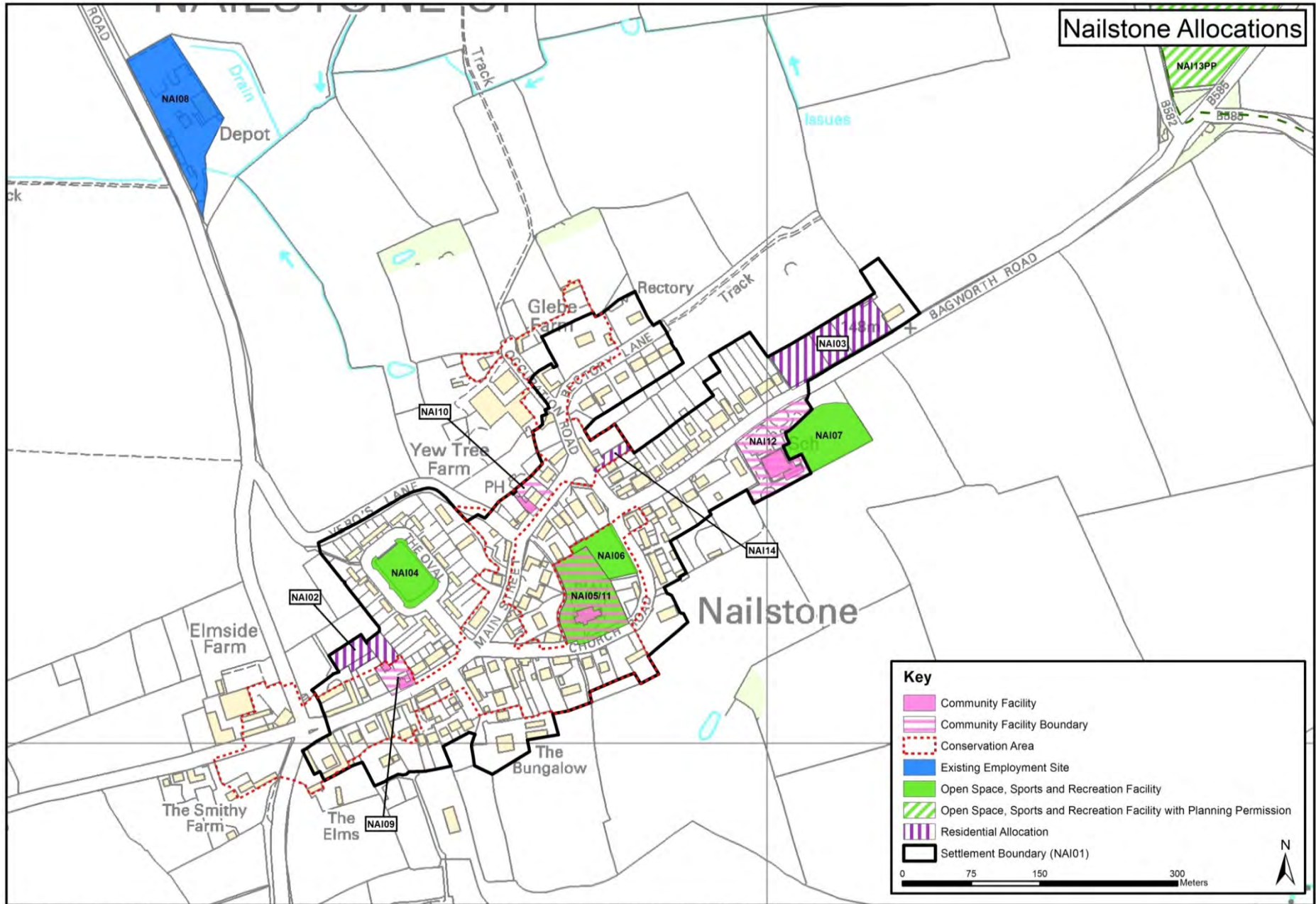
8.20 Nailstone has no local shopping provision but has a number of congregational community facilities which should be safeguarded to maintain community cohesion. This is achieved through their identification as community facilities and their protection through Policy DM25.

8.21 In line with Core Strategy Policy 12: Rural Villages, the following allocations and designations are made for Nailstone.

Nailstone Site Allocations			
Reference	Location	Designation	Policy
Employment			
NAI08	Nailstone Highways Depot, Ibstock Road	Employment Site	DM19
Open Space			
NAI04	The Oval Amenity Green Space	Amenity Green Space	DM8
NAI05	All Saints Churchyard, Church Road	Cemeteries and Churchyards	DM8
NAI06	Church Road Park	Formal Park	DM8
NAI07	Dove Bank Primary School Playing Fields, Bagworth Road	Outdoor Sports Facilities	DM8
Community Facility			
NAI09	The Bulls Head Public House, Main Street	Community Facility	DM25
NAI10	The Nut and Squirrel Public House, Main Street	Community Facility	DM25
NAI11	All Saints Church, Church Road	Community Facility	DM25
NAI12	Dove Bank Primary School, Bagworth Road	Community Facility	DM25
Settlement Boundary			
NAI01	Nailstone Settlement Boundary	Settlement Boundary	Core Strategy Policy 12

Allocations which relate to but stand away from the settlement*			
Reference	Location	Designation	Policy
NAI13PP	Land at Nailstone Colliery	New Employment Allocation / Open Space	DM19 DM8

* These allocations appear on the borough-wide policies map



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RURAL VILLAGES

SHEEPY MAGNA: SITES

8.22 In relation to site allocations for Sheepy Magna, the Hinckley and Bosworth Core Strategy requires:

- Land to be allocated for 20 dwellings;
- Address the existing deficiencies in the quality and quantity of green spaces; and
- Support proposals to provide a local village shop.

8.23 The residual minimum housing requirement for Sheepy Magna, as of 1 September 2014 is 15 dwellings. Further information on residential commitments can be found in the Site Selection Justification Paper.

8.24 In the Site Allocations and Development Management Policies Pre-Submission Version (February 2014) 'Land off Meadow Close and Oakfield Way' (AS519) was allocated for residential development. The Sustainability Appraisal Addendum identified that this site would have a greater detrimental impact on the character and local distinctiveness of Sheepy Magna in terms of the morphology of the settlement compared to an alternative. This alternative is 'Land at Trout Pond Farm' (AS701) which was discounted at the time of the Pre-submission DPD (February 2014) due to highway safety concerns relating to the speed limit along Twycross Road. This issue has now been resolved and as a result the allocation for Sheepy Magna has been amended.

8.25 The remaining minimum residual housing requirements will be met through the following allocation:

Sheepy Magna Residential Allocations		
Reference	Location	Designation
SHE02	Land at Trout Pond Farm	Residential (15 dwellings)

8.26 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.

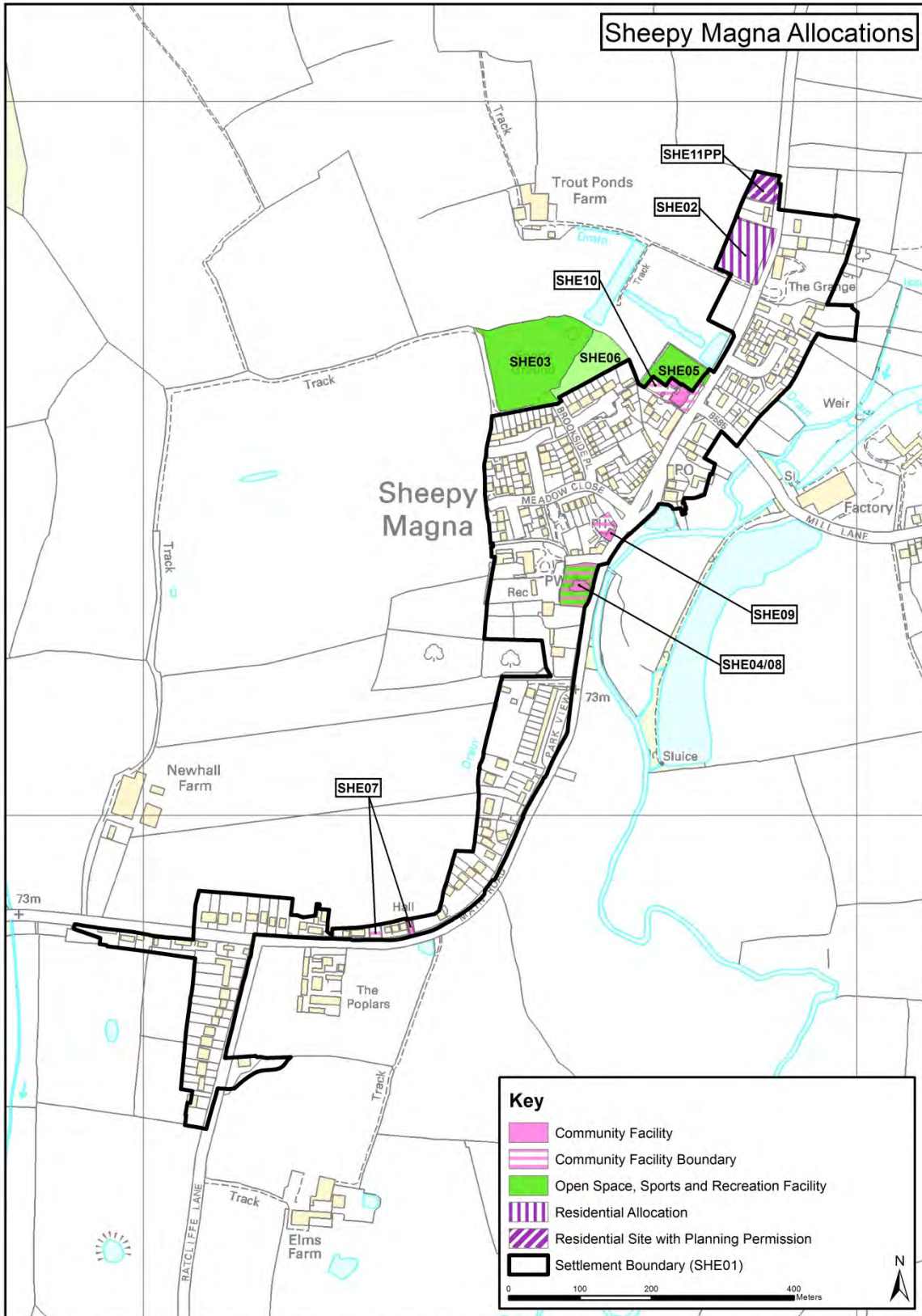
8.27 Sheepy Magna has no local shopping provision but has a number of congregational community facilities which should be safeguarded to maintain community cohesion. This is achieved through their identification as community facilities and their protection through Policy DM25. Provision of a local shop is supported through Core Strategy Policy 12.

8.28 In line with Core Strategy Policy 12: Rural Villages, the following allocations and designations are made for Sheepy Magna:

Sheepy Magna Site Allocations			
Reference	Location	Designation	Policy
Open Space			
SHE03	Brookside Place Green Space	Formal Park, Children's Play Space and Outdoor Sports Facilities	DM8
SHE04	All Saints Churchyard, Church Lane	Cemeteries and Churchyards	DM8
SHE05	Sheepy Magna Church of England Primary School Playing Field	Outdoor Sports Facilities	DM8
SHE06	Brookside Place Woodland	Natural and Semi-Natural Open Space	DM8/DM9
Community Facility			
SHE07	Sheepy Memorial Hall, Main Road	Community Facility	DM25
SHE08	All Saints Church, Church Lane	Community Facility	DM25
SHE09	The Black Horse Public House, Main Road	Community Facility	DM25
SHE10	Sheepy Magna Church of England Primary School	Community Facility	DM25
SHE01	Sheepy Magna Settlement Boundary	Settlement Boundary	Core Strategy Policy 12

Sheepy Magna Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
SHE11PP	Land north of Holly Tree Close, Twycross Road	14/00292/FUL (3 dwellings)

* Sites referenced PP are sites with planning permission for residential development permitted up to the 1 September 2014



RURAL VILLAGES

STANTON UNDER BARDON: SITES

- 8.29 In relation to site allocations for Stanton Under Bardon, the Hinckley and Bosworth Core Strategy requires:
- Land to be allocated for a minimum of 30 dwellings;
 - Support the relocation of the community centre to a more central location;
 - Implement the Green Infrastructure Network;
 - Address the existing deficiencies in the quality and quantity of green spaces; and
 - Resist the loss of local shops and facilities.
- 8.30 The residual minimum housing requirement for Stanton under Bardon, as of 1 September 2014 has been met and as such no sites are required to be allocated for further residential development in Stanton under Bardon. Further information on residential commitments can be found in the Site Selection Justification Paper.
- 8.31 As part of the residential development schemes that have been permitted, the community centre has been relocated in line with the Core Strategy requirement.
- 8.32 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.
- 8.33 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.
- 8.34 Stanton under Bardon has very limited local shopping provision but has a number of congregational community facilities which should be safeguarded to maintain community cohesion. This is achieved through their identification as community facilities and their protection through Policy DM25.
- 8.35 In line with Core Strategy Policy 12: Rural Villages, the following designations are made for Stanton under Bardon:

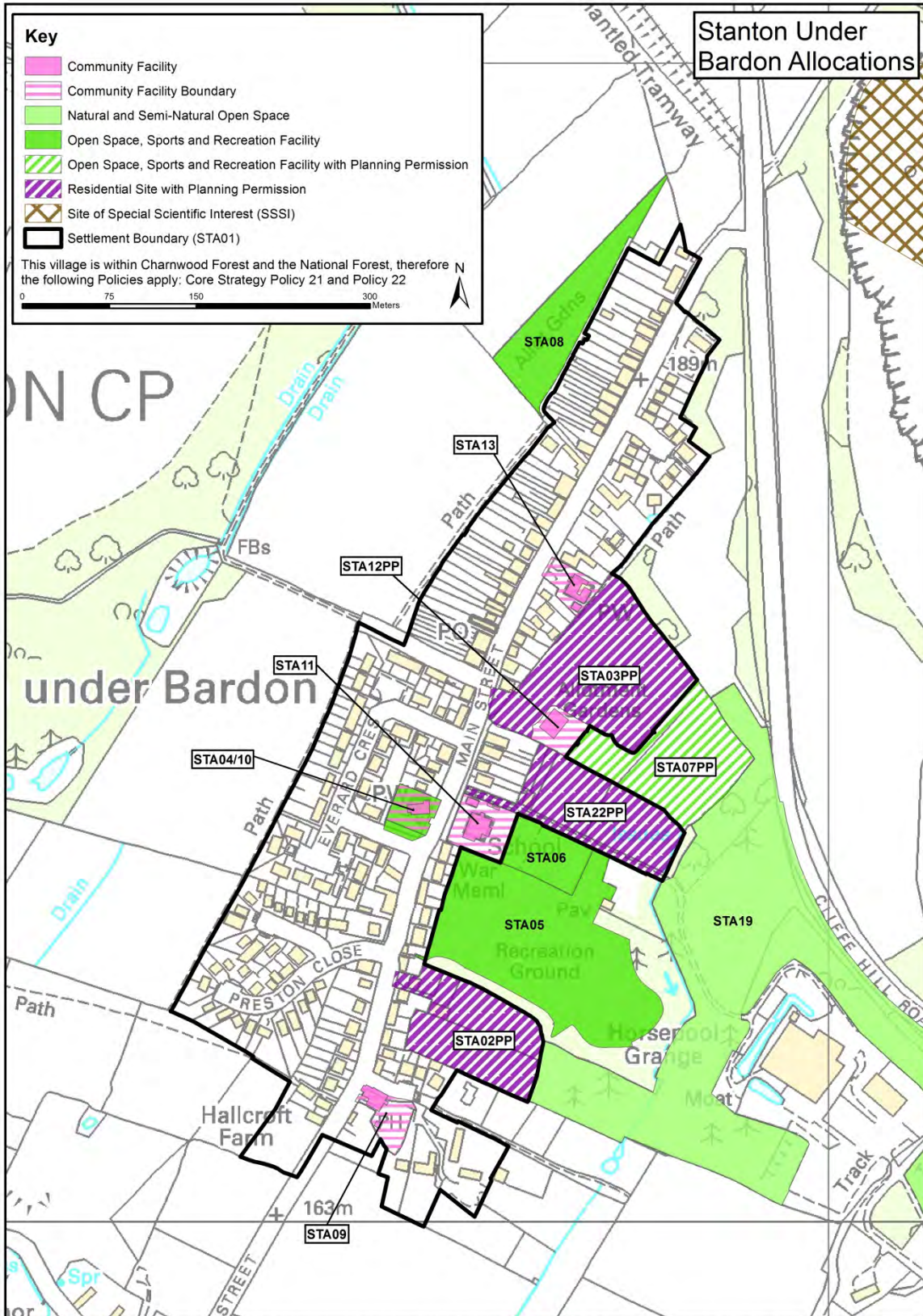
Stanton under Bardon Site Allocations			
Reference	Location	Designation	Policy
Open Space			
STA04	St Mary and All Saints Churchyard, Main Street	Cemeteries and Churchyards and Amenity Green Space	DM8
STA05	Stanton under Bardon Recreation Ground, Main Street	Formal Park, Children's Play Space and Young Persons Facilities	DM8
STA06	Stanton under Bardon Community Primary School Playing Fields	Outdoor Sports Facilities	DM8
STA07PP	Main Street Allotments (South)	Improved Allotments	DM8
STA08	Main Street Allotments (North)	Allotments	DM8
Community Facility			
STA09	Old Thatched Inn, Main Street	Community Facility	DM25
STA10	St Mary and All Saints Church, Main Street	Community Facility	DM25
STA11	Stanton under Bardon Community Primary School, Main Street	Community Facility	DM25
STA12PP	Stanton under Bardon Community Centre, Main Street	Community Facility	DM25
STA13	Christian Fellowship Hall, Main Street	Community Facility	DM25
STA01	Stanton under Bardon Settlement Boundary	Settlement Boundary	Core Strategy Policy 12

Stanton under Bardon Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
STA02PP	Land rear of 261 Main Street	11/00582/FUL (28 dwellings)
STA03PP	Land rear of 169 Main Street	12/01072/REM (38 dwellings)
STA22PP	Land adj Primary School, Main Street	12/01052/OUT (25 dwellings)

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

Allocations which relate to but stand away from the settlement*			
Reference	Location	Designation	Policy
STA14	South Charnwood High School Playing Fields	Outdoor Sports Facilities	DM8
STA15	Shilcraft Woodland	Natural and Semi-Natural Open Space	DM8/DM9
STA16	The Partlings Woodland	Natural and Semi-Natural Open Space	DM8/DM9
STA17	Stanton Sewage Works	Natural and Semi-Natural Open Space	DM8/DM9
STA18	Horsepool Grange Woodland	Natural and Semi-Natural Open Space	DM8/DM9
STA19	Broad Lane Woodland	Natural and Semi-Natural Open Space	DM8/DM9
STA20	Interlink Park, Beveridge Lane	Employment Site	DM19
STA21	South Charnwood High School	Community Facility	DM25

* These allocations appear on the borough-wide policies map



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RURAL VILLAGES

TWYXCROSS: SITES

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

- Land to be allocated for a minimum of 20 dwellings;
- Deliver the Green Infrastructure Network;
- Address the existing deficiencies in the quality and quantity of green spaces;
- Resist the loss of local shops and facilities; and
- Support the role of Twycross Zoo as a tourist destination.

8.37 The residual minimum housing requirement for Twycross, as of 1 September 2014 is 20 dwellings. Further information on residential commitments can be found in the Site Selection Justification Paper.

8.38 The remaining minimum residual housing requirements will be met through the following allocation:

Twycross Residential Allocations		
Reference	Location	Designation
TWY02	Land north of Orton Lane	Residential (20 Dwellings)

8.39 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.

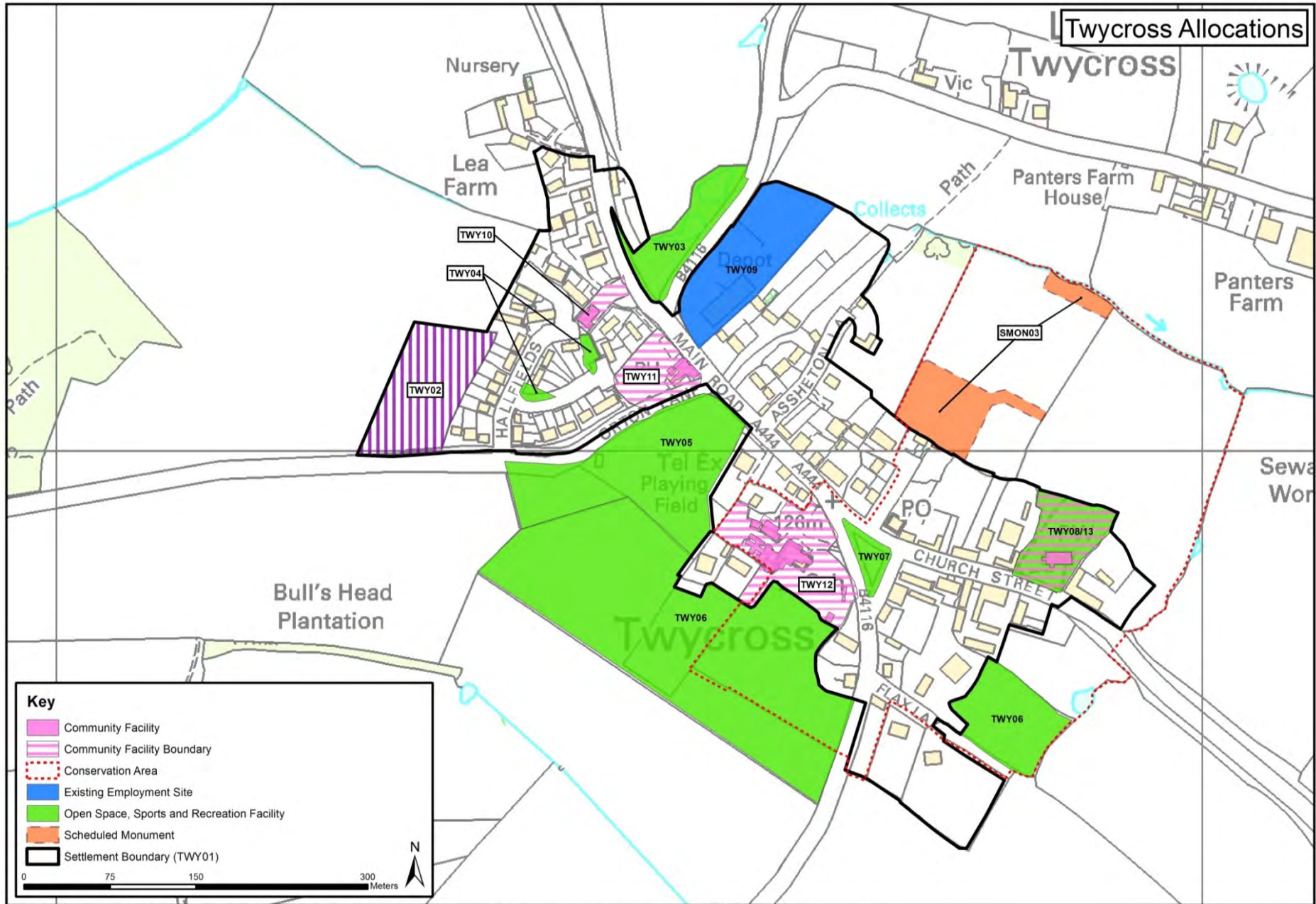
8.40 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.

8.41 Twycross has no local shopping provision but has a number of congregational community facilities which should be safeguarded to maintain community cohesion. This is achieved through their identification as community facilities and their protection through Policy DM25.

8.42 Twycross Zoo is an allocated Cultural and Tourism Facility which geographically relates more to Norton Juxta Twycross than Twycross. This facility will be promoted through the Core Strategy and safeguarded through Policy DM24.

8.43 In line with Core Strategy Policy 12: Rural Villages, the following allocations and designations are proposed for Twycross:

Twycross Site Allocations			
Reference	Location	Designation	Policy
Employment			
TWY09	Startin Tractor Sales, West of Main Road	Employment Site	DM19
Open Space			
TWY03	Ashby Road Amenity Green Space	Amenity Green Space	DM8
TWY04	Hallfields Amenity Green Space	Amenity Green Space	DM8
TWY05	Orton Lane Playing Fields and Cricket Club	Children's Play Space, Young Person's Facilities and Outdoor Sports Facilities	DM8
TWY06	Twycross House School Playing Fields, The Green	Outdoor Sports Facilities	DM8
TWY07	Village Green, Main Road	Amenity Green Space	DM8
TWY08	St James Churchyard, Church Street	Cemeteries and Churchyards	DM8
Community Facility			
TWY10	Twycross Village Hall, Burton Road	Community Facility	DM25
TWY11	Turpins Bar and Grill, Main Road	Community Facility	DM25
TWY12	Twycross House School, The Green	Community Facility	DM25
TWY13	St James Church, Church Street	Community Facility	DM25
TWY01	Twycross Settlement Boundary	Settlement Boundary	Core Strategy Policy 12



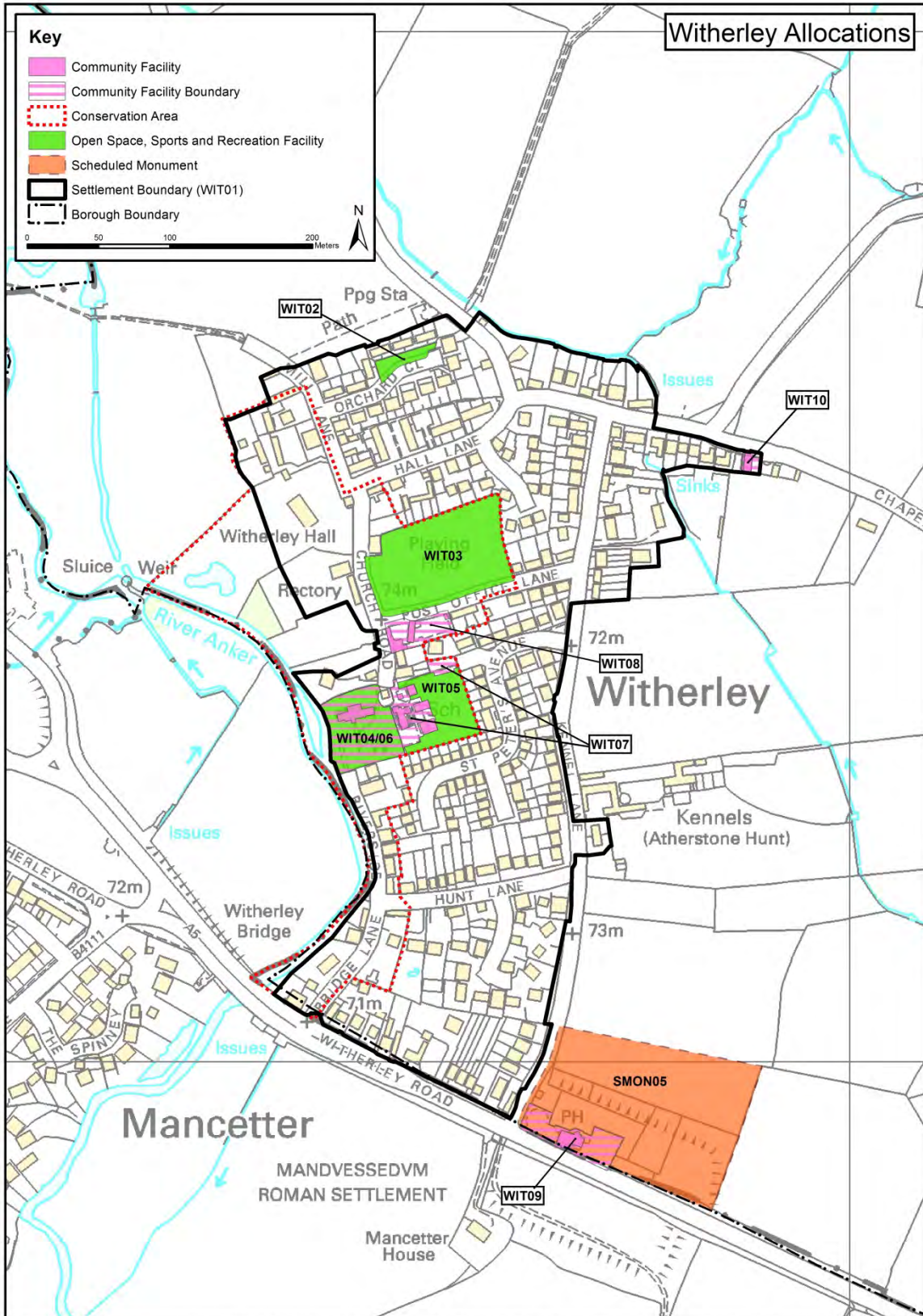
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RURAL VILLAGES

WITHERLEY: SITES

- 8.44 In relation to site allocations for Witherley, the Hinckley and Bosworth Core Strategy requires:
- Work with Highways England (formerly the Highways Agency) to address identified problems with the A5/Kennel Lane junction. If these problems can be overcome, then land can be allocated for limited housing development;
 - Address the existing deficiencies in the quality and quantity of green spaces; and
 - Resist the loss of local shops and facilities.
- 8.45 Since the adoption of the Core Strategy, discussions have taken place with Highways England (formerly the Highways Agency) to determine whether issues with junction capacity on the A5 can be overcome to allow for a low level of residential development in Witherley to meet local housing needs. Whilst Highways England's comments were positive towards the principle of one selected site they identified that access would not be a viable option for this site as the access lane is unadopted and unsuitable for further development of this nature. As a result no residential development will be allocated for Witherley.
- 8.46 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under Policy DM8 compared to the 2001 Local Plan. Identified deficiencies will be addressed through the plan period primarily through developer open space contributions.
- 8.47 Witherley has no local shopping provision but has a number of congregational community facilities which should be safeguarded to maintain community cohesion. This is achieved through their identification as community facilities and their protection through Policy DM25.
- 8.48 In line with Core Strategy Policy 12: Rural Villages, the following allocations and designations are proposed for Witherley:

Witherley Site Allocations			
Reference	Location	Designation	Policy
Open Space			
WIT02	Orchard Close Amenity Green Space	Amenity Green Space	DM8
WIT03	Witherley Memorial Grounds, Church Road	Amenity Green Space, Children's Play Space and Outdoor Sports Facilities	DM8
WIT04	St Peters Church of England Parish Churchyard, Church Road	Cemeteries and Churchyards	DM8
WIT05	Witherley Church of England Primary School Playing Fields, Church Road	Outdoor Sports Facilities	DM8
Community Facilities			
WIT06	St Peters Church of England Parish Church, Church Road	Community Facility	DM25
WIT07	Witherley Church of England Primary School, Church Road	Community Facility	DM25
WIT08	The Blue Lion Public House, Church Road	Community Facility	DM25
WIT09	The Bull Inn Public House, Watling Street	Community Facility	DM25
WIT10	Witherley Parish Rooms, Chapel Lane	Community Facility	DM25
Settlement Boundary			
WIT01	Witherley Settlement Boundary	Settlement Boundary	Core Strategy Policy 12



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9 RURAL HAMLETS

- 9.1 Rural Hamlets are small rural settlements with limited to no service provision, public transport provision or a retail offering and largely have no employment provision. As such the Core Strategy does not allocate housing figures to these settlement types as significant residential growth in these areas would be considered unsustainable and would lead to additional car journeys to service centres.
- 9.2 The Core Strategy identifies the following settlements as Rural Hamlets:
- Barton in the Beans
 - Botcheston
 - Bradgate Hill
 - Cadeby
 - Carlton
 - Dadlington
 - Fenny Drayton
 - Kirkby Mallory
 - Norton Juxta Twycross
 - Orton on the Hill
 - Peckleton
 - Ratcliffe Culey
 - Shackerstone
 - Sibson
 - Stapleton
 - Sutton Cheney
- 9.3 There are other settlements that are not formally identified through the Core Strategy which stand within the borough of Hinckley and Bosworth, share the characteristics of the rural hamlets listed above and contain at least one site allocation. These settlements include:
- Odstone;
 - Shenton;
 - Copt Oak.
- 9.4 The Core Strategy does not allocate housing figures for rural hamlets as the spatial strategy identifies hamlets as the least sustainable settlements in the settlement hierarchy.
- 9.5 In relation to site allocations for Rural Hamlets, the Hinckley and Bosworth Core Strategy requires the council to:
- Resist the loss of local shops and facilities and support additional retail provision of a local shop; and
 - Deliver the strategic green infrastructure network.
- 9.6 Rural Hamlets have no local shopping provision but often have more than one congregational community facility which should be safeguarded to maintain community cohesion and provide diversification opportunities. This is achieved through their identification as community facilities and their protection through Policy DM25.
- 9.7 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.

- 9.8 In line with the Core Strategy, allocations have been made within these hamlets to ensure identified community facilities and open spaces are safeguarded and enhanced over the plan period. The rural hamlet site allocations follow.

RURAL HAMLETS

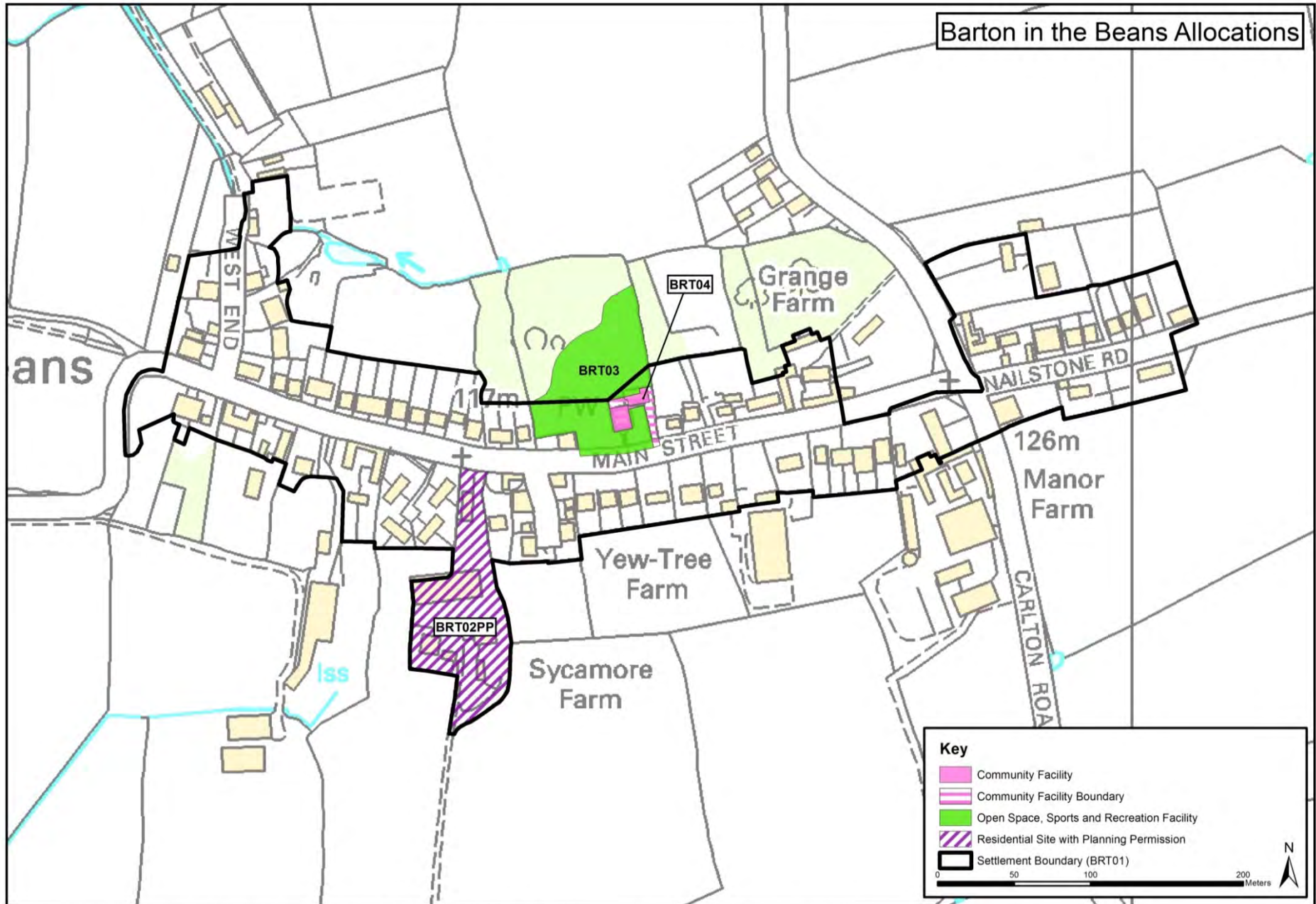
BARTON IN THE BEANS: SITES

- 9.9 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Barton in the Beans:

Barton in the Beans Site Allocations			
Reference	Location	Designation	Policy
Open Space			
BRT03	Barton Fabis Baptist Chapel Churchyard, Main Street	Cemeteries and Churchyards	DM8
Community Facility			
BRT04	Barton Fabis Baptist Chapel, Main Street	Community Facility	DM25
BRT01	Barton in the Beans Settlement Boundary	Settlement Boundary	Core Strategy Policy 13

Barton in the Beans Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
BRT02PP	Sycamore Farm, 29 Main Street	10/00516/FUL, 11/00750/EXT & 14/00487/FUL (6 dwellings in total)

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



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RURAL HAMLETS

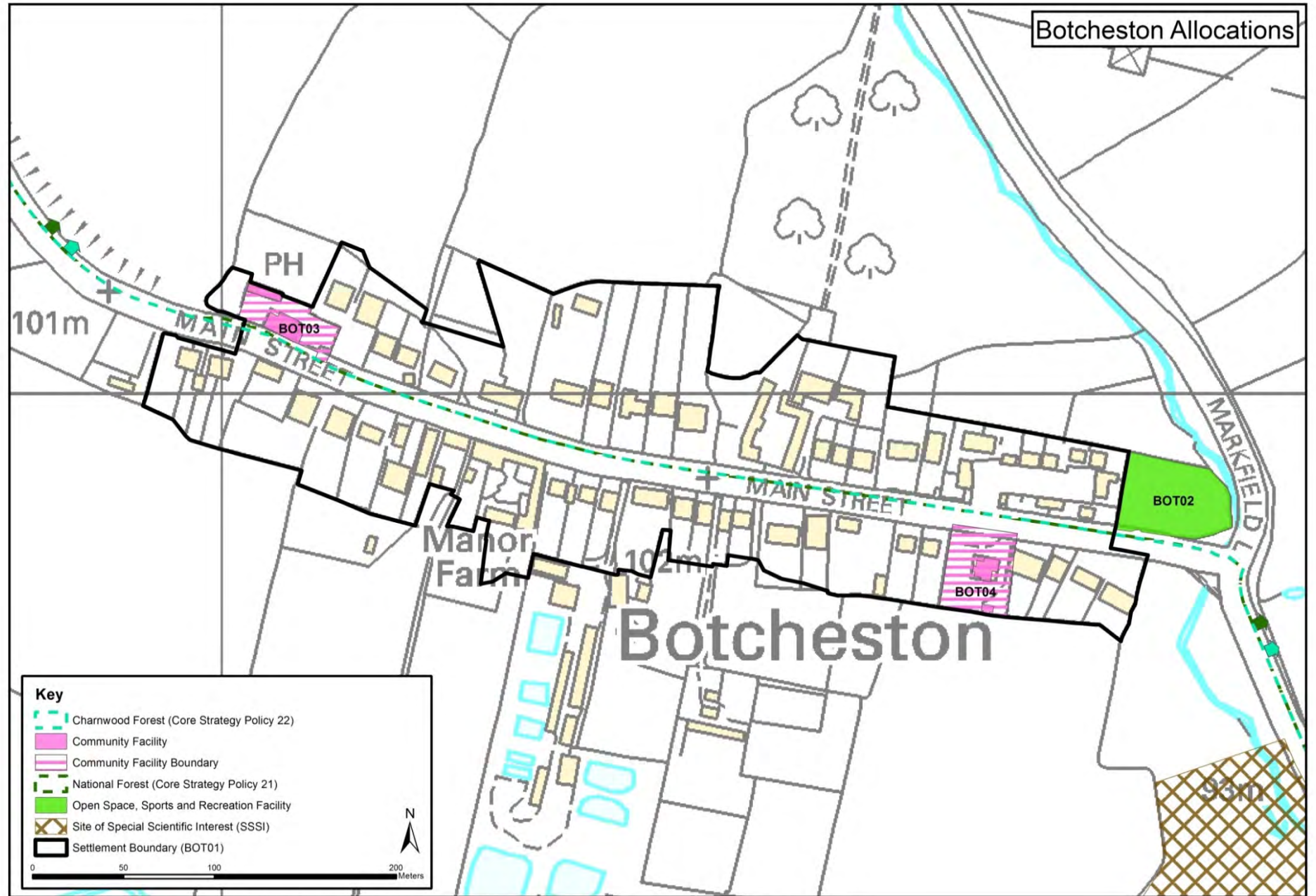
BOTCHESTON: SITES

- 9.10 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Botcheston:

Botcheston Site Allocations			
Reference	Location	Designation	Policy
Open Space			
BOT02	Botcheston Playing Field	Outdoor Sports Facilities	DM8
Community Facilities			
BOT03	The Greyhound Inn Public House, Main Street	Community Facility	DM25
BOT04	Botcheston Village Hall, Main Street	Community Facility	DM25
Settlement Boundary			
BOT01	Botcheston Settlement Boundary	Settlement Boundary	Core Strategy Policy 13

Allocations which relate to but stand away from the settlement*			
Reference	Location	Designation	Policy
BOT05	Forest Hill Golf Course, Markfield Lane	Outdoor Sports Facilities	DM8
BOT06	Polebrook and Crow Woodland	Natural and Semi-Natural Open Space	DM8/DM9
BOT07	The Coppice	Natural and Semi-Natural Open Space	DM8/DM9
BOT08	Hollow Oak Wood	Natural and Semi-Natural Open Space	DM8/DM9

* These allocations appear on the borough-wide policies map



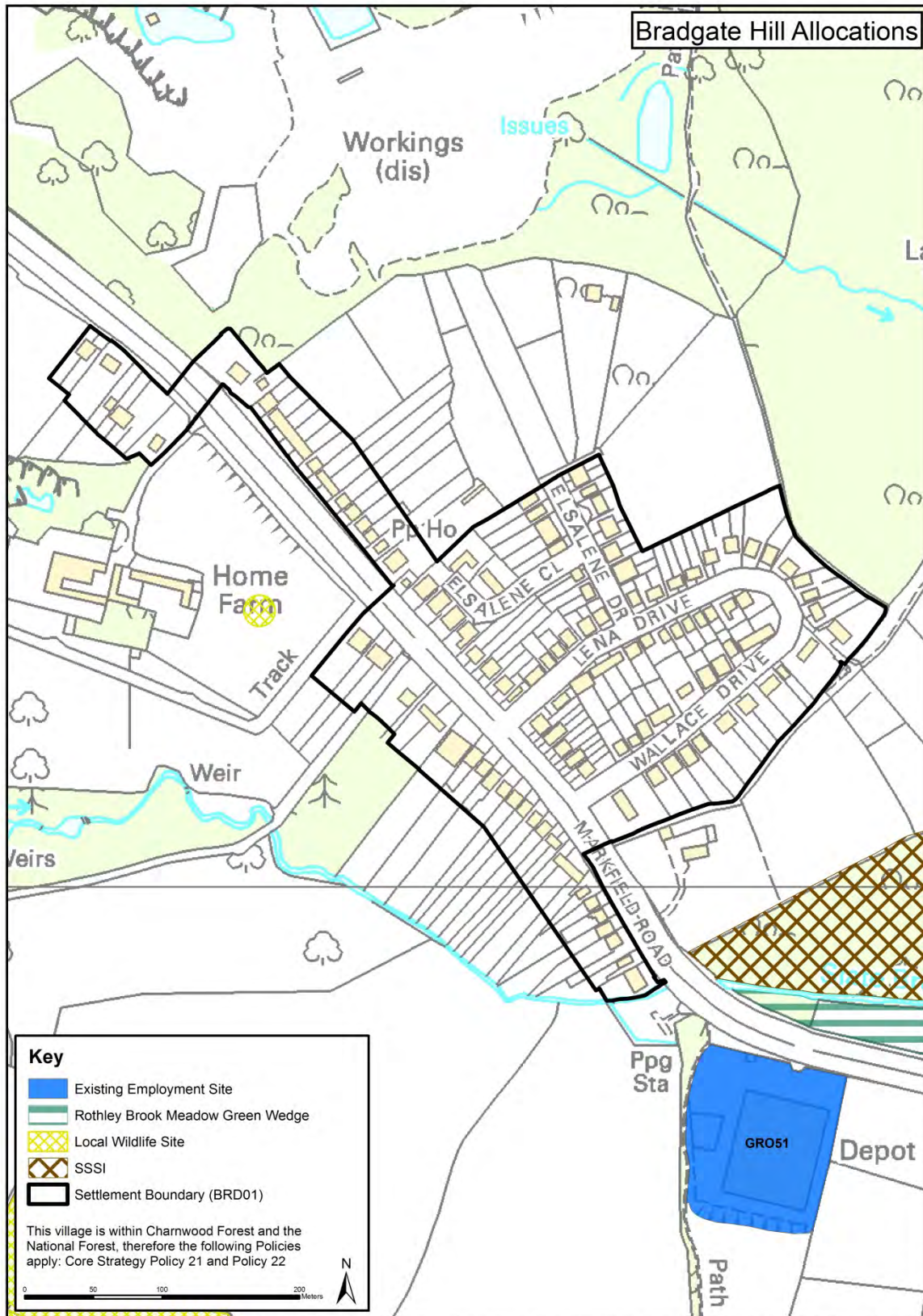
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RURAL HAMLETS

BRADGATE HILL: SITES

- 9.11 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Bradgate Hill:

Bradgate Hill Site Allocations			
Reference	Location	Designation	Policy
BRD01	Bradgate Hill Settlement Boundary	Settlement Boundary	Core Strategy Policy 13



RURAL HAMLETS

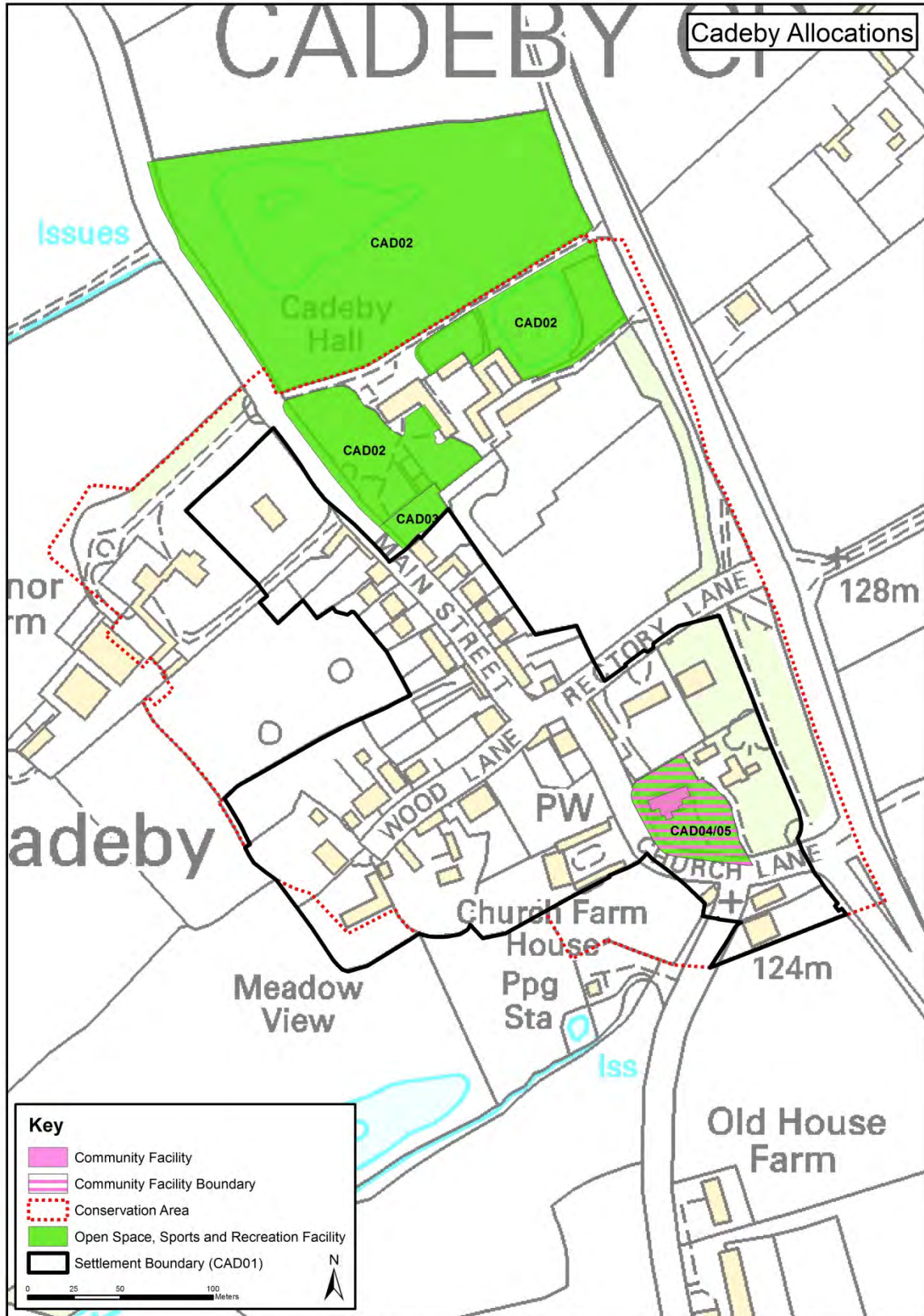
CADEBY: SITES

- 9.12 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Cadeby:

Cadeby Site Allocations			
Reference	Location	Designation	Policy
Open Space			
CAD02	The Grounds of Cadeby Hall, Cadeby Lane	Formal Park	DM8
CAD03	Main Street Tennis Court	Outdoor Sports Facilities	DM8
CAD04	All Saints Churchyard, Church Lane	Cemeteries and Churchyards	DM8
Community Facility			
CAD05	All Saints Church, Church Lane	Community Facility	DM25
CAD01	Cadeby Settlement Boundary	Settlement Boundary	Core Strategy Policy 13

Allocations which relate to but stand away from the settlement*			
Reference	Location	Designation	Policy
CAD06	Theobolds Rural Industry, Ashby Road	Employment Site	DM19
CAD07	FP McCann, Brascote Lane	Employment Site	DM19

* These allocations appear on the borough-wide policies map



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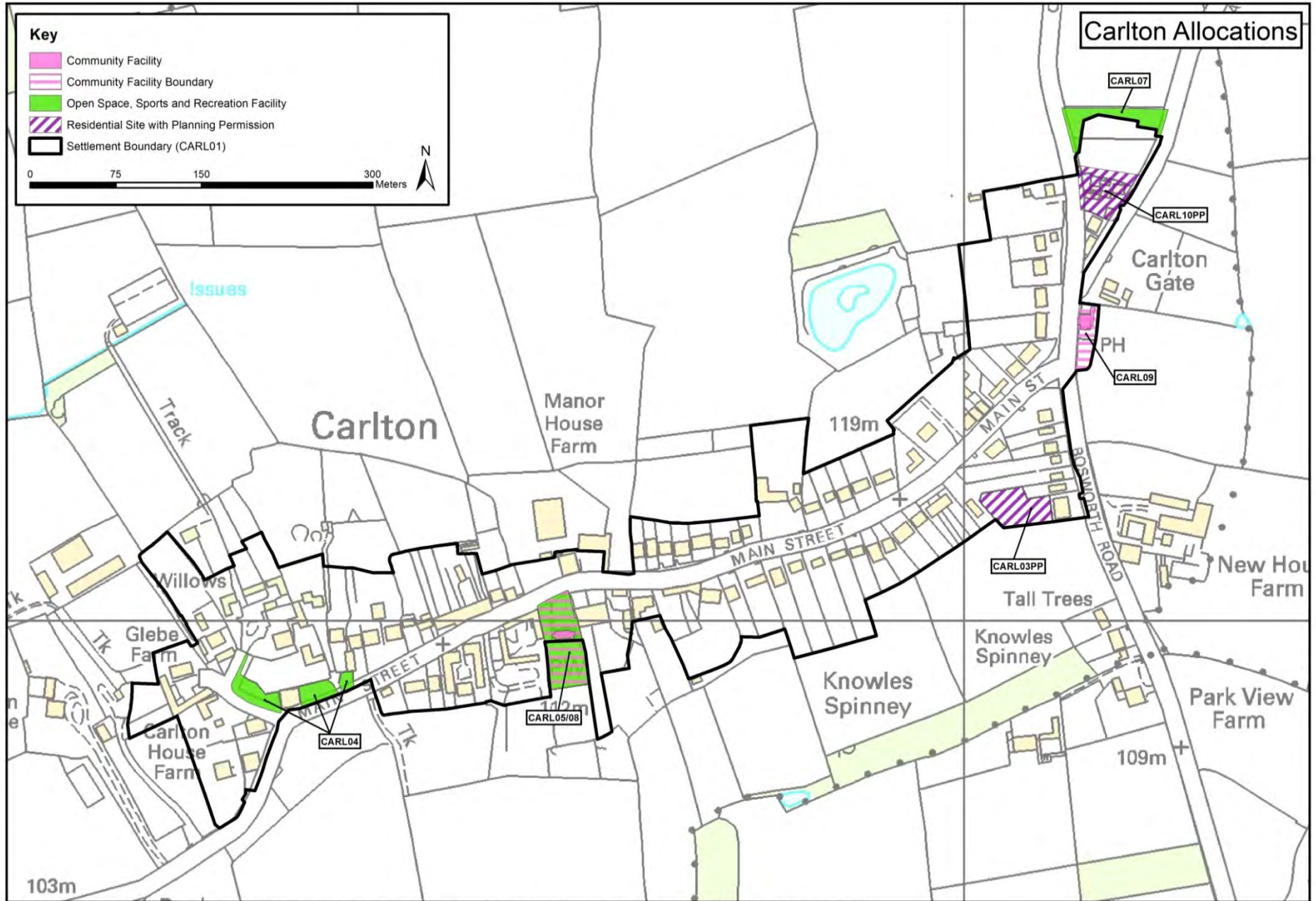
RURAL HAMLETS

CARLTON: SITES

- 9.13 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Carlton:

Carlton Site Allocations			
Reference	Location	Designation	Policy
Open Space			
CARL04	Carlton Village Green, Shackerstone Walk	Amenity Green Space	DM8
CARL05	St Andrew's Church of England Parish Churchyard and Parish Council Cemetery, Main Street	Cemeteries and Churchyards	DM8
CARL07PP	Nailstone Road Amenity Green Space	Amenity Green Space	DM8
Community Facilities			
CARL08	St Andrew's Church of England Parish Church, Main Street	Community Facility	DM25
CARL09	The Gate Hangs Well Public House, Main Street	Community Facility	DM25
Settlement Boundary			
CARL01	Carlton Settlement Boundary	Settlement Boundary	Core Strategy Policy 13

Carlton Residential Site Allocations with Planning Permission		
Reference	Location	Application Reference and Permitted Dwellings
CARL03PP	Overdale, Bosworth Road	14/00266/OUT (2 dwellings)
CARL10PP	Land adjacent Heljon, Nailstone Road	14/00311/OUT (4 dwellings)



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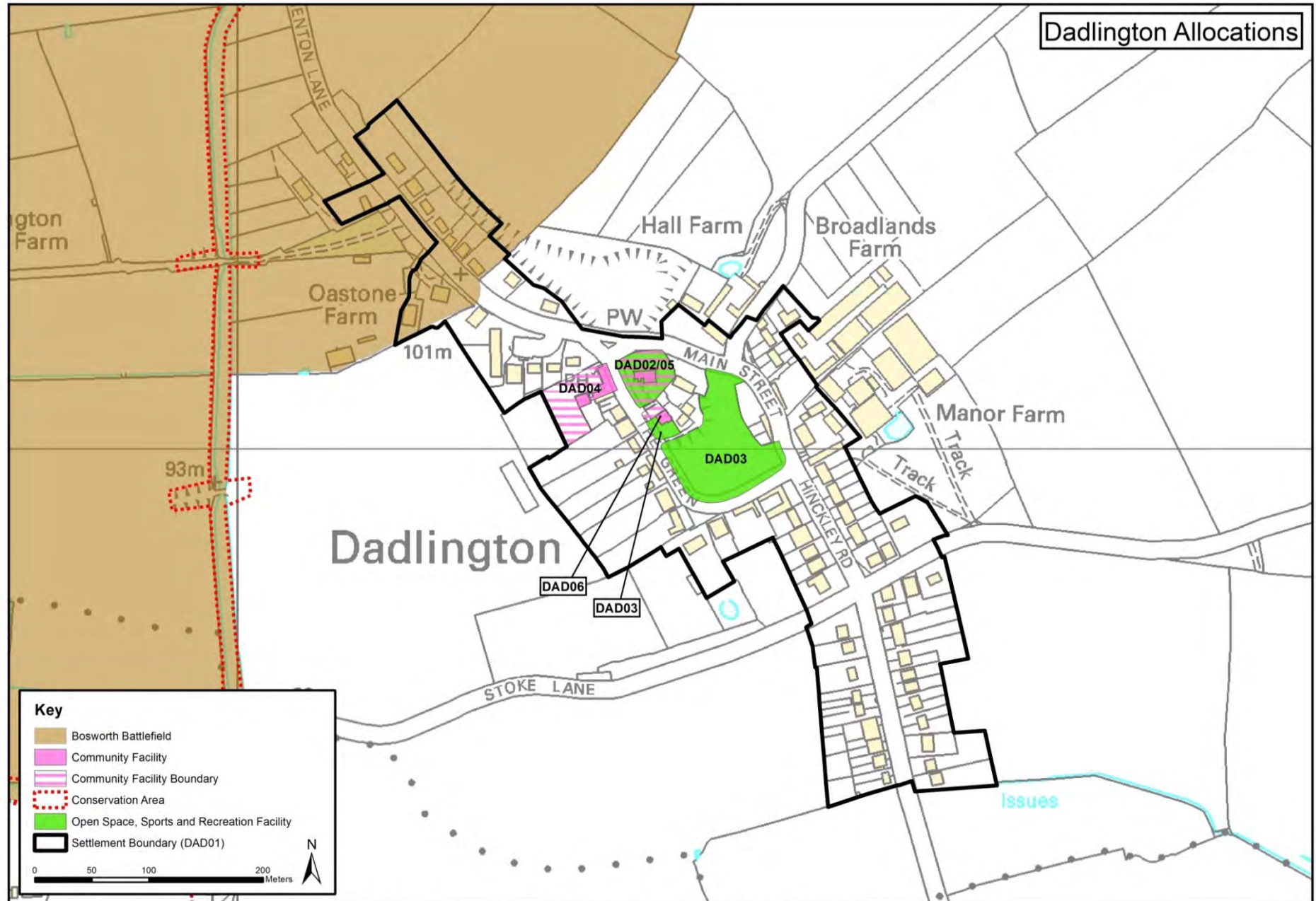
RURAL HAMLETS

DADLINGTON: SITES

- 9.14 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Dadlington:

Dadlington Site Allocations			
Reference	Location	Designation	Policy
Open Space			
DAD02	The Church of St James the Greater Churchyard, The Green	Cemeteries and Churchyards	DM8
DAD03	Dadlington Village Green, The Green	Amenity Green Space	DM8
Community Facilities			
DAD04	Dog and Hedgehog Public House, The Green	Community Facility	DM25
DAD05	The Church of St James the Greater, The Green	Community Facility	DM25
DAD06	Dadlington Village Hall, The Green	Community Facility	DM25
DAD01	Dadlington Settlement Boundary	Settlement Boundary	Core Strategy Policy 13
Allocations which relate to but stand away from the settlement*			
Reference	Location	Designation	Policy
DAD07	Dadlington Bathpiece Picnic Area	Green Corridor	DM8

* These allocations appear on the borough-wide policies map



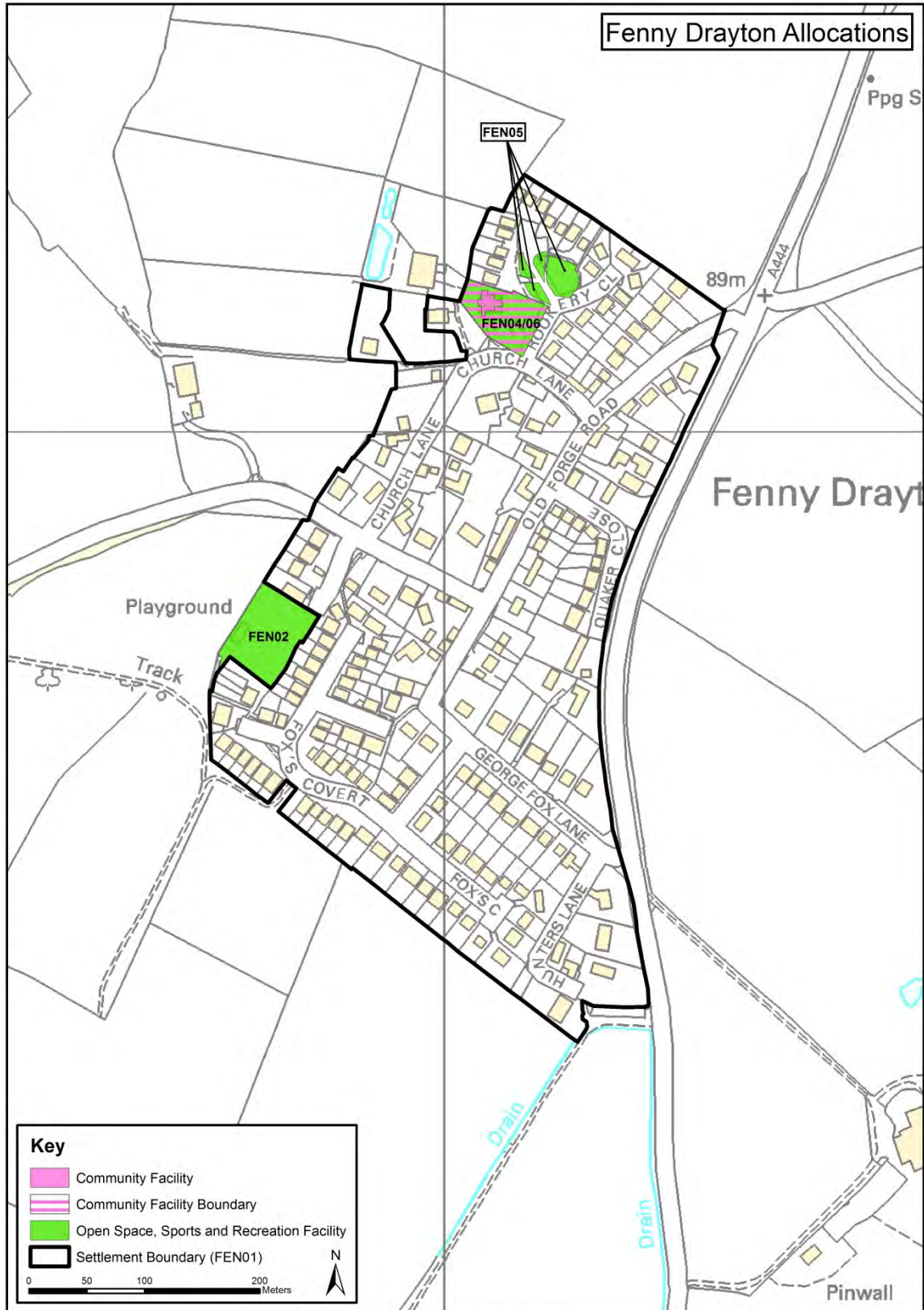
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RURAL HAMLETS

FENNY DRAYTON: SITES

- 9.15 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Fenny Drayton:

Fenny Drayton Site Allocations			
Reference	Location	Designation	Policy
Open Space			
FEN02	Drayton Close Green Space	Amenity Green Space, Children's Play Space, Outdoor Sports Facilities and Young Persons Facilities	DM8
FEN04	St Michael's and All Angels Churchyard, Church Lane	Cemeteries and Churchyards	DM8
FEN05	Rookery Close Amenity Green Space	Amenity Green Space	DM8
Community Facility			
FEN06	St Michael's and All Angels Church of England Parish Church, Church Lane	Community Facility	DM25
Settlement Boundary			
FEN01	Fenny Drayton Settlement Boundary	Settlement Boundary	Core Strategy Policy 13



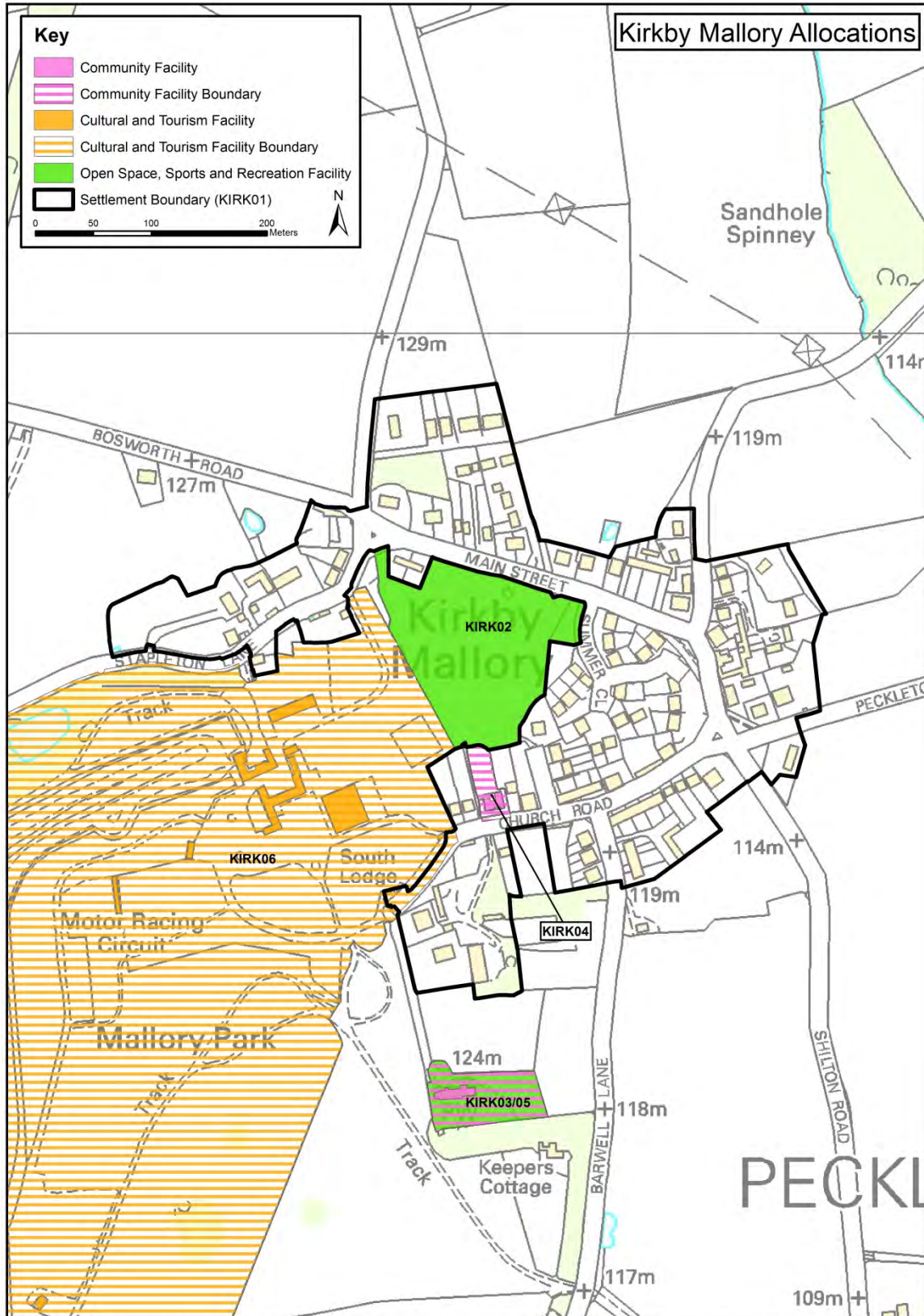
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RURAL HAMLETS

KIRKBY MALLORY: SITES

9.16 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Kirkby Mallory:

Kirkby Mallory Site Allocations			
Reference	Location	Designation	Policy
Open Space			
KIRK02	The Leys, Main Street	Amenity Green Space and Children's Play Space	DM8
KIRK03	All Saints Churchyard, Church Road	Cemeteries and Churchyards	DM8
Community Facilities			
KIRK04	Kirkby Mallory Village Hall (Old School), Church Road	Community Facility	DM25
KIRK05	All Saints Church, Church Road	Community Facility	DM25
Cultural and Tourism Facility			
KIRK06	Mallory Park, Church Road	Cultural and Tourism Facility	DM24
Settlement Boundary			
KIRK01	Kirkby Mallory Settlement Boundary	Settlement Boundary	Core Strategy Policy 13



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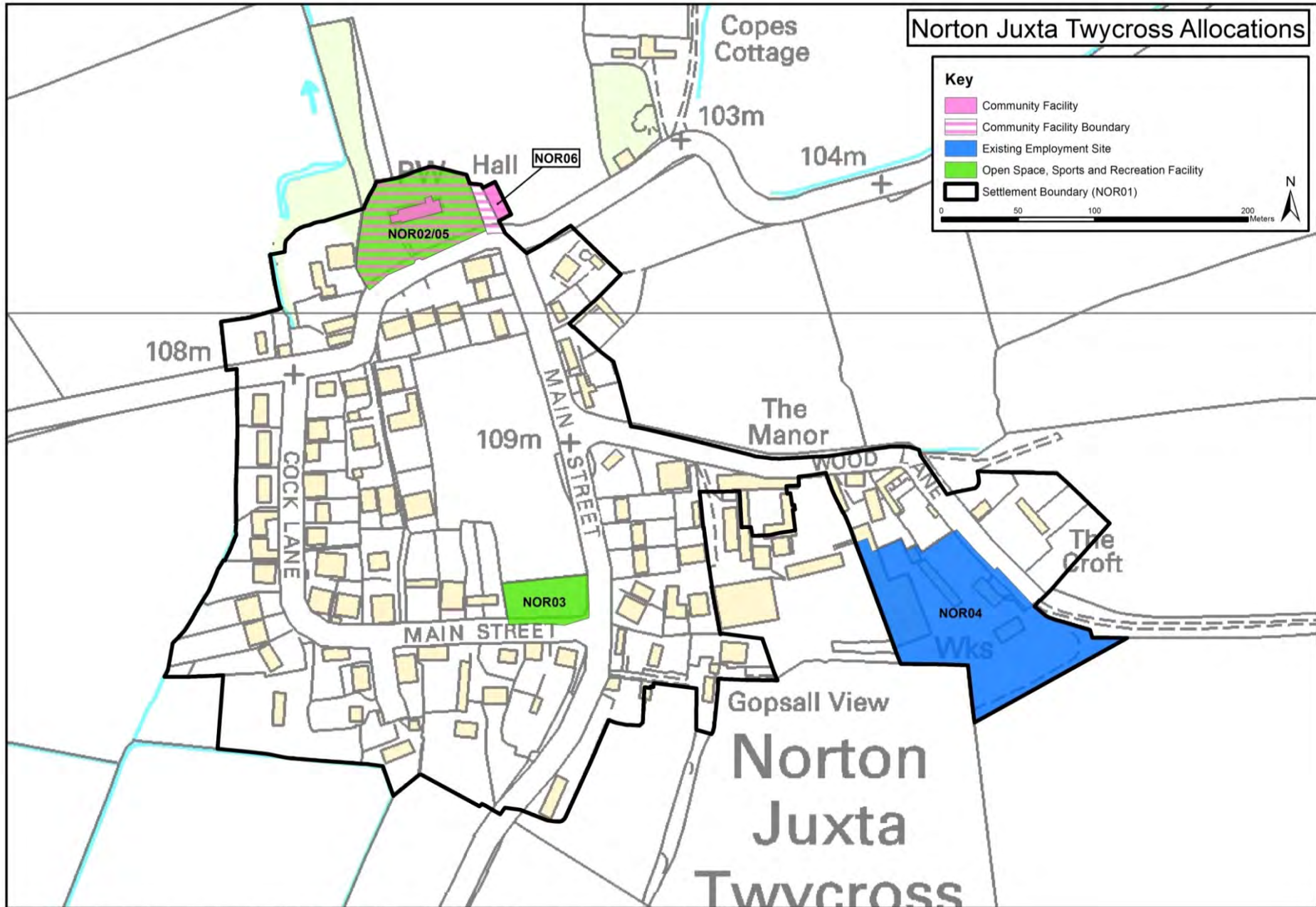
RURAL HAMLETS

NORTON JUXTA TWYCROSS: SITES

9.17 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Norton Juxta Twycross:

Norton Juxta Twycross Site Allocations			
Reference	Location	Designation	Policy
Employment			
NOR04	Henton's Engineering, South of Wood Lane	Employment Site	DM19
Open Space			
NOR02	The Holy Trinity Churchyard, Orton Lane	Cemeteries and Churchyards	DM8
NOR03	Norton Juxta Twycross Playing Field, Main Street	Amenity Green Space and Outdoor Sports Facilities	DM8
Community Facility			
NOR05	The Holy Trinity Church, Orton Lane	Community Facility	DM25
NOR06	Norton Juxta Twycross Village Hall, Orton Lane	Community Facility	DM25
Settlement Boundary			
NOR01	Norton Juxta Twycross Settlement Boundary	Settlement Boundary	Core Strategy Policy 13
Allocations which relate to but stand away from the settlement*			
Reference	Location	Designation	Policy
NOR07	Twycross Zoo, Burton Road	Cultural and Tourism Facility	DM24

* These allocations appear on the borough-wide policies map



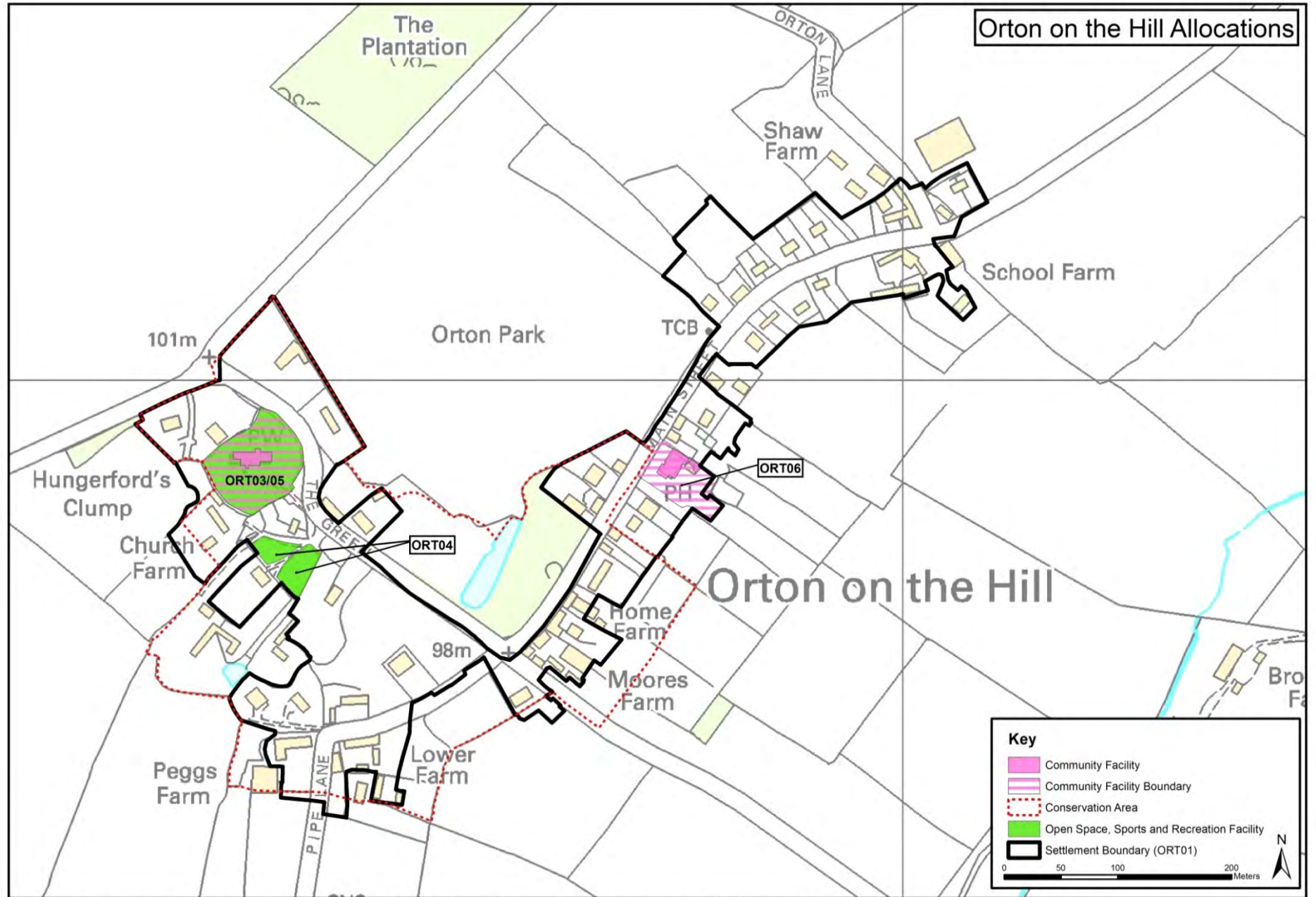
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RURAL HAMLETS

ORTON ON THE HILL: SITES

9.18 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Orton on the Hill:

Orton on the Hill Site Allocations			
Reference	Location	Designation	Policy
Open Space			
ORT03	St Edith's Church of England Churchyard, The Green	Cemeteries and Churchyards	DM8
ORT04	The Green	Amenity Green Space and Children's Play Space	DM8
Community Facility			
ORT05	St Edith's Church of England Parish Church, The Green	Community Facility	DM25
ORT06	The Unicorn Inn, Main Street	Community Facility	DM25
Settlement Boundary			
ORT01	Orton on the Hill Settlement Boundary	Settlement Boundary	Core Strategy Policy 13



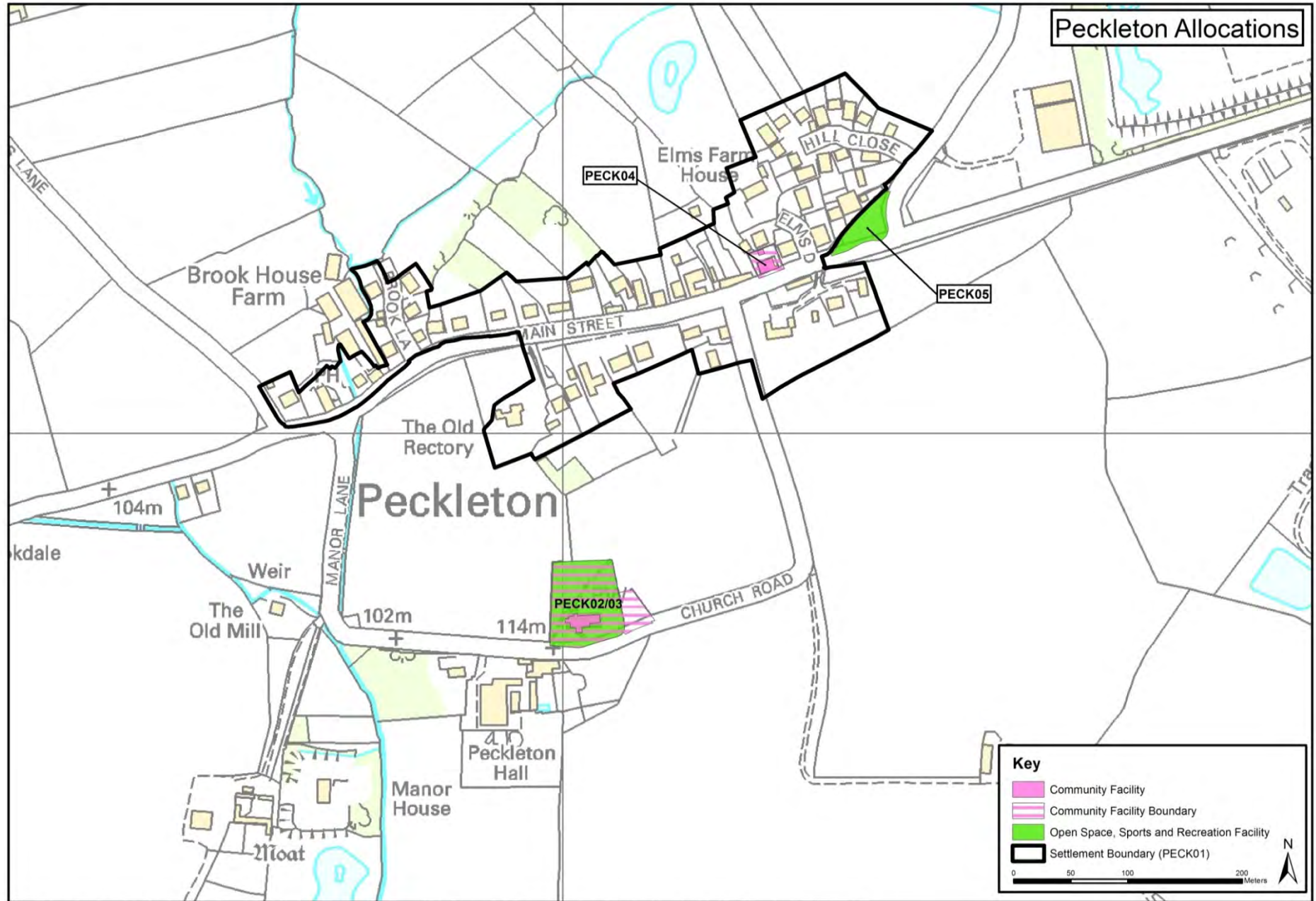
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RURAL HAMLETS

PECKLETON: SITES

- 9.19 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Peckleton:

Peckleton Site Allocations			
Reference	Location	Designation	Policy
Open Space			
PECK02	St Mary Magdalene's Churchyard, Church Road	Cemeteries and Churchyards	DM8
PECK05	Peckleton Common	Amenity Green Space	DM8
Community Facilities			
PECK03	St Mary Magdalene's Church, Church Road	Community Facility	DM25
PECK04	Peckleton Village Hall, Main Street	Community Facility	DM25
PECK01	Peckleton Settlement Boundary	Settlement Boundary	Core Strategy Policy 13



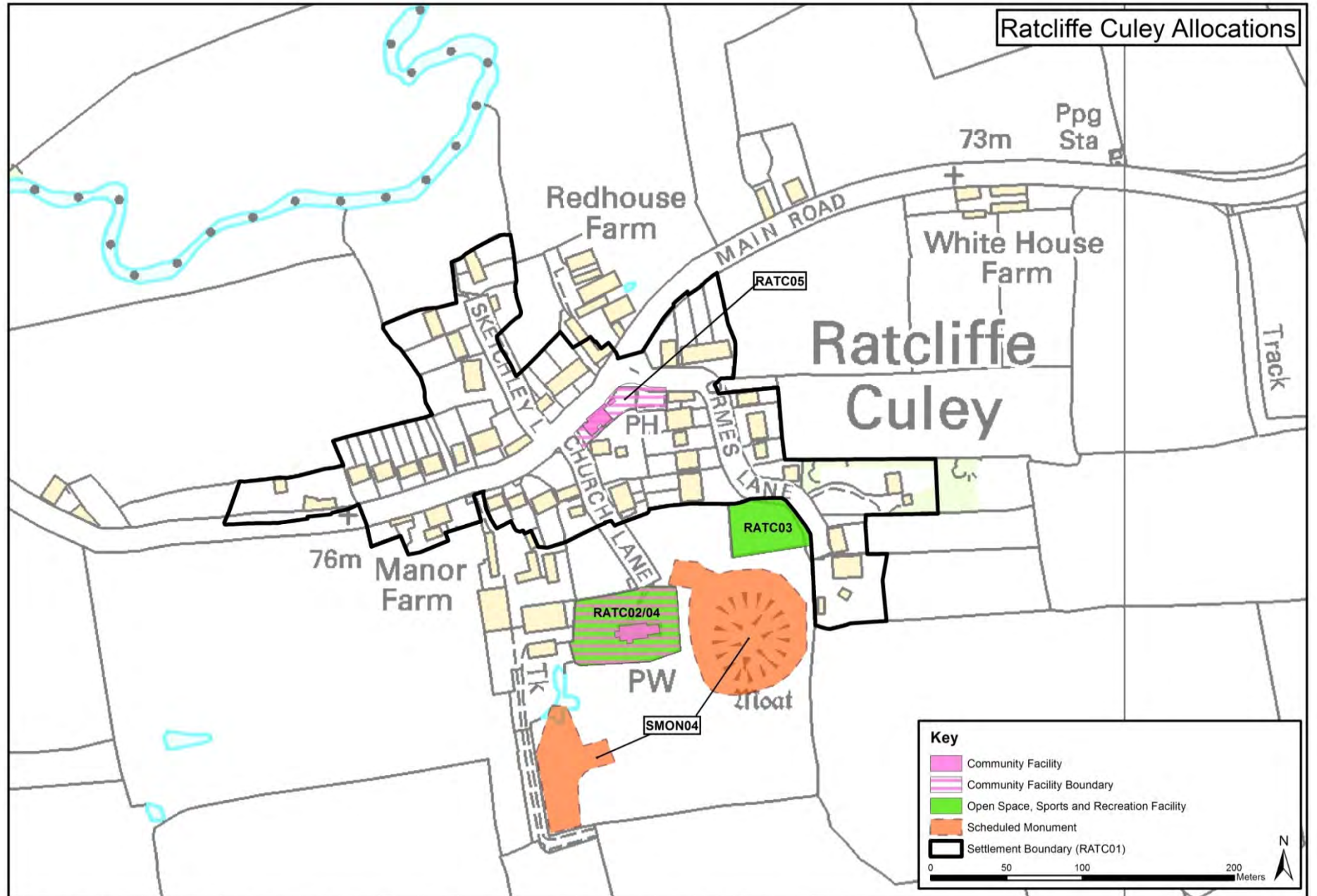
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RURAL HAMLETS

RATCLIFFE CULEY: SITES

9.20 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Ratcliffe Culey:

Ratcliffe Culey Site Allocations			
Reference	Location	Designation	Policy
Open Space			
RATC02	All Saints Churchyard, Church Lane	Cemeteries and Churchyards	DM8
RATC03	Ratcliffe Culey Playing Field, Ormes Lane	Amenity Green Space and Children's Play Space	DM8
Community Facilities			
RATC04	All Saints Church, Church Lane	Community Facility	DM25
RATC05	The Gate Public House, Main Road	Community Facility	DM25
Settlement Boundary			
RATC01	Ratcliffe Culey Settlement Boundary	Settlement Boundary	Core Strategy Policy 13



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RURAL HAMLETS

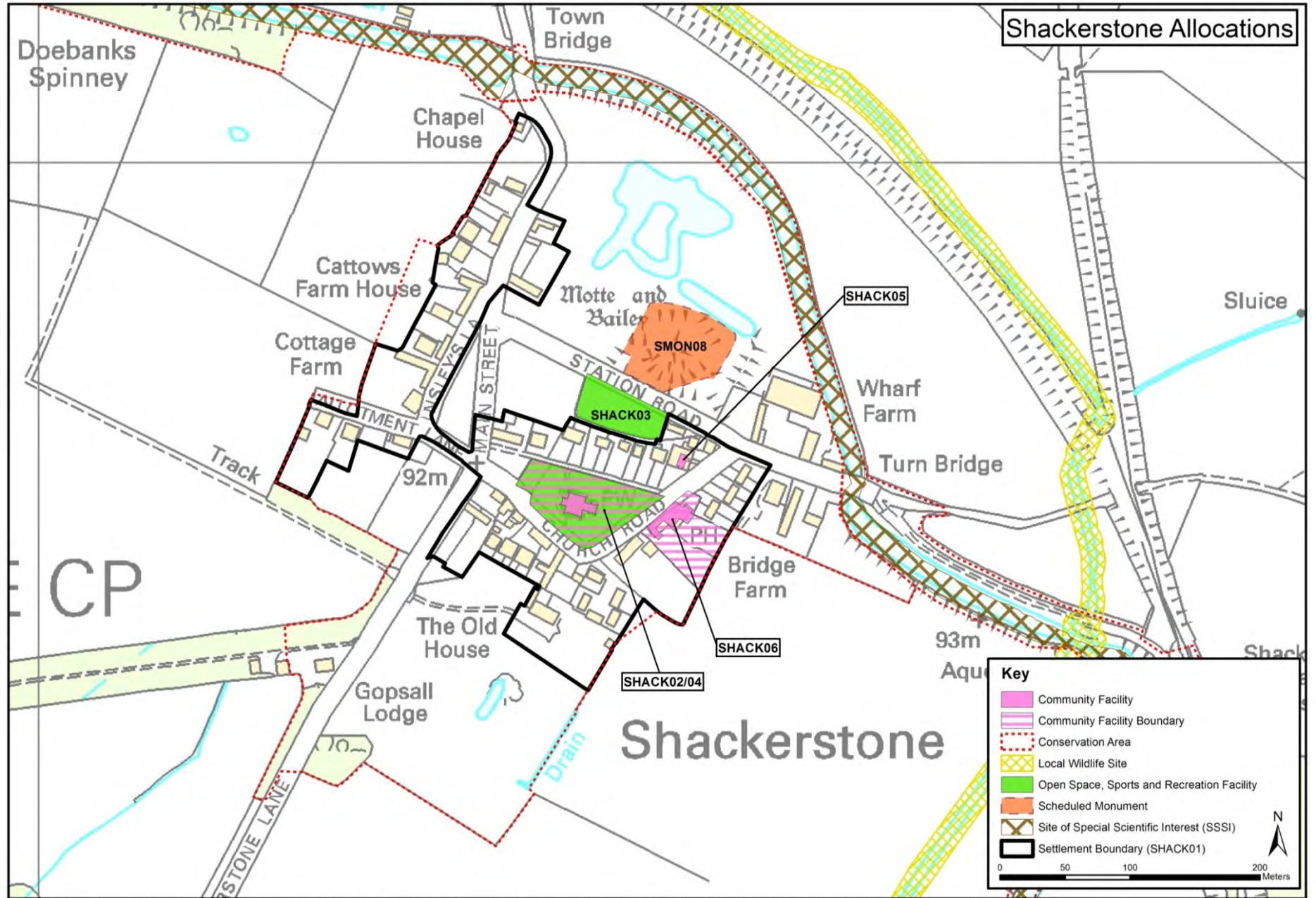
SHACKERSTONE: SITES

- 9.21 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Shackerstone:

Shackerstone Site Allocations			
Reference	Location	Designation	Policy
Open Space			
SHACK02	St Peter's Churchyard, Church Road	Cemeteries and Churchyards	DM8
SHACK03	Station Road Play Area	Children's Play Area	DM8
Community Facilities			
SHACK04	St Peter's Church, Church Road	Community Facility	DM25
SHACK05	Shackerstone Village Hall, Church Road	Community Facility	DM25
SHACK06	The Rising Sun Public House, Church Road	Community Facility	DM25
SHACK01	Shackerstone Settlement Boundary	Settlement Boundary	Core Strategy Policy 13

Allocations which relate to but stand away from the settlement.*			
Reference	Location	Designation	Policy
SHACK07	Shackerstone Railway Station (Battlefield Line), Station Road	Culture and Tourism Facility	DM24

* These allocations appear on the borough-wide policies map



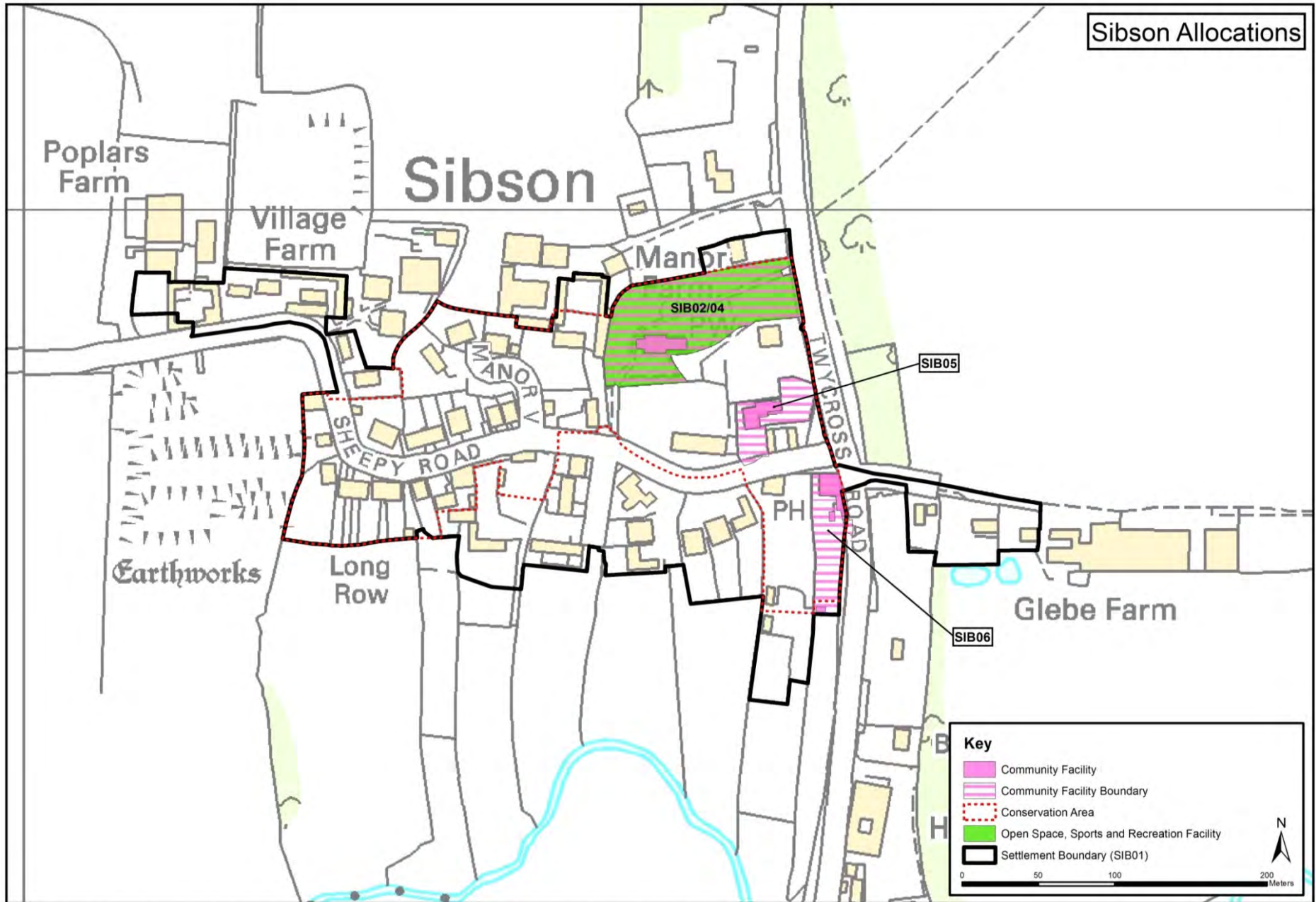
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RURAL HAMLETS

SIBSON: SITES

9.22 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Sibson:

Sibson Site Allocations			
Reference	Location	Designation	Policy
Open Space			
SIB02	St Botolph's Churchyard, North of Sheepy Road	Cemeteries and Churchyards	DM8
Community Facilities			
SIB04	St Botolph's Church, North of Sheepy Road	Community Facility	DM25
SIB05	Sibson Village Hall, Sheepy Road	Community Facility	DM25
SIB06	The Cock Inn Public House, Twycross Road	Community Facility	DM25
Settlement Boundary			
SIB01	Sibson Settlement Boundary	Settlement Boundary	Core Strategy Policy 13



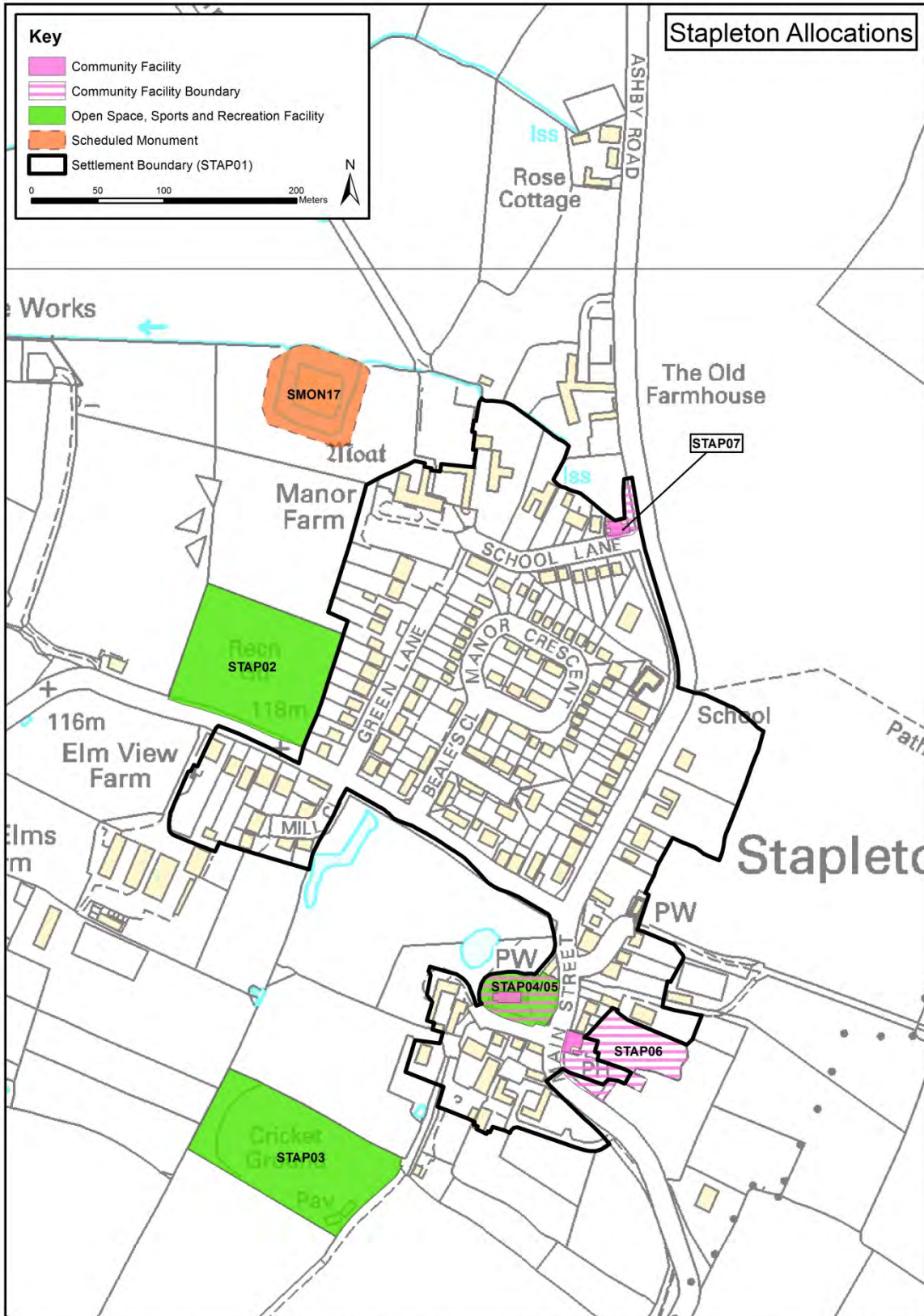
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RURAL HAMLETS

STAPLETON: SITES

9.23 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Stapleton:

Stapleton Site Allocations			
Reference	Location	Designation	Policy
Open Space			
STAP02	Stapleton Recreation Ground, Dadlington Lane	Formal Park, Young Person's Facility and Children's Play Space	DM8
STAP03	Stapleton Cricket Club, Church Lane	Outdoor Sports Facility	DM8
STAP04	St Martin's Church of England Churchyard, Church Lane	Cemeteries and Churchyards	DM8
Community Facilities			
STAP05	St Martin's Church of England Church, Church Lane	Community Facility	DM25
STAP06	The Nag's Head Public House, Main Street	Community Facility	DM25
STAP07	Stapleton Village Hall, School Lane	Community Facility	DM25
Settlement Boundary			
STAP01	Stapleton Settlement Boundary	Settlement Boundary	Core Strategy Policy 13



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RURAL HAMLETS

SUTTON CHENEY: SITES

- 9.24 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Sutton Cheney:

Sutton Cheney Site Allocations			
Reference	Location	Designation	Policy
Open Space			
SUT02	St James Churchyard, Main Street	Cemeteries and Churchyards	DM8
SUT03	Blacksmiths Lane Allotments	Allotments	DM8
Community Facilities			
SUT04	St James Church, Main Street	Community Facility	DM25
SUT05	Sutton Cheney Village Hall, Main Street	Community Facility	DM25
SUT06	The Hercules Inn, Main Street	Community Facility	DM25
SUT07	The Royal Arms, Main Street	Community Facility	DM25
SUT01	Sutton Cheney Settlement Boundary	Settlement Boundary	Core Strategy Policy 13

Allocations which relate to but stand away from the settlement.*			
Reference	Location	Designation	Policy
SUT08	Bosworth Battlefield Country Park	Country Park	DM8/DM9
SUT09	Bosworth Battlefield	Historic Battlefield	DM12
SUT10	Bosworth Battlefield Heritage Centre and Country Park, Ambion Lane	Cultural and Tourism Facility	DM24
SUT11	Sutton Wharf, Wharf Lane	Cultural and Tourism Facility	DM24

* These allocations appear on the borough-wide policies map

10 RURAL HAMLETS - OTHER SETTLEMENTS

ODSTONE: SITES

- 10.1 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Odstone (see borough-wide proposal map):

Odstone Site Allocations			
Reference	Location	Designation	Policy
Open Space			
ODS02	Odstone Hall Farm Tennis Court	Outdoor Sports Facility	DM8
ODS03	Odstone Playing Field, Hall Lane	Amenity Green Space	DM8
ODS01	Odstone Settlement Boundary	Settlement Boundary	Core Strategy Policy 13

The proposals for Odstone are contained on the borough-wide policies map. This is attached separately due to its size

OTHER SETTLEMENTS

SHENTON: SITES

- 10.2 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Shenton (see borough-wide proposal map):

Shenton Site Allocations			
Reference	Location	Designation	Policy
Open Space			
SHEN01	St John the Evangelist Churchyard, Shenton Road	Cemeteries and Churchyards	DM8
SHEN02	Shenton Hall Formal Park	Formal Park	DM8
Community Facility			
SHEN05	St John the Evangelist Church, Shenton Road	Community Facility	DM25
Culture and Tourism Facility			
SHEN03	Whitemoor's Antiques Centre and Tea Rooms, Main Street	Cultural and Tourism Facility	DM24
SHEN04	Shenton Railway Station, Shenton Lane	Cultural and Tourism Facility	DM24

The proposals for Shenton are contained on the borough-wide policies map. This is attached separately due to its size

OTHER SETTLEMENTS

COPT OAK: SITES

- 10.3 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Copt Oak (see borough-wide proposal map):

Copt Oak Site Allocations			
Reference	Location	Designation	Policy
Open Space			
COPT01	St Peter's Churchyard, Whitwick Road	Cemeteries and Churchyards	DM8
Community Facility			
COPT02	Copt Oak Memorial Hall, Whitwick Road	Community Facility	DM25
COPT03	St Peter's Church, Whitwick Road	Community Facility	DM25
COPT04	The Copt Oak Public House, Whitwick Road	Community Facility	DM25

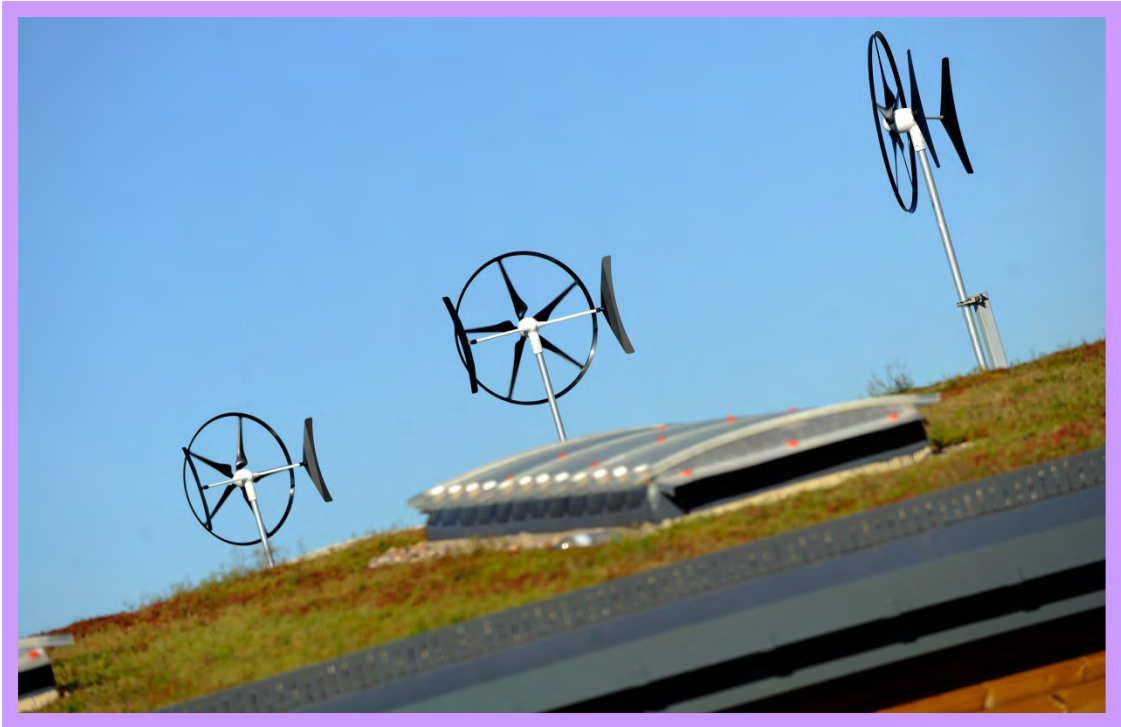
The proposals for Copt Oak are contained on the borough-wide policies map. This is attached separately due to its size

DEVELOPMENT MANAGEMENT POLICIES

11 HOW TO USE THE DEVELOPMENT MANAGEMENT POLICIES

- 11.1 Throughout the Site Allocations section of this document, each of the allocations has an associated Development Management Policy referenced. This next section will provide the detailed wording of these policies and the supporting text which explains how the policies will be applied to planning applications. Where a specific policy is mentioned next to an allocation, although it would not be the only policy consideration when assessing an application, it will be the key policy used when considering any planning applications that affect a certain site.
- 11.2 It is important to note that the development management policies in this document are not site specific and instead either relate to one certain type of development (for example, employment land) or are general policies which relate to every proposal in the borough (for example, design policies) and are therefore considered to be strategic in nature. It is therefore important that these policies are read together as a whole along with the strategic policies in the Hinckley and Bosworth Core Strategy to ensure that the whole range of considerations is taken into account. A list of all of the Strategic Policies in the Local Plan is contained within Appendix 3.
- 11.3 The statutory status of the Development Plan means that it is the starting point for decision making and this has not changed with the adoption of the National Planning Policy Framework. For this reason, every attempt has been made to ensure that these Development Management Policies, along with the Core Strategy and other documents in the Local Plan 2006-26, will be the first port of call when assessing planning applications. It is however acknowledged that, over time, there will be changes in National Policy which may identify an area where this document is silent or could render sections of these policies out of date. In cases such as these, the Borough Council will pay particular regard to Policy DM1: Presumption in Favour of Sustainable Development in their decision making.

12 SUSTAINABLE DEVELOPMENT



Policies within Sustainable Development

- **DM1 - Presumption in Favour of Sustainable Development**
- **DM2 - Delivering Renewable Energy and Low Carbon Development**
- **DM3 - Infrastructure and Delivery**

DM1

Presumption in Favour of Sustainable Development

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

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

- a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- b) Specific policies in that Framework indicate that development should be restricted.

Relevant Core Strategy Spatial Objectives

This policy relates to all 13 of the Core Strategy Spatial Objectives

Local Plan (2001) policies to be replaced

N/A

- 12.1 At the heart of national policy is the presumption in favour of sustainable development contained within the National Planning Policy Framework.
- 12.2 The three dimensions to delivering sustainable development are identified as economic, social and environmental in which the planning system should seek gains jointly and simultaneously.

- 12.3 The Core Strategy sets out the spatial strategy for the borough and identifies where each of the settlements in the borough fit in the settlement hierarchy. The strategy identifies that the majority of development in the borough will be accommodated in and around the Hinckley urban area. The Core Strategy distributed a proportion of development to each settlement dependent on its relative sustainability with the Urban Area considered to be the most sustainable location for development. The sustainability of settlements in the rural area is commensurate with the range of services and facilities in the settlement with Key Rural Centres generally having the widest range of facilities and Rural Hamlets containing the least.
- 12.4 When considering development proposals the Borough Council will take a positive approach that reflects the presumption in favour of sustainable development. It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Supporting Documents

National Planning Policy Framework (NPPF)

DM2 Delivering Renewable Energy and Low Carbon Development

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

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

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

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 12: Climate Change and Resource Efficiency

Local Plan (2001) policies to be replaced

BE27: Wind Power

- 12.5 The UK's binding target is to meet 15% of its energy requirements from renewable sources by 2020 with the delivery of this target supported by the UK Renewable Energy Strategy (2009). Planning legislation requires planning authorities to include "policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change".¹
- 12.6 Core Strategy Spatial Objective 12: Climate Change and Resource Efficiency seeks to minimise the impacts of climate change by increasing the use of renewable energy technologies and minimising pollution, including greenhouse gas emissions.
- 12.7 The Renewable Energy Capacity Study (2013) identified that the borough consumed 1,509 Gwh/Yr in 2010 and produced only 1% of this energy from renewable sources. This stands significantly lower than the national target. This demonstrates the borough requires a step-change in the delivery of renewable energy developments to provide a meaningful contribution to the UK's renewable energy target.
- 12.8 Following the Written Ministerial Statement on wind energy development issued on 18 June 2015, Policy DM2 cannot be considered applicable to wind energy developments. As the Site Allocations and Development Management Policies DPD does not allocate specific sites for the development of wind turbines, the Opportunity Areas for wind are not considered sufficient to demonstrate the appropriateness of an area for a wind energy development. Planning applications for the development of wind energy will be considered in line with the National Planning Policy Framework and National Planning Practice Guidance. The potential allocation of sites considered suitable for wind energy development will be considered as part of a future review of the Local Plan.
- 12.9 In all other cases, the Renewable Energy Opportunity Area Maps within the Renewable Energy Capacity Study identify areas which have the greatest potential for energy delivery based upon resource availability with the fewest constraints. These areas should form the primary consideration for the location of the identified renewable energy technologies but each site will be assessed on a case-by-case basis, judged on the merit of the proposal, and in line with other policies of the plan.

¹ Section 19(1A) of the Planning and Compulsory Purchase Act 2004

- 12.10 Particular regard will be had for the landscape sensitivity of the area to which the proposal relates and the cumulative impacts of the proposed and existing schemes on this sensitivity. Applicants should demonstrate the level of sensitivity and the proposed impact upon this through a Visual Impact Assessment.
- 12.11 Where development proposals come forward outside of these identified opportunity areas applicants must demonstrate the suitability of the site in relation to the criteria used in determining the opportunity areas. These criteria are identified in Chapter 3 of the Renewable Energy Capacity Study (2013).
- 12.12 National policy places particular support for community-led initiatives for renewable and low carbon energy development. It is also recognised that such developments can contribute to meeting the renewable energy target, whilst ensuring community support through the delivery of direct benefits to the host community. Such community led initiatives will be particularly supported even where they fall outside opportunity areas or have some limited conflict with other policies in the Local Plan such as DM10: Development and Design.

Supporting Documents

Hinckley and Bosworth Borough Council
Renewable Energy Capacity Study

Allowable Solutions for Tomorrow's New Homes

Overarching National Policy Statement for Energy

National Policy Statement for Renewable Energy Infrastructure

Climate Change Act 2008

DM3 Infrastructure and Delivery

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

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

Where, because of the physical circumstances of the site and/or prevailing and anticipated market conditions, a developer can demonstrate that the viability of a development proposal affects the provision of affordable housing and/or infrastructure provision, the Borough Council will balance the adverse impact of permitting the scheme on the delivery of such provision, with any identified planning benefits of the scheme.

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 6: Infrastructure Provision

Local Plan (2001) policies to be replaced

IMP1: Contribution towards the provision of infrastructure and facilities

- 12.13 National planning policy requires local planning authorities to undertake long term infrastructure planning as part of their Local Plans. Infrastructure planning involves the production of an evidence base to identify the physical, social and environmental infrastructure needed to deliver the spatial strategy for an area in a sustainable way. It also sets out how Local Plans should deliver development that, amongst other things: reflects community aspirations, is of high quality, protects the natural environment, is served by the necessary infrastructure and supports the transition to a low carbon economy in order to mitigate the impact of climate change.
- 12.14 The Core Strategy identifies a range of essential infrastructure required to support the growth in the borough over the period to 2026, relating to the provision of health facilities, green infrastructure and transport schemes.

- 12.15 The Community Infrastructure Levy Regulations were introduced in 2010. The regulations have affected the potential funding to be delivered through Section 106 (S106) developer contributions. Instead of pooling unlimited contributions, the regulations place the emphasis on S106 obligations being specifically geared towards the provision of infrastructure or mitigation measures which contribute to making development proposals acceptable where planning conditions cannot deliver such measures. As of April 2015, authorities are only allowed to pool up to a maximum of five contributions from S106 agreements to fund a particular item of infrastructure.
- 12.16 To off-set the limitations to S106 agreements, planning authorities are allowed to charge a levy (the Community Infrastructure Levy) per square metre on a majority of new development. The Borough Council is considering preparing a Community Infrastructure Levy (CIL) and if adopted, this will allow the authority to charge funds for schemes which cannot be delivered through S106 and S278 contributions or which require the pooling of more than five S106 obligations.
- 12.17 In assessing issues of viability, the Borough Council needs to strike a balance between encouraging development which supports the aspirations for sustainable growth and delivers the infrastructure needs in the borough, whilst not seeking to inhibit development. The Borough Council is concerned to avoid development that is not of the right quality, does not address necessary infrastructure requirements, or fails to provide adequate levels of affordable housing. As a result, the Borough Council will seek to address these issues and will carefully balance the impact of the proposals on the timing and level of affordable housing and their impact on achieving other planning objectives and infrastructure provision, with the planning benefits of bringing forward the scheme.
- 12.18 Where the developer considers that a reduced level of infrastructure provision will be necessary as the cost of delivering the entire development will render the scheme unviable, developers will be expected to identify and explore issues of viability as soon as possible with the Borough Council. In such circumstances the applicant will be required to submit a financial viability assessment which considers such matters as the Gross Development Value (GDV) including anticipated rent values and the value of affordable units; all costs associated with the scheme and sensitivity analysis.

Supporting Documents

Hinckley and Bosworth Borough Council
Earl Shilton and Barwell Area Action Plan

Infrastructure Assessment

Community Infrastructure Levy Guidance
(DCLG, December 2012)

Leicester, Leicestershire and Rutland CIL Viability Study
(URS, January 2013)

RICS Professional Guidance, England
Financial Viability in Planning (RICS, 2012)

Viability Testing Local Plans – Advice for Planning Practitioners (Local
Housing Delivery Group, June 2012)

13 NATURAL ENVIRONMENT



Policies within Natural Environment

- **DM4 - Safeguarding the Countryside and Settlement Separation**
- **DM5 - Enabling Rural Worker Accommodation**
- **DM6 - Enhancement of Biodiversity and Geological Interest**
- **DM7 - Preventing Pollution and Flooding**
- **DM8 - Safeguarding Open Space, Sport and Recreational Facilities**
- **DM9 - Safeguarding Natural and Semi-Natural Open Space**

DM4 Safeguarding the Countryside and Settlement Separation

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
- c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
- d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
- e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.

and:

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 3: Strong and Vibrant Rural Communities
Spatial Objective 9: Identity, Distinctiveness and Quality of Design

Local Plan (2001) policies to be replaced

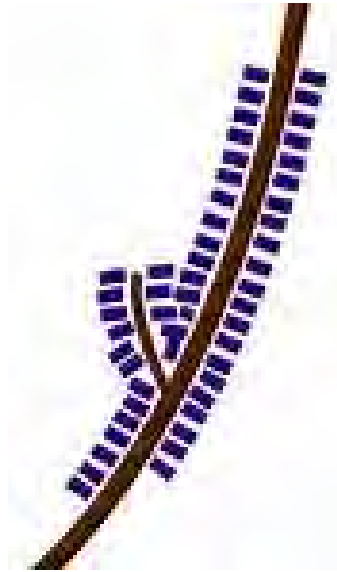
NE5: Development in the Countryside

NE4: Areas of Separation

- 13.1 It is a core principle of national policy to recognise the character and beauty of the countryside. This includes both designated landscapes and the wider countryside as a whole.
- 13.2 Given the borough's predominantly rural nature, the countryside in Hinckley and Bosworth is hugely important to the character and identity of the area. All efforts will be made to protect the intrinsic value, beauty and open character of the countryside. Therefore beyond the defined settlement boundaries development will be restricted to proposals which fulfil the criteria of this policy, with the exception of the Green Wedge. Proposals within the Green Wedge would be required to demonstrate how they conform to Policy 6 or 9 of the Core Strategy. The Spatial Strategy promoted through the Core Strategy makes clear that the borough's urban areas are the focus for the largest volume of new development as the most sustainable locations for additional growth and development. Key Rural Centres are rural service centres which provide facilities for service provision and community focus and are therefore the focus of limited growth to help sustain these services and ensure the future sustainability of the settlements.
- 13.3 This policy reinforces the value of maintaining the physical and perceived separation between settlements across the entire borough, rather than a selective approach singling out certain sites as has previously been used. This is in recognition of the importance placed by communities on their individual, separate settlement identities across the borough, as evidenced through the Areas of Separation Review (March 2012). In addition this approach ensures parity for all and consistency in application and decision making and ensures that communities retain their sense of place and identity through the prevention of settlement coalescence.
- 13.4 Against the backdrop of the overall spatial strategy for the borough to maintain population levels and service provision in the rural area, it is recognised that some development is necessary to support rural communities and the local economy. The policy sets out a small number of exceptions to the overall approach but these must also fulfil criteria (i) – (v) of this policy.
- 13.5 Proposals for outdoor sport and recreation will generally only be supported in countryside locations where it is demonstrated it is not possible to accommodate the scheme within or adjacent to settlement boundaries. This stands in line with the sustainability principles and the wider objectives of the Core Strategy to ensure developments are located in reasonable proximity to the community they intend to serve. Proposals for intensive sports facilities often have high levels of traffic, noise and light pollution associated with them, which can result in a detrimental impact on the character and appearance of the landscape and these should be avoided in rural locations and intrinsically dark landscapes.

- 13.6 The re-use of disused buildings in the countryside can afford a number of benefits, including supporting the vitality of rural communities, minimising the need for new built development and retaining historic features which reflect the local vernacular. Any proposal which relates to the re-use of redundant buildings in the countryside must have specific regard to Policy DM15.
- 13.7 Where a building is of historic or architectural merit applicants must also have specific regard to Policies DM11, DM12 and DM13.
- 13.8 In recognition of the need to support rural communities and in line with national policy, proposals which assist the diversification of the rural economy without detriment to the environment will be supported in principle. Rural enterprise can entail a variety of activities which can all contribute to job creation and economic growth, including but not exclusively, uses related to agriculture, tourism, business and community uses.
- 13.9 A significant proportion of land within the National Forest boundary within the administrative boundaries of the Borough lies within area defined as countryside. As such Policy DM4 makes explicit that proposals which seek to deliver the aims of the prevailing National Forest Strategy, where it stands within the boundaries of the National Forest and adheres to other policy provisions, would be considered an exception to development in the countryside.
- 13.10 Policy 21 of the Core Strategy seeks to support proposals that contribute to the delivery of the National Forest Strategy. The Strategy includes supporting proposals within the National Forest boundary which:
- Increase woodland cover;
 - Enhance biodiversity;
 - Develop a woodland economy for timber products and wood fuel energy;
 - Provide outdoor recreational and sports provision; and
 - Relate to tourism development, especially overnight accommodation linked to tourism in the Forest.
- 13.11 In order to protect the intrinsic value, beauty and open character of the countryside, the policy sets criteria to ensure that any development which takes place does so in a way which is sensitive to its setting. The character and appearance of the landscape is one such criterion and applicants should have regard to Hinckley and Bosworth's Landscape Character Assessment (2006) for details of the 10 diverse landscape areas in the borough.
- 13.12 Ribbon development is where buildings are located single depth along a road frontage and often occurs on roads into and out of settlements, extending the area recognised as belonging to a village (see diagram 1). This type of development is undesirable as it gives a built-up, suburban feel to rural areas which is detrimental to both the character and amenity of the countryside. It can also prevent land to the rear from being used for development in the future, can limit access to agricultural land and can stretch residential populations away from service centres.

Diagram 1 – Ribbon Development



13.13 Stand-alone renewable energy and low carbon developments usually relate to larger scale renewable developments with the primary purpose of producing electricity and/or heat. The vast majority of these development types are best situated in the rural area where the fuel source is most readily available and the constraints are more limited. As such the principle of stand-alone renewable energy and low carbon developments outside the settlement boundary is acceptable, where the proposal meets the requirements of other policies in this plan, with particular reference to DM2: Delivering Renewable Energy and Low Carbon Development and DM10: Development and Design.

Supporting Documents

Hinckley and Bosworth Borough Council
Areas of Separation Review

Hinckley and Bosworth Borough Council
Landscape Character Assessment

Hinckley and Bosworth Borough Council
Renewable Energy Capacity Study

Hinckley and Bosworth Borough Council
Re-use of Redundant Rural Buildings SPG

Natural England National Character Area Profiles

National Forest Strategy

DM5 Enabling Rural Worker Accommodation

To protect its intrinsic value, beauty and open character, the countryside will first and foremost be safeguarded from inappropriate development which includes the erection of new isolated homes. The provision of rural worker accommodation is however considered an exception where the following special circumstances can be demonstrated:

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 5: Housing for Everyone

Local Plan (2001) policies to be replaced

RES12: New Agricultural Dwellings

- 13.14 Hinckley and Bosworth is a largely rural borough with farmland/agricultural land accounting for 88% of the borough's landscape area and accounting for 1.2% of employment.
- 13.15 It is essential to support rural enterprises to develop and maintain successful businesses whilst protecting and enhancing the intrinsic value, beauty and open character of the countryside for the enjoyment of all.

- 13.16 The Core Strategy and the Site Allocations and Development Management Policies DPD provide the distinction between the rural and the urban and identifies the focus for development to ensure it is situated in the most sustainable locations. In accordance with DM4: Safeguarding the Countryside and Settlement Separation there is a presumption against new isolated homes in the countryside except where special circumstances can be demonstrated.
- 13.17 It is appreciated however that the aims of sustainability also encompass sustaining and supporting rural enterprises which contribute to a strong, responsive and competitive economy, especially in a predominantly rural borough such as Hinckley and Bosworth. In recognition of the importance of rural businesses to the borough's economy, balanced with the need to protect its intrinsic value, beauty and open character and avoid isolated new homes in the countryside, this policy sets out the requirements to be met for new accommodation relating to a rural worker.
- 13.18 This policy relates to workers of rural enterprise and not just land based agricultural businesses. The term rural enterprise is wide ranging and employees relevant to this policy could include the following:
- A forestry worker;
 - A farmer or farm worker;
 - Workers relating to equestrian activities;
 - Kennel and cattery workers;
 - A fisheries worker.
- 13.19 The above list is indicative and not exhaustive and each application will be considered on a case-by-case basis to determine whether the application relates to a rural enterprise.
- 13.20 The application will also be examined to determine if the requirement for a new dwelling is essential for the proper functioning of the enterprise. The essential need will vary from business to business depending on each enterprise's particular requirements. The essential need does not refer to the personal aspirations of an applicant. Such a requirement may arise if workers are needed to be on hand day and night such as where the welfare of animals depends on the ability to respond quickly to events which might put the interests of an enterprise at risk.
- 13.21 In order to minimise isolated homes in the countryside and ensure the most sustainable use of resources, applicants must also demonstrate that there are no existing dwellings or buildings suitable for conversion either on site or within the local area which could fulfil the functional need. The term local area will be interpreted in relation to the identified functional need of the enterprise and will vary between circumstances.

- 13.22 In order to prevent dwellings which are unusually large or expensive in relation to the functional need of the rural enterprise, any new dwelling permitted under this policy will be restricted in size and scale appropriate to the requirements of the enterprise to properly function. It is important to note that it is the needs of the enterprise to function properly which informs the size and scale of the dwelling and not the needs of the worker.
- 13.23 All applications for the provision of new rural worker accommodation will be required to be supported by a rural enterprise appraisal, as set out in the Local Requirements List. The appraisal should, in accordance with criteria (a) – (d) of this policy, demonstrate the special circumstances which justify the proposal in terms of the essential need for it, and the economic sustainability of the associated enterprise or activity.
- 13.24 This policy has been designed to enable rural worker accommodation to be facilitated only where it is necessary and relevant whilst preventing the proliferation of isolated homes in the countryside and avoid abuse of the planning system, in line with national policy.
- 13.25 To ensure the use of the dwelling remains related to the rural enterprise and kept available for the proper functioning of the enterprise; the local planning authority will place occupancy conditions onto the permission. This policy relates only to the needs of established enterprises and not prospective or newly established enterprises.

Supporting Documents

Hinckley and Bosworth Borough Council
Guide to the Conversion of Rural Buildings SPG

DM6

Enhancement of Biodiversity and Geological Interest

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

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

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

On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured.

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

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

Internationally and Nationally Designated Sites

International and Nationally Designated Sites will be safeguarded.

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

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

- a) A suitable alternative site with a lesser impact than that proposed is not available; and
- b) The on-site benefits of the proposal clearly outweigh the impacts on the notified features of the site and where applicable, the overall SSSI or habitat network; and
- c) All appropriate mitigation measures have been addressed through the development management process; and

DM6 (Continued)

Enhancement of Biodiversity and Geological Interest

- d) Development likely to result in a significant effect on internationally designated sites will be subject to assessment under the Habitats Regulations and will not be permitted unless adverse effects can be fully avoided, mitigated and/or compensated.

Irreplaceable Habitats

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

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

Locally Important Sites

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

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 10: Natural Environment and Cultural Assets

Local Plan (2001) policies to be replaced

NE6: Sites of Special Scientific Interest

NE7: Sites of County and Local Nature Conservation Significance

NE20: Groby Pool and House

- 13.26 National policy seeks to protect and enhance sites of biodiversity and geological conservation interest and requires local plans to distinguish between the hierarchy of international, national and locally designated sites and the protection afforded to them. Local planning authorities are also required to plan positively for the creation, enhancement and management of networks of biodiversity and green infrastructure.
- 13.27 National policy asserts the Government's aim to halt the overall decline in biodiversity through minimising impacts on, and providing net gains in biodiversity where possible.
- 13.28 In response to this and in recognition of the importance and value of biodiversity in the borough, the local planning authority will first and foremost seek to avoid harm or loss to biodiversity. If harm cannot be avoided or fully mitigated, compensatory measures will be sought as a last resort to off-set the impacts of the development.
- 13.29 Developers should take into account separate legislation, Acts, regulations, planning guidance and any subsequent replacement Supplementary Planning Documents and laws preventing interference with protected species. They should also be aware of the need to undertake relevant assessments, studies and surveys as required prior to the submission of a planning application. All proposals should consider protection and enhancement of biodiversity from the outset and seek to protect features such as trees, hedgerows, ponds and woodland.
- 13.30 Where there is a reason to suspect the presence of protected species, development proposals should be accompanied by a protected species survey undertaken by a suitably qualified ecologist and submitted with the application. The survey should include an appraisal of the likelihood and level of presence of the protected species.
- 13.31 Many habitats have become, or are at risk of becoming fragmented and there is a need to expand and re-connect existing areas and restore habitats where they have been destroyed. In seeking to contribute toward environmental gain, the connection or reconnection of habitats or the provision of compensatory measures, proposals should seek to contribute towards the objectives for priority habitats and species identified in the UK and Leicester, Leicestershire and Rutland Biodiversity Action Plans (BAP) and delivery of the Green Infrastructure Strategy.
- 13.32 The Biodiversity Assessment provides a baseline assessment of biodiversity and sites of nature conservation interest in the borough. The assessment identifies key sites which should be protected, areas which would benefit from habitat creation and those which would benefit from 'green corridors'.

Sites of International and National Importance

- 13.33 The north western tip of the borough, north of Twycross, stands within the catchment area of the River Mease Special Area of Conservation (SAC). This is an internationally important site protected under the 'Habitats Directive' which seeks to protect the most valuable and threatened habitats and species as identified by the Directive. Any developments which are likely to have significant effects on this SAC will be required to prepare an appropriate assessment to identify the implications for the site in respect of the site's conservation objectives. Development may only be permitted in exceptional circumstances where the proposal conforms to the requirements of the Habitats Regulations.
- 13.34 Sites of Special Scientific Interest (SSSI) are afforded protection at the national level under the Wildlife and Countryside Act (1981) due to the significance of the wildlife and geological features within them. A SSSI can include a range of habitats and features of ecological interest ranging from marshy grasslands, woodland and natural water features to species rich in flora and fauna.
- 13.35 Geological SSSI represent the best sites of geological interest, chosen for their past, current and future contributions to the science of geology and include amongst others, quarries, cuttings, and active landforms.
- 13.36 Hinckley and Bosworth has seven SSSI of both biodiversity and geological value:
- Ashby Canal;
 - Botcheston Bog;
 - Burbage Wood and Aston Firs;
 - Cliffe Hill Quarry;
 - Groby Pool and Wood;
 - Kendall's Meadow;
 - Sheepy Fields.
- 13.37 Development which is likely to result in adverse impacts upon a SSSI will not normally be permitted. Planning permission will only be considered in exceptional circumstances where the benefits of the development clearly outweigh the impacts that it is likely to have on the features of the site and the SSSI network throughout the borough and beyond. The applicant will also be required to demonstrate that all possible alternative sites have been considered and all measures required to mitigate the impact of the development have been incorporated into the scheme.

Sites of Local Importance

- 13.38 In addition to these nationally designated sites the borough enjoys numerous Local Wildlife and Geological Sites and Local Nature Reserves (LNR) which are non-statutory and locally designated. These are designated by Leicester, Leicestershire and Rutland Local Wildlife Site Panel made up of local nature conservation experts. The designation of these sites is based upon criteria established in local and national Biodiversity Action Plan (BAP) priorities for habitats and species and as such is a material consideration in the determination of applications.
- 13.39 Local geological sites are considered worthy of protection for their educational, research, historical or aesthetic importance. The long-term conservation of geological sites often requires a positive approach to management, for example, through vegetation clearance to maintain rock exposure.
- 13.40 Local Nature Reserves (LNR) are locally designated areas with wildlife or geological features of local interest but are designed so the countryside and environment can be enjoyed recreationally by the public. Two LNRs are located in the borough, Billa Barra Hill (Markfield) and Burbage Common and Woods.
- 13.41 Ancient woodlands are areas which have had continuous tree cover since at least 1600 AD and are protected for their historic interest and value. Veteran trees are identified as a priority habitat within the Leicester, Leicestershire and Rutland BAP and are considered an important resource for hole-nesting birds, roosting bats, fungi, lichens and saproxylic insects. National policy seeks to protect both categories from development unless the need for, and benefits of, development in the location clearly outweigh the loss.

Compensatory Measures

- 13.42 Compensatory measures refer to all measures designed to help offset the adverse effects that cannot be further reduced by mitigation measures. Compensation for residual harm is considered the last step and comes after consideration of how harm can be avoided in the first place and then if that is not possible, how harm can be minimised through mitigation. Compensatory measures (also known as biodiversity offsetting) will normally involve off-site measures to balance losses within the development site or to offset residual effects on affected wildlife sites. Compensatory measures should be of equal or greater size or quality than the area lost as a result of the development. In addition newly created habitats should be in place in time to provide fully the ecological functions that they are intended to compensate for.
- 13.43 Where compensation is required, regard will be had for the risks associated with the difficulty of success and the time-lag between any loss of biodiversity, and the achievement of the requisite habitat quality or other feature in determining the level of compensation required. To ensure the successful delivery and conservation in perpetuity, management arrangements will also need to be considered. To assist in undertaking appropriate compensatory measures, the Borough Council will require the developer to use prevailing guidance by respective designating bodies.

- 13.44 In some instances, development could potentially result in the loss of irreplaceable natural habitats which, once destroyed, cannot be replaced and include habitats such as ancient semi-natural woodland, species rich and ancient hedgerows, species-rich grasslands and natural watercourses. In order to maintain these important and irreplaceable habitats an applicant will be required to demonstrate that it cannot be retained within a proposed scheme and that the loss is clearly outweighed by the benefits.

Supporting Documents

Hinckley and Bosworth Borough Council
Biodiversity Assessment

Hinckley and Bosworth Borough Council
Extended Phase 1 Habitat Survey

The Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP)

The Leicester and Rutland Environment Records Centre

The Conservation of Habitats and Species (amendment) Regulations 2012

Biodiversity Offsetting - guidance for developers (Natural England and DEFRA, March 2012)

DM7 Preventing Pollution and Flooding

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 12: Climate Change and Resource Efficiency

Local Plan (2001) policies to be replaced

NE2: Pollution

NE13: The Effects of Development on Natural Watercourses

NE14: Protection of Surface Waters and Ground Water Quality

NE15: Protection of River Corridors

NE16: Storage of Oils, Fuels and Chemicals

BE26: Light Pollution

- 13.45 The control of pollution is fundamental to ensure development does not result in adverse impacts upon people's quality of life or quality of the environment as it can cause poor health and environmental degradation. Whilst pollution control is administered by a number of regulatory bodies and organisations such as the Environment Agency, the planning system has an equally important role to play in complementing the statutory responsibilities of these bodies and to seek improvements through development proposals such as the remediation of contaminated and unstable land.
- 13.46 National policy advises that the planning system has an important role to play in determining the location of development which may give rise to pollution and should control development in proximity to potential sources of pollution. It is also the responsibility of the planning process to assess whether a site is suitable for the proposed use, when considered against any existing land instability or contamination issues from previous uses or natural hazards.
- 13.47 The Borough Council will apply relevant legislation and guidance and liaise with pollution control authorities including the Coal Authority in considering proposals for development which have the potential to pollute or result in land instability.

Noise Pollution

- 13.48 National policy seeks to avoid, mitigate and minimise the adverse impacts on health and quality of life arising from new development and where possible, encourages schemes which can contribute to improvements to amenity by using development to mitigate against existing impacts.
- 13.49 Rural and tranquil areas are more sensitive to disturbance from noise where the ambient noise levels are lower compared to urban areas. National policy specifies that planning policies should identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are valued for their recreational and amenity value for this reason.
- 13.50 The Borough Council considers natural and semi-natural open spaces, the Ashby Canal and Bosworth Battlefield to be areas of tranquillity as they are identified for their recreational, biodiversity and heritage conservation value. The canal in particular is characterised by slow moving narrow boats, walking and cycling. Cemeteries and churchyards provide a place for quiet contemplation, relaxation and a haven for wildlife; these spaces are also considered areas of tranquillity.

Light Pollution

- 13.51 Light pollution (also known as obtrusive light) is caused by excessive artificial light being directed into the night sky. Outdoor lighting can cause intrusive and unnecessary light pollution in urban, suburban and rural areas, although it is in the countryside that light pollution is most noticeable. Excessive artificial light at night is visually intrusive impacting on local amenity, intrinsically dark landscapes, nature conservation and can cause physiological problems, in addition to it being a significant waste of energy. It is therefore vital to ensure appropriate controls on external lighting to avoid or mitigate against these adverse effects.

13.52 The Guidance Notes for the Reduction of Obtrusive Light (2011) highlight the elements of obtrusive light which cause the greatest impact. These are defined as:

- Sky Glow, which is the brightening of the night sky;
- Glare, the uncomfortable brightness of a light source when viewed against a darker background; and
- Light Intrusion, the spilling of light beyond the boundary of the area being lit.

13.53 The Light Zone Map illustrates the environmental zones for exterior lighting control to which this policy relates. It illustrates four zones to which differing levels of light would be acceptable. These zones correspond to those identified in the Guidance Notes for the Reduction of Obtrusive Light (2011). The recommended light levels identified for each zone within the guidance both pre curfew (before 23:00 Hrs) and post curfew should be followed and applied as part of this policy.

13.54 The reduction of light pollution should not compromise crime prevention and public safety and alternative technological solutions should be explored to ensure these elements are not compromised whilst also mitigating against obtrusive light.

Air Quality

13.55 Air pollution is the release of greenhouse gas and other emissions, dust, fumes, odours and particulates being released into the atmosphere resulting in adverse impacts on health, amenity and the natural environment. Impacts can arise from construction, demolition and site works, related transport movements and industrial processes. Applicants will be required to demonstrate that new development should not result in adverse impacts, including cumulative impacts upon air quality. Appropriate construction design and mitigation measures, appropriate distances and screening between developments and sensitive uses will protect the amenity of residents and workers and the environment.

Contamination of Water and Land

13.56 The Water Framework Directive (WFD) demands that headline water issues such as the availability of water supplies, maintaining the quality of water in rivers and managing flood risk are considered as a whole rather than addressed in isolation. The planning system can contribute to meeting these demands by providing the policy framework and permitting appropriate schemes which conform but also seek to contribute to the objectives of the WFD.

- 13.57 The key concepts underpinning the WFD are integrated river basin planning and management. All parts of the water cycle are connected, and actions in one part of a river basin can impact in other parts. Integrated River Basin Management Plans (RBMP) aim to avoid the difficulties that can result from a piecemeal approach to water management. The core environmental aims of the WFD and RBMP applicable for the borough are to prevent the deterioration of aquatic ecosystems and protect, enhance and restore polluted waters and groundwater.
- 13.58 Contamination of land or groundwater can result from land formerly used for development or inappropriate uses and/or water management techniques. Land formerly used for industrial or waste management purposes could contain contaminants which can escape from the site and result in water pollution or pollution of nearby land. National policy reaffirms that where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner, through appropriate remediation.
- 13.59 The use or storage of substances such as oils, fuels and chemicals pose a risk to watercourses and groundwater resources through surface water runoff, from leakage and inadequate storage measures. Where a development proposal poses a risk of contamination, remedial action will be necessary. To this end, appropriate conditions may be imposed requiring certain remedial measures prior to construction or appropriate design and waste water management schemes. As a minimum, development proposals should ensure that in the future land will not be designated as contaminated land under Part IIA of the Environmental Protection Act 1990. Where development proposals pose a risk to the deterioration in water quality, the Borough Council will seek the appropriate measures to ensure development does not compromise the objectives of the RBMP and where possible, contributes to improvements to water quality status.
- 13.60 This policy seeks to ensure development proposals do not result in adverse impacts upon water quality and ecosystems in the borough and requires the appropriate remediation of contaminated land as well as preventing other adverse impacts from development. Policy DM10: Development and Design compliments the objectives of this policy, providing the framework for ensuring design considerations mitigate against any potential light, noise and air pollution through appropriate siting and design and the provision of Sustainable Drainage Systems.

Land Instability

- 13.61 The borough has existing deep coal resources and a history of coal mining around the north east of the borough, although there are currently no active coal mines in the area. Whilst most past mining land is generally benign in nature, potential public safety and stability problems can be triggered and uncovered by development activities.

- 13.62 Within the Borough Council area there are approximately 15 recorded mine entries and around five coal mining related hazards have been reported to The Coal Authority. There are approximately six recorded mine gas sites. The legacy is concentrated in the north of the plan area around Merry Lees, Bagworth and Wiggs Farm.
- 13.63 It is noted that ground instability can and does arise from a wide range of natural and man-made features and not solely from coal mining.

Supporting Documents

Hinckley and Bosworth Borough Council
Strategic Flood Risk Assessment

Development Control: Planning for Air Quality
(Environmental Protection UK, 2010)

DEFRA guidance of the Local authority Pollution Control Regime

River Basin Management Plan – Humber River Basin District
(Environment Agency/DEFRA, 2009)

Explanatory Note to the Noise Policy Statement for England
(DEFRA, 2010)

Guidance Notes for the Reduction of Obtrusive Light (2011) (Guidance
from the Institute of Lighting Professionals.

The Water Framework Directive

DM8 Safeguarding Open Space, Sport and Recreational Facilities

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

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 7: Healthier Active Communities

Local Plan (2001) policies to be replaced

REC1: Development of Recreation Sites

- 13.64 The Open Space, Sport and Recreational Facilities Study (July 2011) highlights the wider benefits of open space in terms of the social, recreational, environmental, educational and economic benefits. These benefits include social cohesion, providing play opportunities, reducing private car dependence, demonstrating the virtues of sustainable development and health awareness, and encouraging employment and inward investment. They can also encourage community development and stimulate partnerships between the public and private sector and are considered the key to ideal, sustainable and thriving communities.

13.65 National policy defines open space as all open space of public value, including not just land, but also areas of water which offer important opportunities for sport and recreation and can act as a visual amenity. In terms of the application of the Safeguarding Open Space, Sport and Recreational Facilities policy, open space has been allocated on the policies map if it falls within one of the following typologies:

- Formal Parks and Gardens;
- Natural and Semi-Natural Open Space;
- Amenity Green Space;
- Provision for children and young people;
- Outdoor Sports;
- Indoor Sports Facilities;
- Allotments;
- Cemeteries and Churchyards;
- Green Corridors.

13.66 Core Strategy Policy 19: Green Space and Play Provision prescribes the green space standards which ensures all residents in the borough have access to sufficient, high quality, accessible green spaces and play areas. Policy DM8 supplements Core Strategy Policy 19 by seeking to safeguard existing facilities whilst enabling flexibility to accommodate for identified surpluses, improvements or replacement facilities.

13.67 The above open space typologies relate to those in Policy 19 of the Core Strategy as follows:

Open Space Type Typologies within Open Space Sports and Recreational Facilities Study	Open Space Typologies within the Core Strategy
Formal Parks and Gardens	Neighbourhood Parks and Green Spaces; District Parks and Green Spaces
Natural and Semi-Natural Open Space	Accessible Natural Green Space
Amenity Green Space	Incidental/Amenity Green Space
Children’s and young person’s provision	Equipped Children’s play space
Outdoor Sports Facilities	Outdoor Sports Provision

- 13.68 The Borough Council regularly reviews the Open Space, Sport and Recreational Facilities Study. This study provides an up-to-date assessment of the quality, quantity and accessibility of open space typologies across the borough, identifying any surpluses or deficiencies. The most recent and up-to-date Open Space, Sport and Recreational Facilities Study should be utilised by applicants to establish open space typologies and to demonstrate any surpluses.
- 13.69 Applicants proposing a loss or reduction in an open space typology should meet the requirements and provisions of this policy, demonstrated through an appraisal of open space in Hinckley and Bosworth, submitted with the planning application.

Supporting Documents

Hinckley and Bosworth Borough Council
Open Space, Sport and Recreational Facilities Study

DM9

Safeguarding Natural and Semi-Natural Open Spaces

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

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 10: Natural Environment and Cultural Assets

Local Plan (2001) policies to be replaced

REC1: Development of Recreation Sites

REC6: Ashby Canal Corridor

REC13: Thornton Reservoir

- 13.70 This type of open space includes woodlands, urban forestry, scrubland, grasslands (for example, downlands, commons and meadows), wetlands, nature reserves and wastelands with a primary purpose of wildlife conservation and biodiversity. Such sites include Burbage Common, Thornton Reservoir and Groby Pool amongst others. This typology compares with the Accessible Natural Open Space typology in the Hinckley and Bosworth Borough Council Core Strategy.

- 13.71 The Wildlife Trust highlights the importance of natural and semi-natural open space when adapting to climate change. It plays a key role in wildlife conservation, biodiversity, climate change and recreation. It is essential that an appropriate balance between recreational use, biodiversity and conservation is achieved in these spaces.
- 13.72 The importance of these sites in terms of biodiversity is highlighted by the fact that a number are designated as Sites of Specific Scientific Interest (SSSI) and Local Wildlife Sites.
- 13.73 In terms of recreation, Natural and Semi-Natural open spaces are among the most popular types of open space in Hinckley and Bosworth Borough, with more residents visiting them than any other typology.
- 13.74 The Open Space, Sport and Recreational Facilities Study (July 2011) also recommended that as well as improving the quality of existing Natural and Semi-Natural spaces from a recreational and biodiversity perspective, it is important to promote and maximise access to these areas for sustainable modes of transport. Proposals which would improve access to Natural and Semi-Natural open spaces for pedestrians and cyclists will be considered favourably.
- 13.75 The National Forest covers a small portion of the north eastern corner of the Borough. A number of identified woodland areas in proximity to the settlements of Markfield, Bagworth, Thornton, Groby and Ratby fall within the National Forest and are also designated as natural and semi-natural open spaces.
- 13.76 The National Forest Strategy provides a framework for the continuing creation of the Forest rather than a site-specific blueprint and seeks to:
- Expand woodland cover;
 - Enrich diversity of landscapes and habitats;
 - Be accessible to all;
 - Add value to social and economic development;
 - Contribute to timber supplies and biomass;
 - Add value to social and economic development;
 - Help integrate urban and rural environments.
- 13.77 Proposals within the National Forest which impact upon areas designated as natural and semi-natural open spaces should seek to contribute to the delivery of the above aims. This should be achieved whilst ensuring development accords with the requirements of Core Strategy policy 21 and does not adversely affect the accessibility, recreational value or biodiversity of the site.

Supporting Documents

Hinckley and Bosworth Borough Council
Green Infrastructure Strategy

Hinckley and Bosworth Borough Council
Open Space, Sport and Recreational Facilities Study

The National Forest Strategy

14 BUILT ENVIRONMENT



Policies within Built Environment

- **DM10 - Development and Design**
- **DM11 - Protecting and Enhancing the Historic Environment**
- **DM12 - Heritage Assets**
- **DM13 - Preserving the Borough's Archaeology**
- **DM14 - Replacement Dwellings in the Rural Area**
- **DM15 - Redundant Rural Buildings**
- **DM16 - Telecommunications**
- **DM17 - Highway Design**
- **DM18 - Vehicle Parking Standards**
- **DM19 - Existing Employment Sites**
- **DM20 - Provision of Employment Sites**

DM10 Development and Design

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

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 9: Identity, Distinctiveness and Quality of Design

Local Plan (2001) policies to be replaced

BE1: Design and Siting of Development

- 14.1 National policy has highlighted the importance of good design and identifies it as a key aspect to sustainable development. Policy DM10: Development and Design does not enforce design codes or prescribe excessive detail but it provides a guide on the key considerations which the Borough Council will take into account when assessing the design of new development.
- 14.2 New development should be located and designed in such a way that the amenity of both existing residents and occupiers are fully considered when assessing planning applications. The amenity of future occupiers of any proposed development is also an important design consideration to avoid any future conflicts over incompatible uses.
- 14.3 Good design is essential to protect and enhance the built environment wherever new development or extensions to existing buildings are being considered. The Borough Council will ensure that all new development helps to create an attractive and safe environment that is in keeping with the character of the location in which it is situated.
- 14.4 New development should take account of existing features of the site and location, and exploit these wherever possible. The detailed design of buildings and their inter-relationship with existing development and surrounding landscape or townscape, whether in urban or rural locations, is particularly important.
- 14.5 Facilities for charging plug-in and other ultra-low emission vehicles should be maximised in line with national planning policy. The requirement for developments to include provision for these wherever possible will widen transport choices for prospective users and facilitate a change to low carbon private vehicles. This policy does not prescribe how electric vehicle charging points are to be provided, whether this is by additional domestic sockets on a separate spur or dedicated charging points, as prescription could have a detrimental effect on the viability of a proposed development. Technological advancements throughout the plan period will be taken into account when implementing this policy.
- 14.6 Developments featuring roofed and paved surfaces will need to incorporate a sustainable drainage system to mimic natural rain runoff characteristics of an undeveloped site. The obligation would not apply to development comprising only internal alterations to an existing building, nor usually to domestic dwelling extensions in scale with the original building, and utilising existing drainage connections. It would apply to new or altered paved surfaces, such as parking areas, paths, outdoor assembly areas and access driveways.

- 14.7 The obligation to incorporate a sustainable drainage system would also apply to all new-build development, from single dwellings and small industrial/commercial units to housing and industrial estate developments, including those on previously developed sites. The obligation would apply to agricultural buildings but with the proviso that animal waste would be managed separately from rainwater discharged from clean surfaces, such as roofs, and not discharged to ditches, swales or soakaways.
- 14.8 It is important to highlight that great weight in favour of approval will be given to schemes which demonstrate outstanding levels of design and favourable consideration will be given to proposals where it can be demonstrated that the views of the community have significantly influenced the development. Conversely, proposals which would result in poor design which will not contribute positively to the character of an area will be refused.

Supporting Documents

National Planning Policy Framework (NPPF)

Flood and Water Management Act 2010

DM11

Protecting and Enhancing the Historic Environment

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

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

- a) An understanding of the significance of the heritage asset and its setting; and
- b) The impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts; and
- c) How the benefits of the proposal will outweigh any harm caused; and
- d) Any impact on archaeology in line with Policy DM13.

Relevant Core Strategy Spatial Objectives

Spatial Objective 9: Identity, Distinctiveness and Quality of Design

Spatial Objective 10: Natural Environment and Cultural Assets

Spatial Objective 11: Built Environment and Townscape Character

Local Plan (2001) policies to be replaced

BE3: Demolition of a Listed Building

BE4: Alteration to a Listed Building

BE5: The Setting of a Listed Building

BE6: Change of Use of a Listed Building

BE7: Development in a Conservation Area

BE8: Demolition in a Conservation Area

BE9: Shop Fronts in Conservation Areas

BE17: Historic Battlefields

BE12: Scheduled Ancient Monuments

- 14.9 A Heritage Asset is defined by national policy as a building, monument, site place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. This broad definition includes the following which is also inclusive of setting:
- Conservation Areas;
 - Listed Buildings;
 - Scheduled Monuments;
 - Registered Bosworth Battlefield;
 - Locally Important Heritage Assets; and
 - Archaeological remains.
- 14.10 The Core Strategy, Area Action Plans and the Site Allocations and Development Management Policies DPD all form the Local Plan and together provide a positive strategy for the conservation and enjoyment of the historic environment. As part of this, the Borough Council will seek to carefully manage the historic environment attributes of the borough, using a variety of approaches including (but not limited to) designating new and reviewing existing conservation area appraisals and management plans, working with owners and other interested parties in tackling heritage at risk, developing and reviewing the Local List, using tools such as S106 agreements to secure improvements. Policy DM11 is the strategic umbrella policy which prescribes the process by which applications which may impact on heritage assets will be assessed. All applications which have the potential to impact a designated or non-designated heritage asset or its setting will be required to demonstrate compliance with criteria (a) to (d).
- 14.11 Policy DM12 and DM13 provide the specific requirements for the different types of heritage assets and will be implemented in conjunction with DM11.
- 14.12 Development that would affect a designated heritage asset or its setting must be accompanied by a Heritage Statement. This statement should provide a schedule of works and analyse the impact of the proposal on the form, fabric and setting of the asset and any features of historic or architectural interest, together with an assessment of the significance of the heritage asset to be affected. This statement should provide justification for the proposed works and their impact on the special character of the asset. When a Design and Access Statement is required, the Heritage Statement could form part of this.
- 14.13 In assessing the effect of development proposals on a heritage asset, consideration will be given to the significance of the asset and its setting, its intrinsic historic interest and rarity, the contribution it makes to the character of the area and the social and economic benefits of the proposal. Development which would harm the special architectural or historic interest of a heritage asset will only be permitted where the harm is outweighed by substantial public benefits of the proposal, or where the nature of the heritage asset prevents all reasonable uses of the site and the asset cannot be protected through grant-funding or by establishing a viable use of the asset that will enable its conservation. Where there is harm to a heritage asset, justification will be required. The greater the harm the greater the justification required.

- 14.14 The Heritage at Risk programme seeks to protect and manage the historic environment by reducing the number of historic places and sites at risk of being lost as a result of neglect, decay or inappropriate development. Historic England updates the register annually. The borough currently has seven heritage assets on the 2014 Heritage at Risk Register including four listed buildings, two conservation areas and a scheduled monument. The Borough Council will use its statutory powers to ensure that heritage assets at risk are appropriately maintained and repaired. Conservation areas on the register will have seen some deterioration in their condition and quality. It is this vulnerability to change with the potential to create lasting damage to their special character which highlights the importance of implementing Conservation Area Management Plans through development management decisions.
- 14.15 The borough's evolution and development from agricultural origins is reflected in its heritage assets with particular assets reflecting the historical development of settlements in the borough. Assets which reflect farming, hosiery and boot and shoe industries, the railways and mining are particularly important in telling the story of the development of settlements in the borough and the wider area.

Farming

- 14.16 Features which survive and are important to the borough's heritage relating to farming include hedges, ponds, lakes, brick farm buildings, the layout of farms and isolated enclosures. Traditional farm buildings are amongst the most widespread of historic building types in the countryside. They are fundamental to a sense of place, local distinctiveness and historic interest. They also represent a major economic asset in terms of their capacity to accommodate new uses in buildings which are by definition in keeping with our local countryside character. Historic farm buildings are an integral part of both the agricultural landscape of the borough and village fabric and are an important economic and cultural resource.
- 14.17 Many farm buildings have been poorly converted to the detriment of their historic character and interest. Many are also no longer appropriate for their original purpose which makes them vulnerable to neglect and subsequent demolition.

The Hosiery Industry

14.18 The hosiery industry commenced in Hinckley around 1640 when William Iliffe first bought a stocking frame to the town at a cost of £60. At this time Hinckley was a small rural community made up of farms and farmyards. The industry then expanded and set the seal for the employment of future generations. The knitting of hose remained a cottage industry until the mid to late 19th century when it was replaced by factory production using steam power. By 1899 great changes had taken place and 24 hosiery manufacturers were working from factories on various sites around the town and by 1941 there were over 50 hosiery manufacturers in the town. Although almost all have now closed, there are a number of buildings which are important to the memory of this once great local industry which dominated the town for over 200 years. These range from the timber framed framework knitters cottages (now the Hinckley and District Museum) to the former Atkins factory (now a small business centre) both of which stand on Lower Bond Street with many other factories between. The significant industrial features include:

- Hosiery factories with their cast iron windows, brick chimneys and engine houses;
- Needle manufacturing factories;
- 18th and 19th century Stockingers cottages with their distinctive five light windows such as those on Upper Castle Street in Hinckley, Chelsea Row in Earl Shilton and Chapel Lane in Ratby;
- 19th century workers' cottages;
- The Unitarian Chapel, most of the hosiery factory owning families were members of the congregation, their family tomb chests;
- Jitties and yards often lined with workers cottages.

The Boot and Shoe Industry

14.19 In the 1860s Leicester boot and shoe manufacturers moved part of their production process into the borough. Leather uppers were cut and closed in city factories and village outworkers made and finished the shoes in their homes, barns or garden sheds. Known as basket work, this was the usual method of manufacturing until the late 1880s when local factories became prevalent. The earliest factory in the county outside Leicester was started in three cottages on the central road through Earl Shilton. The area became a major centre of production, manufacturing boots for the army in World War One. At their peak in the early 1950s the factories of Barwell, Earl Shilton and Hinckley produced over 7 million pairs of shoes per year. During the 1970s foreign competition made shoe production uneconomic and within 20 years the industry had collapsed leaving only the factory buildings to mark the passing of the industry. In addition to the large factories similar to those on Arthur Street, Barwell, other industrial features include the first garden workshop buildings such as those on Kirkby Lane, Barwell, and small early factories such as those on East Green, Barwell.

Railways

- 14.20 In the 1830s the Leicester to Swannington Railway was built by the engineer Robert Stephenson, who was, after his father, George, the most important engineer in the development of steam powered transport. The 16 mile track was the first steam hauled railway in the Midlands. Between 1832 and 1847 the Groby Railway owned by the Earl of Stamford was constructed and operated linking the Groby quarries with a siding near Ratby. During the late 1870's this line was extended past Groby church to serve the quarries near Groby Pool. It eventually closed in 1955.
- 14.21 The Ashby and Nuneaton Joint Railway is the other historically important line in the borough and it began operating in 1873. This line is particularly interesting because all of the stations were designed in the Midland Railways drawing office to a single basic design based on twin hipped roofed pavilions linked by a short bay. The recess formed by the bay on the platform side was roofed and fronted by a glazed wooden screen. There were three variations known as first class, second class and third class designs depending on their size. The station houses and passenger shelters were also to a standard Midland Railway design.
- 14.22 These railways are very important heritage assets and major parts of the routes, examples of station buildings, station masters' houses, shelters, bridges and foot bridges, survive from the lines.

Mining

- 14.23 Coal has been extracted from some workings as early as the 13th century; however by the close of the 18th century mines as opposed to pits existed. The Ashby Canal helped to distribute coal to consumers; it was the development of the Leicester to Swannington Railway which provided the greatest stimulus although now the Leicestershire Coalfield is coming to the end of its reserves. Despite most pit buildings having been demolished, evidence of the workings and old shale tips are still visible at Nailstone, Merrylees, Desford and Bagworth.
- 14.24 Granite and similar rocks are found in a number of locations in the borough and many local churches and cottages are built from these hard stones. Towards the end of the 18th century quarrying began on a significant scale mainly to provide pavement setts or to provide stone chips to improve the roads. Leicestershire is now the main source of this stone for road construction, railway ballast and concrete aggregate. Granite quarries are now massive excavations although some early small pits have survived. The quarries in Groby were owned by the Earls of Stamford and the remains of Dowry Hill quarry can be seen at the south end of Groby Pool car park and the old granite quarry in Groby village adjacent to Markfield Road which is now an industrial estate.

14.25 Slate quarries were once a very important feature of the Charnwood Forest but with the advent of the railways, cheaper Welsh slate was brought in and by 1880 the activity had ceased locally. Workings such as the Groby Slate works and the old slate quarry at Bradgate Home Farm and Slate Pit Cottage, Bradgate Hill, Groby are believed to have been operating in the 1770's although there are records indicating slate was extracted from Bradgate Park in the mid 14th century. Many stone cottages have slate roofs and slate headstones, paving slabs and gate posts can still be seen locally. Slate gate posts stand at the garden entrances to the railway mens' cottages, Station Road, Ratby and on Hillside in Markfield stands a row of stone built quarry mens' cottages near to the church.

Ashby Canal

14.26 The Ashby Canal is an indelible feature on the Leicestershire landscape, meandering through the countryside of the borough and following the contours of the land. It is a linear conservation area which spans the entire length of the canal and is of considerable industrial archaeological interest, recreational and biodiversity value. The canal has a significant number of interesting archaeological features such as over 50 single arch bridges, two aqueducts and a tunnel under Snarestone. This interest stands alongside the canal's importance for boating, fishing and walking. The canal is therefore a multi-functional resource which is considered a catalyst for regeneration, a contributor to drainage management, tourism, sport, leisure, a heritage landscape and an area of open space rich with ecology. It is therefore vital to ensure that the Ashby Canal's conservation, integrity and recreational value are enhanced and maintained through the careful consideration of development proposals located adjacent or close to the canal. These should include consideration of any impact on significant canal structures, the effect of views to and from the canal, the impact on the waterway landscape or character, features and biodiversity. Further details on the particular features of the canal are illustrated in the Ashby Canal Conservation Area Appraisal and Management Plan and all developments affecting the Ashby Canal should have regard to this.

Supporting Documents

Hinckley and Bosworth Borough Council
Conservation Area Appraisals and Management Plans

The Bosworth Battlefield Conservation Area Management Plan

National and Local Heritage at Risk Register

Leicester and Leicestershire Historic Environment Record

The National Heritage List for England

DM12 Heritage Assets

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

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

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

Listed Buildings

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

Conservation Areas

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

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

DM12 (Continued) Heritage Assets

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

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

Historic Landscapes

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

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

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

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

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

Scheduled Monuments

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

Locally Important Heritage Assets

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 9: Identity, Distinctiveness and Quality of Design

Spatial Objective 10: Natural Environment and Cultural Assets

Spatial Objective 11: Built Environment and Townscape Character

Local Plan (2001) policies to be replaced

BE3: Demolition of a Listed Building

BE4: Alteration to a Listed Building

BE5: The Setting of a Listed Building

BE6: Change of Use of a Listed Building

BE7: Development in a Conservation Area

BE8: Demolition in a Conservation Area

BE9: Shop Fronts in Conservation Areas

BE17: Historic Battlefield

BE19: Open Spaces and Areas of Special Character within Settlements

- 14.27 The borough has a rich and diverse cultural heritage reflected in its 28 conservation areas, 338 listed buildings, 22 scheduled monuments, a Registered Battlefield and numerous archaeological sites. In addition there are many other landmark buildings, structures, historic landscapes and features which contribute to the rich historic character and reflect the lives of borough residents. Many of these are statutorily protected and those that aren't will instead be assessed for inclusion on a list of locally important heritage assets, depending on their significance. This will form a material consideration in the determination of applications.

Conservation Areas

- 14.28 The Borough Council has a programme of Conservation Area Appraisals and Management Plans which will actively manage change within the borough's conservation areas so that their significance is conserved and enhanced. The appraisals will identify features that contribute positively to the special character of a conservation area, including key buildings and spaces, views and vistas, important trees and boundary treatments, in addition to neutral and negative elements of the conservation area which require enhancement to improve the overall character and significance of these irreplaceable assets. Development proposed within a conservation area must be accompanied by a Heritage Statement which has full regard to the findings of these appraisals and management plans.
- 14.29 Development proposals must always demonstrate a high quality design to preserve and enhance the area's special character and significance and should meet the requirements of Policy DM10: Development and Design.
- 14.30 Development proposals outside conservation areas, where applicable, are required to show that the development proposal does not detrimentally impact upon the setting or key views into or out of the conservation area.

Listed Buildings

- 14.31 Listed buildings are a heritage asset of national importance which are designated by Historic England and statutorily protected in recognition of their special architectural or historic interest. Statutory listed buildings are classified as follows:

Grade I	Buildings of exceptional interest
Grade II*	Particularly important buildings of more than special interest
Grade II	Buildings of special interest which warrant every effort to preserve them

- 14.32 For historic buildings to retain their value as living historic records and their contribution to the identity and character of the area, the guiding principle is to preserve the fabric, special features and setting of the building.
- 14.33 Any work, demolition or alteration affecting the special architectural or historic character of a statutory listed building will require Listed Buildings Consent before it can be carried out. Consent is required to alter the interiors of listed buildings as well as the exterior. Some proposed developments may not require Listed Building Consent but this should always be agreed by the local planning authority before any works are undertaken.
- 14.34 Proposals for the partial or total demolition of a listed building, or alteration or extension that would adversely affect the building's special architectural or historic character will not be supported.

Scheduled Monuments

- 14.35 The Borough Council will always seek to preserve scheduled monuments (standing and submerged) and their setting from harmful development. Planning permission will only be granted for development which improves or, at least, does not harm these assets or their setting. The Borough Council will not approve development proposals which will have an adverse impact on this type of asset.
- 14.36 Scheduled Monument Consent must be obtained from the Secretary of State for Culture, Media and Sport (or subsequently titled) with an application made to Historic England before any alterations are made to them.

Historic Landscapes

- 14.37 The borough is the home of Bosworth Battlefield which was the site for the Battle of Bosworth in 1485. This battle was fought between the last English king to die in battle, King Richard III and Henry Tudor in which King Richard was slain and Henry Tudor crowned Henry VII.

- 14.38 The Battle of Bosworth ranks with Hastings as one of the most decisive battles in British history and is considered of outstanding national and international importance. To reaffirm this importance, Historic England placed the battlefield on the Battlefields Register in England in 1995. In June 2013 Historic England re-evaluated the registered battlefield area and significantly extended the boundary, particularly westward up to Fenn Lanes.
- 14.39 The Battlefields Register does not offer statutory protection but is a material consideration in the determination of applications. National policy considers registered battlefields as a designated heritage asset of the highest significance with great weight afforded to the conservation of the significance of the asset including its setting.
- 14.40 It should be noted that farming and its associated infrastructure are generally considered an integral part of the character and significance of the Bosworth Battlefield. It is not the intention of these policies to unnecessarily restrict farming operations within the battlefield area or its setting.
- 14.41 There are four historic landscape character areas which relate to the battle:
- Shenton Parkland;
 - Ambion and Sutton Cheney Farmlands;
 - Redemore Plan; and
 - Dadlington and Stoke Golding Hills.
- 14.42 Other historic landscapes include the Ashby Canal sited within the setting of the Bosworth Battlefield which reflects the industrial development of the local area and Ridge and Furrow which illustrates ancient farming practices and notes the agricultural origins of the area.

Locally Important Heritage Assets

- 14.43 Locally Important Heritage Assets are buildings, monuments, sites, places, areas or landscapes which are valued, distinct elements of the local historic environment. These assets hold meaning to the local community and contribute to their sense of history, place and quality of life.
- 14.44 Locally Important Heritage Assets do not benefit from statutory designation however their importance and significance is recognised by the Borough Council through their listing on the Locally Important Heritage Assets List.
- 14.45 The List of Locally Important Heritage Assets will highlight the significance of the asset and identify the key features which should be retained through any development proposal. Development proposals should make every effort to retain the significance of locally listed heritage assets.

Supporting Documents

Hinckley and Bosworth Borough Council
Conservation Area Appraisals and Management Plans

The Bosworth Battlefield Conservation Area Management Plan

National and Local Heritage at Risk Register

Leicester and Leicestershire Historic Environment Record

The National Heritage List for England

DM13 Preserving the Borough's Archaeology

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

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 10: Natural Environment and Cultural Assets

Local Plan (2001) policies to be replaced

BE13: Initial Assessment of Sites of Archaeological Interest and Potential

BE14: Archaeological Field Evaluation of Sites

BE15: Preservation of Archaeological Remains in Situ

BE16: Archaeological Investigation and Recording

- 14.46 The borough's archaeological heritage is a valuable educational and community resource for understanding our past but in many cases are highly fragile and vulnerable to damage and destruction. Archaeological remains above and below ground level are important surviving evidence of the borough's past, and once removed they are lost forever.
- 14.47 When assessing the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Borough Council will consider directing applicants to supply further details, including the results of an archaeological desk-based assessment and field evaluation.

- 14.48 Where important archaeological remains are found the Borough Council will seek to resist development which adversely affects the process of preserving the remains on site. Where this is not possible mitigation may include excavation, analysis of remains and public dissemination of results which will be inspected by an archaeological organisation with approval from Leicestershire County Council's Archaeological Team and the Borough Council before development commences. If permitted, the loss through development of any archaeological remains will need to be recorded with the Historic Environment Record, and any archives with a local museum or other public depository.
- 14.49 A list of approved archaeological organisations is available from the Leicestershire County Council Archaeological Team or Historic England.

Supporting Documents

Historic England Guidance and Advice Notes

DM14 Replacement Dwellings in the Rural Area

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 5: Housing for Everyone

Spatial Objective 9: Identity, Distinctiveness and Quality of Design

Local Plan (2001) policies to be replaced

RES10: Replacement Dwellings

- 14.50 Outside of the defined settlement boundaries, the countryside is not regarded as a sustainable location for new house building. National policy and the Local Plan set a general presumption against new isolated dwellings in the countryside. However, the exception to this stance is where the development proposed is the replacement of an existing dwelling which could bring additional benefits.
- 14.51 It is recognised that the replacement of a dwelling in the rural area can result in significant benefits to the local area. It can lead to improved architectural appeal and modern design and construction standards leading to better energy efficiency. It can also overcome poor construction techniques employed with the original dwelling and can provide accommodation and facilities which more appropriately accord with modern life.
- 14.52 Due to these significant potential benefits, on the proviso that the impacts of the proposed replacement are not materially greater than the original dwelling and the scheme would result in an enhancement to the area, replacement dwellings in the rural area would be found acceptable.

- 14.53 Where dwellings are replaced, the new dwelling should be sympathetic to the size and appearance of the original. Modest increases in size from the original dwelling will normally be acceptable. It is important that the replacement dwelling is compatible with its surroundings in terms of size, scale, mass and footprint and sited within the pre-existing residential curtilage. In order to manage the future impact on the landscape and rural character of the area, it may be necessary to impose a condition to the planning permission to remove permitted development rights to prevent replacement dwellings from being extended disproportionately in the future.
- 14.54 The borough's rural areas are home to a large number of heritage assets. Where relevant, proposals for replacement dwellings should therefore accord with the requirements of Policy DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets. Where the existing dwelling is deemed to be of significant heritage value, the replacement of the dwelling will be resisted and other options to meet the needs of the occupier should be sought.
- 14.55 Any proposals to replace a dwelling should not lead to an increase in the number of residential units on the site. The Borough Council may attach conditions to any planning permission for replacement dwellings to ensure that demolition of the existing dwelling is carried out.

Supporting Documents

Hinckley and Bosworth Borough Council
Conservation Area Appraisals and Management Plans

DCLG (2010) Code for Sustainable Homes

DM15 Redundant Rural Buildings

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

- a) The applicant demonstrates the building is no longer viable in its current use; and
- b) The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration; and
- c) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage; and
- d) The proposed development accords with Policy DM10: Development and Design and relevant design guidance, DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 1: Strong and Diverse Economy

Spatial Objective 3: Strong and Vibrant Rural Communities

Spatial Objective 9: Identity, Distinctiveness and Quality of Design

Local Plan (2001) policies to be replaced

BE20: Re-use and Adaptation of Rural Buildings

- 14.56 The aim of this policy is to balance the spatial strategy for the borough which directs development to the urban areas and settlement boundaries against the recognition that a significant number of agricultural and other buildings already exist outside of these areas. Further development in the rural area and outside of defined settlement boundaries is highly restricted as prescribed through the provisions of Policy DM4: Safeguarding the Countryside and Settlement Separation. Buildings in the rural area are often attractive, frequently constructed from local materials and often reflect the local vernacular, which in turn contribute significantly towards the character and diversity of the area in their existing form. The re-use or redevelopment of rural buildings can make the best possible use of existing buildings, can reduce the demand for new buildings and protect agricultural land and the wider countryside.

- 14.57 It should be recognised that not all buildings in the countryside are suitable for conversion or adaptation to new uses as they may be poorly designed or constructed. Redundant buildings proposed for re-use should be structurally sound to ensure they are able and appropriate for conversion. This should be demonstrated through an up to date structural survey submitted with any planning application. Demolition should be avoided at all costs to retain the character of the rural vernacular.
- 14.58 Any extensions or alterations should respect the form and character of the existing building and not extend beyond the existing curtilage. Proposals for extensions and alterations to existing buildings in the countryside should be carried out in accordance with the requirements of Policy DM10: Development and Design. Specific regard should be had to the Guide to Conversion of Rural Buildings Supplementary Planning Guidance (or its replacement) to achieve sensitive alterations and conversions. Modern additions which detract from the scale and form of the existing building will be resisted. Proposals to convert or adapt listed buildings or other buildings deemed to be of high heritage value will need to be carried out particularly sympathetically in accordance with the requirements of DM11: Protecting and Enhancing the Historic Environment and DM12: Heritage Assets.
- 14.59 Proposals will be judged on their own merits, with consideration firstly given to their potential to impact on the intrinsic value, beauty and open character of the countryside, the nature of the proposed use and the level of activity related to the proposal.
- 14.60 The re-use of existing rural buildings will be particularly supported where they are located close to settlements, as identified in the Core Strategy. Where buildings are isolated or where the existing access via sustainable modes of transport is poor, proposals for their re-use which lead to a significant intensification of activities are unlikely to be supported.

Supporting Documents

Hinckley and Bosworth Borough Council
Guide to Conversion of Rural Buildings

DM16 Telecommunications

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

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

The operator will also be required to remove any telecommunications equipment when it is redundant.

Relevant Core Strategy Spatial Objectives

Spatial Objective 6: Infrastructure Provision

Local Plan (2001) policies to be replaced

N/A

- 14.61 The policy applies to planning applications or prior notification applications for the installation of satellite dishes, microwave antennae, radio masts, cabinet boxes and other types of telecommunications apparatus which require planning permission. When considering such applications, the Borough Council will also have regard to the legal requirements placed upon telecommunications operators to provide an adequate service, and any technical and operational constraints that may be faced.
- 14.62 Planning applications for masts and antennae development must be accompanied by supplementary information on details of any consultation undertaken, details of the proposed structure and measures to minimise its visual impact, photomontages and technical justification for the proposed development.

- 14.63 Measures to reduce the visual impact of a proposal will be secured by planning condition where necessary. To avoid the proliferation and visual impact of new telecommunications installations, preference will be to accommodate new installations on existing masts and/or within existing telecommunication apparatus sites where this represents the least environmentally damaging and visually obtrusive option. Applicants who choose not to mast or site share where there is an opportunity to do so should submit a statement setting out the extent of the area of search and fully justify their reasons for discounting this option.
- 14.64 National policy asserts that local planning authorities should not question the need for telecommunication systems or determine health safeguards if the proposal meets International Commission guidelines for public exposure. As such, applicants are required to submit information to certify compliance with the International Commission of Non-Ionizing Radiation Protection (ICNIRP) standards to demonstrate the proposed development would not have an unacceptable impact on people's health.
- 14.65 Due to the rapid pace of change in technology, permissions will normally be temporary so that masts are required to be removed when they are no longer necessary to meet the requirements of the operator.

Supporting Documents

The International Commission of Non-Ionizing Radiation
Protection (ICNIRP)

Guidelines for Limiting Exposure to Time-varying Electric,
Magnetic and Electromagnetic Fields (up to 300 GHz)

DM17 Highways and Transportation

Development proposals will be supported where they:

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

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 9: Identity, Distinctiveness and Quality of Design

Spatial Objective 13: Transportation and Need to Travel

Local Plan (2001) policies to be replaced

T5: Highway Design and Vehicle Parking Standards

T9: Facilities for Cyclists and Pedestrians

- 14.66 The National Planning Policy Framework emphasises the promotion of sustainable transport through plan making, setting out in paragraph 30 that *“In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport”*. The pattern of development promoted within the Hinckley & Bosworth Local Plan (2006 to 2026) seeks to enable this by focusing planned new development in and around the Hinckley Urban Area where accessibility can be maximised and modal choice made available, with more limited development in the rural areas focussing on key rural centres (contained in the Core Strategy at paragraph 3.37).
- 14.67 As a two tier authority, the protection, maintenance and expansion of the local highway network is the responsibility of Leicestershire County Council as the local highways authority. Leicestershire County Council has worked collaboratively with the highways authorities in Nottinghamshire and Derbyshire to produce comprehensive advice in the form of the 6Cs Design Guide. The 6Cs Design Guide provides clear and consistent advice to developers working in the area on how development proposals should have regard to transport infrastructure. It is an online resource providing up-to-date guidance to all parties involved in development proposals which have the potential to have an impact on the transport network.
- 14.68 It is important that new development is undertaken in such a way that highway safety is not adversely affected. Proposals for new development will be expected to demonstrate a safe access to the highway and ensure that the local highway network will continue to function effectively. Development proposals should also seek to ensure that they contribute towards a pattern of development that will enable all end users to make use of sustainable modes of transport and in doing so contribute to wider sustainability and health objectives.
- 14.69 In the case of proposals for development that generate significant movement, applications should be supported by a Transport Statement or Transport Assessment. In addition, such schemes should provide a Travel Plan to exploit opportunities for the use of sustainable transport modes. Applicants will be required to demonstrate that the transport statement or assessment has informed the design of the proposed development and the accompanying travel plan. Leicestershire County Council (as the local highways authority) provides advice through the 6Cs Design Guide on the development thresholds for the submission of transport assessments, transport statements, travel plans and their scope.
- 14.70 Where necessary and relevant, the Council will expect development proposals to contribute towards improvements to the highways and transportation network. This may, for example, be secured by way of a condition, S106 agreement or S278 agreement. Where required, this could include the preparation, amendment and implementation of any traffic regulation orders, any necessary works, and the acquisition of any third party land to enable the works to be undertaken.

DM18 Vehicle Parking Standards

All proposals for new development will be required to provide an appropriate level of parking provision justified by an assessment of the site location, type of housing, other modes of transport available (e.g. public transport and cycle provision) and appropriate design. Any development will be expected to provide disabled parking provision.

Developments within Hinckley Town Centre should demonstrate that they would not exacerbate existing problems in the vicinity with increased on-street parking.

- 14.71 The 6Cs Design Guide provides maximum parking standards for residential and non-residential land uses. Minimum standards are also provided for cycle and disabled parking. Due to existing problems with parking in the borough, predominantly in Hinckley, the Borough Council will expect applicants to use the guidance to demonstrate that an appropriate level of parking is to be provided whilst ensuring that that existing parking issues are not exacerbated, particularly within Hinckley Town Centre.

Supporting Documents

Leicestershire County Council (2011) The 6Cs Design Guide

DM19 Existing Employment Sites

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

Category A sites

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

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

Category B site

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

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

Category C Site

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 1: Strong and Diverse Economy

Spatial Objective 3: Strong and Vibrant Rural Communities

Spatial Objective 4: Social Inclusion

Local Plan (2001) policies to be replaced

EMP1: Existing Employment Sites

- 14.72 The safeguarding of existing employment land is crucial to ensure existing markets remain competitive and support the aspirations for economic growth. Employment land consists of offices, manufacturing, distribution and warehousing (Use Classes B1, B2 and B8). The Borough Council needs to ensure it balances the delivery of its housing requirements against maintaining the existing provision of employment land in the most appropriate locations.
- 14.73 To ensure that the most appropriate sites continue to be safeguarded whilst not seeking to stifle alternative development on land which is unlikely to be delivered during the plan period, Policy DM19: Existing Employment Sites, allows development proposals to be considered under certain circumstances. This is subject to the suitability and importance of the borough's employment land as prioritised by the Employment Land and Premises Review under the three following headings:

A	<ul style="list-style-type: none"> • Key / flagship employment areas to be retained.
B	<ul style="list-style-type: none"> • Fit-for-purpose; • Regeneration policy may mean alternative development is appropriate, but to be resisted if possible.
C	<ul style="list-style-type: none"> • Lower quality employment areas – part/whole redevelopment appropriate; • Regeneration policy may require all/part of the area to be retained for employment uses.

- 14.74 The rural context of the borough means it is difficult to identify new sites for employment and housing development, particularly beyond settlement boundaries. The Borough Council seeks to ensure the most efficient and prudent use of employment land as once it is lost it is difficult to replace.
- 14.75 In seeking to safeguard employment land, either existing and operational, existing but not currently in use or the allocation of new sites, the Borough Council needs to consider the long-term prospect of delivery for the intended use and avoid safeguarding those sites which are unlikely to be feasible and deliverable over the plan period.

- 14.76 The Borough Council regularly prepares and updates a review of the existing and future supply of land available for economic development (Employment Land and Premises Review). The study is used to assess the sufficiency and suitability of existing land, including previously allocated land and inform the amount, location and type of employment land and premises required to support future housing growth in the borough.
- 14.77 Where a site or premises is to be marketed for employment uses, this should be done in line with the Developer Marketing Standards outlined in the Borough Council's most up to date Employment Land and Premises Review. This outlines the various marketing tools that should typically be used to monitor the interest and the length of time they should be marketed for. Only following the implementation of these marketing tools could it be considered that there is a lack of demand for the site or premises in question.

Supporting Documents

Hinckley and Bosworth Borough Council
Employment Land and Premises Review

DM20 Provision of Employment Sites

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

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

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 1: Strong and Diverse Economy

Spatial Objective 3: Strong and Vibrant Rural Communities

Spatial Objective 4: Social Inclusion

Local Plan (2001) policies to be replaced

EMP3 (a, b and c): Land for Employment Development

EMP4: Employment Development on Sites other than those Allocated for Employment

- 14.78 Although sufficient employment land is available in the borough to support the identified growth over the period of the Local Plan, it is important that further employment opportunities are not stifled to encourage sustainable economic growth.
- 14.79 The Borough Council will favourably consider the provision of new employment development which cannot be accommodated within allocated employment areas, particularly those located within settlement boundaries or on suitable previously developed land and which conform to the other policies in this Plan.

- 14.80 The Borough Council acknowledges that in some instances alternative land may be required which lies beyond the settlement boundary. Development on such sites may be considered acceptable where it is on suitable previously developed land, or if no such land is available, adjacent to existing employment areas. The Borough Council will only consider proposals on alternative sites where they are acceptable in planning and environmental terms and it can be demonstrated that all other sites do not meet the needs of the operator.
- 14.81 The applicant will be required to submit a sequential assessment including an appraisal of the suitability of the proposed development against the employment areas identified in the prevailing Employment Land and Premises Review. The appraisal should set out the justification as to why alternative sites are not suitable for the scheme in terms of the operational requirements of the business, including relevant planning and sustainability considerations such as the impact of traffic movements or accessibility for workers.
- 14.82 National policy defines office developments which are not ancillary to other B uses classes as a main town centre use. As such stand-alone office developments fall outside of the scope of this policy and should be considered under Policy DM21: Locating Sustainable Town Centre Uses.

Supporting Documents

Hinckley and Bosworth Borough Council
Employment Land and Premises Review

15 RETAIL



Policies within Retail

- **DM21 - Locating Sustainable Town Centre Uses**
- **DM22 - Vitalising District, Local and Neighbourhood Centres**
- **DM23 - High Quality Shop Fronts and Advertisements**

DM21 Locating Sustainable Town Centre Uses

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

Within the defined Hinckley Town Centre, District Centres or Local Centres

Out of Centre

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

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

Out of centre sites would only be considered where:

- a) It can be demonstrated that the site is sustainably located in terms of access to public transport, walking and cycling;
- b) There are no suitable in-centre sites; and
- c) There are no suitable edge of centre sites.

The above sequential approach will not be applied for the following developments:

- d) Small scale rural development;
- e) Those which demonstrably relate to the enhanced provision of tourism related activities in line with Core Strategy Policy 23: Tourism Development.

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 1: Strong and Diverse Economy

Spatial Objective 2: Regeneration of Urban Centres

Spatial Objective 3: Strong and Vibrant Rural Communities

Local Plan (2001) policies to be replaced

RETAIL 1: General Retail Strategy

RETAIL 7: Local Shopping Centres

RETAIL 9: Proposed Local Shopping Centres

15.1 A key focus of local and national policy is to protect and enhance the vitality and viability of town centres. Throughout the documents in the Local Plan, the Borough Council has recognised Hinckley Town Centre as being the heart of the community and the most sustainable location for the development of future town centre uses.

15.2 The National Planning Policy Framework identifies the following as main town centre uses:

Retail development	Including	Warehouse Clubs Factory Outlet Stores
Leisure, entertainment, intensive sport and recreation uses	Including	Cinemas, restaurants, drive-through restaurants, bars, public houses, night clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls.
Offices		
Arts, culture and tourism	Including	Theatres, museums, galleries, concert halls, hotels and conference facilities.

15.3 In recognition of the importance of Hinckley Town Centre, the Borough Council will first and foremost require applications for main town centre uses to be located in the centres identified on the policies map and defined in Policy DM18: Vitalising District, Local and Neighbourhood Centres. In line with national policy, development within or adjacent to Neighbourhood Centres will not be classed as in-centre or edge of centre development. This is due to the fact that Neighbourhood Centres are usually small parades of shops which serve a purely local purpose. Their designation is largely one of protection and not promotion for significant additional development of main town centre uses.

15.4 All applications for the development of main town centre uses which would not be located in a centre will be required to adhere to the sequential approach set out in this policy. A sequential site assessment will be required to demonstrate how all in-centre options have been assessed for their suitability and availability before considering edge of centre locations. Only when there are no in-centre or edge of centre locations available will out of centre locations be considered. In all instances, preference will be given to sites which are well connected to the town centre by sustainable modes of transport.

- 15.5 The sequential approach will not be applied to applications for small scale rural offices or other small scale rural development as defined by the Borough Council's Employment Land and Premises Review. This study defines small scale rural offices as being development of no more than 1,000 square metres on a single site with no individual premises exceeding 200 square metres.
- 15.6 The majority of tourism related activities in the borough stand within the rural area as identified in the Community, Cultural and Tourism Facilities Review, and contribute significantly to the local economy. It is due to this spatial distribution of tourism facilities that a sequential approach will not be applied to applications which relate to the enhanced provision of tourism activities for both new and existing facilities. Proposed tourism related facilities must also accord with Core Strategy Policy 23.
- 15.7 Applications for main town centre uses which are not in Hinckley Town Centre and would result in an increase of gross floor space of 2,500 square metres will be required to be accompanied by an impact assessment including tourism related uses. The requirement for an impact assessment outside of Hinckley Town Centre reflects the importance the Borough Council places on the regeneration of the town and will ensure that any future large developments in District and Local centres would take account of the impact on the town. In line with national policy, this impact assessment should include:
- An assessment of the impact of the scheme on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
 - An assessment of the impact of the proposal on the town centres vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.
- 15.8 The Borough Council will resist any applications for the development of main town centre uses in 'out of town' locations.

Supporting Documents

Hinckley and Bosworth Borough Council
Employment Land and Premises Review

Planning for Town Centres:
Practice guidance on need, impact and the sequential approach

DM22

Vitalising District, Local and Neighbourhood Centres

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

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

The boundaries of the centres are defined on the policies map. When considering applications for the change of use or loss of retail premises in district, local and neighbourhood centres, the following conditions must be met:

District centres

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

Local centres

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

Neighbourhood centres

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

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 1: Strong and Diverse Economy

Spatial Objective 2: Regeneration of Urban Centres

Spatial Objective 3: Strong and Vibrant Rural Communities

Local Plan (2001) policies to be replaced

RETAIL 1: General Retail Strategy

RETAIL 7: Local Shopping Centres

RETAIL 8: Change from retail use in Local Centres

RETAIL 9: Proposed Local Shopping Centres

RETAIL12: Use of Upper Floors

RETAIL13: Conversion of shops to Residential Use

- 15.9 National policy seeks to promote a strong rural economy through the retention and development of local services and shops. It also requires Local Plans to recognise town centres as the heart of their communities and define a network and hierarchy of centres.
- 15.10 This policy applies the hierarchy of centres into district, local and neighbourhood centres which also recognises Hinckley Town Centre as 'the heart' of the borough.
- 15.11 The borough has three district centres, Earl Shilton, Barwell and Market Bosworth with Earl Shilton District Centre forming the largest of the three.
- 15.12 The Hinckley and Bosworth District, Local and Neighbourhood Centre Review 2010 and 2012 identified an increasing vacancy rate in the borough's retail centres, particularly in the district centres. In response to this issue the Local Planning Authority will seek additional retail provision to be located within existing vacant premises within the centre's boundaries wherever possible. Only where there are no vacant units or where it is satisfactorily demonstrated by the applicant that the vacant units are not suitable, will newly constructed retail provision be found acceptable.
- 15.13 The Hinckley and Bosworth District, Local and Neighbourhood Centre Review 2010 and 2012 also highlighted an increase in the number of hot food takeaways, particularly in district centres. The increase in vacancy rates combined with an increasing proportion of hot food take-aways has the potential to create dead retail frontages and reduced pedestrian flows in the daytime, further exacerbating the loss of A1 retail.
- 15.14 The Hinckley and Bosworth District, Local and Neighbourhood Centre Review identifies catchment areas for the retail centre types which indicate the residential scope of influence of these centres. In addition, the catchments highlight what would be considered a reasonable walking distance for a local resident to reach a required facility. In particular a neighbourhood centre is considered to be within a reasonable walking distance if it stands between 400-800 metres of a residential population. When assessing whether a loss would reduce the community's ability to meet its day to day needs within a reasonable walking distance these catchments should form the basis for that consideration.

- 15.15 The Borough Council recognises that residential development can play an important role in ensuring the vitality of centres through increased activity and natural surveillance. As such, residential uses on upper floors of retail premises will be encouraged. Permitted development rights enable up to two flats to be provided above a shop within A1 and A2 uses without requiring planning permission as long as the development stands within certain limits.
- 15.16 The Borough Council wishes to encourage the use of upper floors for residential use on all retail uses classes (A1-A5) where they meet the requirements of other policies in this plan, in particular DM10: Development and Design. Notwithstanding the provisions of Policy DM18, the Borough Council does not wish to hinder the conversion of upper retail floors into residential accommodation through the application of unnecessary residential parking requirements. Such accommodation is often situated in close proximity to existing parking provision and occupied by non-family households thus reducing the need for additional parking provision. As such the Borough Council will assess the parking standards for such applications on a case by case basis examining access to public transport, nearby parking facilities and the potential future occupiers of the proposed dwelling.

Retail Use Classifications	Uses included within the classification
A1: Shops	Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold foods for consumption off the premises, hairdressers, funeral directors, hire shops, dry cleaners and internet cafes.
A2: Financial and Professional Services	Banks, building societies, estate and employment agencies, betting offices and professional services (not health or medical services).
A3: Food and Drink	Restaurants and Cafe
A4: Drinking Establishment	Public Houses, Wine bars or other drinking establishments
A5: Hot Food Takeaways	For the sale of hot food for consumption off the premises

Table derived from the Town and Country Planning (Use Classes) Order 1987 (as amended)

Supporting Documents

Use Class Order

Hinckley and Bosworth Borough Council
District, Local and Neighbourhood Centre Review

DM23

High Quality Shop Fronts and Advertisements

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

- a) They reflect the local style and materials of the host building and immediate area; and
- b) The fascia is of an appropriate scale in relation to the shop front and upper floors; and
- c) Signage illumination is of an acceptable luminosity and does not lead to obtrusive light in the form of sky glow, glare or light intrusion; and
- d) Shop security features are appropriately designed to complement the host building and street scene. Shutters and grilles must allow for a degree of internal visibility; and
- e) The design of blinds and canopies leave the street scene uncluttered, particularly out of hours; and
- f) The main public entrance adds interest to the street scene and is on a human scale; and
- g) Additional industrial devices, such as air conditioning and/or filtration units, are integrated with the design and placed in the most visually unobtrusive location, and are away from the public and neighbouring properties which may be affected by the noise and extracted fumes. Such devices may be situated on the primary elevation only where there is no other reasonable alternative.

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

DM23 (Continued) **High Quality Shop Fronts and Advertisements**

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

- h) They have no detrimental impact on public safety; and
- i) They do not represent an over proliferation of unnecessary advertisements singularly or cumulatively; and
- j) They have no adverse impact on amenity; and
- k) They maintain or enhance the character of the conservation area.

Sky Signs should be located on a building's front elevation and should be proportionate to scale of the elevation.

Relevant Core Strategy Spatial Objectives

Spatial Objective 1: Strong and Diverse Economy

Spatial Objective 2: Regeneration of Urban Centres

Spatial Objective 3: Strong and Vibrant Rural Communities

Local Plan (2001) policies to be replaced

RETAIL 6: Shop Fronts

BE9: Shop Fronts in Conservation Areas

BE10: Shop Security in Conservation Areas

BE11: Advertisements in Conservation Areas

- 15.17 It is important that all of the borough's retail areas are attractive to both shoppers and investors. Shop frontages and signs are important visual features of the retail environment and the Borough Council wishes to promote the use of good design and materials to ensure they encourage further investment and spending and do not detract from the street scene.
- 15.18 Shop fronts form a dominant visual feature in settlement centres, many of which are conservation areas. They have a considerable impact on the general appearance of centres, affecting perceptions of their overall attractiveness both as a place to shop and invest. Care and sensitivity is therefore needed in all proposals for new shop fronts, particularly in conservation areas and where buildings of architectural or historic interest would be affected.
- 15.19 When proposing a new shop front it should not be viewed in isolation but in the wider context of the building and the street scene in which it stands. This is important both inside and outside conservation areas.

- 15.20 Design principles relating to shop fronts are equally applicable to restaurants, bars, public houses, clubs and other buildings with uses containing a shop like frontage or signage.
- 15.21 A well-designed shop front can draw attention away from a poor quality building. Successful shop front design will take account of both the changeable area and upper floors, which can set a context for the shop front. Conversely, an inappropriate modern shop front placed within a traditional building will detract seriously from the character of the building. Use of inappropriate rendering or painting can be equally detrimental.

Advertisements

- 15.22 The objective of the Borough Council in controlling the display of advertisements is to safeguard local amenity by minimising the obtrusive nature of advertisement displays. This will be done by:
- Protecting the architectural integrity of the building on which they are displayed; and
 - Ensuring public safety by, for example, avoiding confusion with traffic signs and signals.
- 15.23 Within conservation areas, the Local Planning Authority will generally seek to resist the replacement of existing traditional advertisements, signs and fascias which make a positive contribution to the character of the conservation area and will encourage the replacement of inappropriate advertisements and signs. In considering the display of advertisements, care must be taken over the size, colour, and materials. Internally illuminated signs and lettering will not normally be acceptable in conservation areas.
- 15.24 The lighting of advertisements should enable the sufficient illumination of the signage but should not result in excess light spilling out into the surroundings. Such light pollution (also known as obtrusive light) will be controlled and minimised in line with The Guidance Notes for the Reduction of Obtrusive Light (2011) which illustrates the environmental zones for exterior lighting control. The recommended light levels identified for each zone within the guidance both pre curfew (before 23:00 hours) and post curfew should be followed and applied as part of this policy.

Supporting Documents

Hinckley and Bosworth Borough Council
Shopping and Shop Fronts SPD

The Guidance Notes for the Reduction of Obtrusive Light (2011)

16 TOURISM



Policies within Tourism

- **DM24 - Cultural and Tourism Facilities**

DM24 Cultural and Tourism Facilities

Provision of New Facilities

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

Retention of Existing Facilities

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

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 1: Strong and Diverse Economy
Spatial Objective 7: Healthier Active Communities
Spatial Objective 8: Stronger Safer Communities

Local Plan (2001) policies to be replaced

N/A

- 16.1 Cultural facilities are often a focal point for communities to come together to enjoy new experiences and express diverse views in a safe environment.
- 16.2 Cultural opportunities should be available to all parts of the community. As well as being valuable in themselves they can also offer ways to engage with people that other local services find hard to reach.

- 16.3 Tourism provides jobs, is a catalyst for growth, diversifies local economies, supports communities and helps maintain and improve national assets.
- 16.4 The following categories are classified as cultural and tourism facilities:
- Museums and theatres;
 - Strategic hotels;
 - Visitor attractions.
- 16.5 Visitor attractions provide a focus for tourism provision in the borough, support local jobs, raise the borough's profile and increase economic activity, particularly in the rural area. They also provide educational services and often preserve and broaden understanding of the history and cultural past of local people.
- 16.6 The borough has a total of 14 visitor attractions including Twycross Zoo and the Bosworth Battlefield, along with historic attractions, boating areas and visitor centres.
- 16.7 Museums and theatres contribute to the public's cultural experiences; promote wider interest in local history and encourage community engagement. The borough has three such facilities with the Hinckley Museum and the Concordia Theatre being the most prominent.
- 16.8 It is recognised that strategic hotels (defined as those with over 50 rooms) significantly bolster the hotel offering in the borough and underpin its tourism offering and economic vitality. The loss of such a site resource would lead to a detrimental impact on the economy of the borough.
- 16.9 There are four identified strategic hotels, three of which are located within or near to the urban area with the fourth, Bosworth Hall Hotel, standing within a Key Rural Centre renowned for its tourism.
- 16.10 Core Strategy Policy 23 seeks to support the development of new and extended visitor attractions including major visitor attractions and holiday accommodation. Policy DM24: Cultural and Tourism Facilities provides a supplement to Core Strategy Policy 23 by seeking to resist the loss of such facilities through reasoned justification.
- 16.11 Applicants are required to demonstrate that the facility is no longer viable either currently or through diversification, and cannot be taken on by a voluntary or charitable organisation before disposal of such a facility for other uses would be found acceptable.

Supporting Documents

Hinckley and Bosworth Borough Council
Community, Cultural and Tourism Facilities Review

Hinckley and Bosworth Borough Council
Cultural Strategy

The Hinckley and Bosworth Borough Council
Cultural Facilities Action Plan

17 COMMUNITY



Policies within Community

- **DM25 - Community Facilities**

DM25 Community Facilities

Provision of New Facilities

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

Retention of Existing Provision

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

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

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

Loss of Existing Facilities

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

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

Relevant Core Strategy Spatial Objectives

Spatial Objective 3: Strong and Vibrant Rural Communities

Spatial Objective 4: Social Inclusion

Local Plan (2001) policies to be replaced

CF2A: Development on Allocated Sites

CF2B: Alternative Uses of Existing Educational and Community Sites

- 17.1 The provision of new additional community facilities is particularly welcome in the borough especially in the rural area where service deprivation has been identified as a significant concern. Community facilities should wherever possible be situated within a reasonable distance of the community it intends to serve and ideally should be well served by public transportation. The applicant should demonstrate how it meets these provisions through a Design and Access Statement and Travel Plan.
- 17.2 National policy asserts that the purpose of planning is to help achieve sustainable development. One of the dimensions of sustainable development is through a social role. This involves supporting vibrant and healthy communities and ensuring access to local services that reflect the community's needs and support its health, social and cultural wellbeing.
- 17.3 The Core Strategy supports this approach through Spatial Objective 3 which seeks to ensure rural communities have access to a range of shops, education, community and leisure facilities.
- 17.4 Community facilities are identified and defined through the Community, Cultural and Tourism Facilities Review and include the following facilities:
- Community, village and parish halls;
 - Places of worship in the rural areas;
 - Educational facilities;
 - Healthcare facilities;
 - Libraries;
 - Public houses in the rural area.
- 17.5 Public houses can represent a social focal point for communities and community activities and can form part of the character and charm of rural settlements. However there has been a significant reduction in public houses nationally and locally. The British Beer and Pub Association identified that 25 public houses are closing a week nationally. Locally the borough is also suffering a decline in public houses with the loss in the rural areas having the greatest impact on rural community life and the sustainability of settlements.
- 17.6 National policy supports the retention of community facilities in villages such as public houses and in order to stem their loss, they have been included in the community facility designation.

- 17.7 Community facilities should be retained wherever possible and replaced if lost to enable the community to meet its day to day needs and ensure community cohesion is maintained. Any replacement facilities should comply with the requirements of “provision of new facilities”.
- 17.8 The loss of an existing facility should not result in a reduction in the community’s ability to meets its day to day needs. For example, this could be the loss of the last congregational space, public house or school in the village.
- 17.9 Where a site or premises is to be marketed for community use, this should be done in line with the Developer Marketing Standards outlined in the Borough Council’s most up to date Employment Land and Premises Review. This outlines the various marketing tools that should typically be used to market the interest and the length of time they should be marketed for. Only following the implementation of these marketing tools could it be considered that there is a lack of demand for the site or premises in question.

Supporting Documents

Hinckley and Bosworth Borough Council
Community, Cultural and Tourism Facilities Review

18 APPENDIX 1

INFRASTRUCTURE AND MONITORING FRAMEWORK

INFRASTRUCTURE

- 18.1 National planning policy requires local planning authorities to undertake long term infrastructure planning as part of their Local Plans. Infrastructure planning involves the production of an evidence base to identify the physical, social and environmental infrastructure needed to deliver the spatial strategy for an area in a sustainable way.
- 18.2 The Infrastructure Plan within the Core Strategy identified a range of essential infrastructure required to support the growth in the borough over the period to 2026, relating to the provision of health facilities, green infrastructure and transport schemes. It also set out the estimated cost where known; phasing provisions, responsibility for delivery and potential funding sources including existing commitments. This Infrastructure Plan is to be updated and replaced in due course by the Infrastructure Planning and Developer Contributions Supplementary Planning Document (SPD). The production of the SPD will allow a flexible approach and was advocated during the Examination in Public of the Core Strategy.
- 18.3 The SPD will include individual sections setting out the methodology and approach towards seeking developer contributions for each infrastructure type including:
- Transport;
 - Affordable Housing;
 - Education;
 - Health;
 - Play and Open Space;
 - Sports and Recreation;
 - Waste;
 - Libraries;
 - Utility Services;
 - Emergency Services.
- 18.4 Production of this SPD is already underway and its development will be prioritised following the adoption of the Site Allocations and Development Management Policies Development Plan DPD. A call was issued to the relevant infrastructure and service providers to identify the likely requirements to support delivery of the residual housing requirement to 2026 as at the 1 April 2014. Prior to the publication of the SPD, reference can still be made to the existing Infrastructure Plan where relevant as per the provisions of Policy DM3.

MONITORING FRAMEWORK

- 18.5 Monitoring and review are key components of a sound development plan. They are essential to the successful delivery of the plan and are crucial to the understanding of how effective the policies have been over time.
- 18.6 As the Site Allocations and Development Management Policies DPD is the delivery mechanism for the strategic policies in the Core Strategy, this document does not have an individual set of Strategic Objectives. The objectives outlined in the Core Strategy are equally relevant to this document and therefore form the basis of this monitoring framework which has been adapted and updated from that which appears in the adopted Core Strategy where relevant. This framework supersedes the one contained within the Core Strategy and should be used as the basis for monitoring the policies contained within both documents. Since the adoption of the Core Strategy, subsequent Authority Monitoring Reports have proposed a number of amendments to monitoring indicators and in most cases these updates have been reflected in the framework below. There are however a small number of instances where an Authority Monitoring Report has suggested the removal of an indicator yet on reflection, it has been deemed relevant to continue to monitor it in the context of the policies contained within the Local Plan.
- 18.7 Some additional targets and indicators have been included in this table over and above those contained within the Core Strategy as they directly relate to the protection of elements allocated in the Site Allocations and Development Management Plan DPD. There is an element of repetition in the table below in relation to these new targets as they can be applicable to multiple Spatial Objectives. The updated targets and indicators will be reflected through the Authority Monitoring Report which will be produced by the Borough Council by 31 December each year.
- 18.8 In addition to the targets set out below, the effectiveness of each of the policies will be monitored through the Authority Monitoring Report (AMR) which will detail the number of times that each of the policies has been used in decision making process.

MONITORING FRAMEWORK

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output indicator	Source
<p>1. Strong and Diverse Economy</p>	<p>Policy 1, 2, 3, 4, 7, 8, 10, 11, 12, 13, 23</p>	<p>Relevant site allocations:</p> <ul style="list-style-type: none"> • Allocation of existing and future employment sites • Allocation of cultural and tourism facilities • Allocation of community facilities <p>Relevant development management policies:</p> <ul style="list-style-type: none"> • DM1, DM15, DM19, DM20, DM21, DM22, DM23, DM24, DM25 	<p>Development of 4 ha of additional B2 land by 2026 within/adjacent to Hinckley</p>	<p>Total amount of additional B2 land</p>	<p>Authority Monitoring Report</p>
			<p>Development of 10 ha of additional B8 land by 2026 within/adjacent to Hinckley</p>	<p>Total amount of additional B8 land</p>	<p>Authority Monitoring Report</p>
			<p>Development of a minimum of 6.2 ha of employment land in the Barwell Sustainable Urban Extension</p>	<p>Total amount of additional employment land</p>	<p>Authority Monitoring Report</p>
			<p>Development of a minimum of 4.5 ha of employment land in the Earl Shilton Sustainable Urban Extension</p>	<p>Total amount of additional employment land</p>	<p>Authority Monitoring Report</p>
			<p>To balance any justified loss of designated 'A' employment sites for other uses with additional provision</p>	<p>Total amount of designated 'A' employment sites within Hinckley & Bosworth</p>	<p>Hinckley & Bosworth Employment Land Availability Monitoring Statement</p>
			<p>To increase the percentage of VAT registered businesses in Hinckley & Bosworth</p>	<p>Number of VAT registered enterprises</p>	<p>Authority Monitoring Report</p>
			<p>To support rural businesses</p>	<p>Number of rural businesses spending European and / or local funding</p>	<p>Authority Monitoring Report</p>

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output indicator	Source
			To increase the percentage of the working age population qualified to at least NVQ 2 and above	Proportion of population aged 19-64 qualified to at least NVQ2 and above	Authority Monitoring Report
			To increase the percentage of the working age population qualified to at least NVQ 4 and above	Proportion of population aged 19-64 qualified to at least NVQ4 and above	Authority Monitoring Report
			To increase the percentage of people who are economically active	All people economically active (working-age)	Authority Monitoring Report
2. Regeneration of Urban Centres	Policy 1, 2, 3, 4	Relevant site allocations: <ul style="list-style-type: none"> Allocation of urban housing sites. Allocation of cultural and tourism facilities. Allocation of community facilities. Relevant development management policies: <ul style="list-style-type: none"> DM1, DM8, DM19, DM20, DM21, DM22, DM23, DM24, DM25 	Development of approximately 21,100 sqm (net) of new comparison sector sales floorspace, and approximately 5,300 sqm (net) additional convenience retail floorspace in Hinckley town centre	Total amount of comparison sector sales and convenience retail floorspace in Hinckley town centre	Authority Monitoring Report
			To increase footfall levels within Hinckley town centre and Earl Shilton and Barwell district centres	Actual footfall Levels within Hinckley town centre and Earl Shilton and Barwell district centres	Authority Monitoring Report District Centre Impact Assessment

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output indicator	Source
			To reduce the percentage of vacant shops within Hinckley, Earl Shilton, Barwell district centres	Actual percentage of vacant shops within Hinckley, Earl Shilton, Barwell district centres	Authority Monitoring Report District, Local & Neighbourhood Centre Review
			No loss of allocated community facilities in the urban area	No loss of allocated community facilities in the urban area	Authority Monitoring Report
			An increase in the quality and quantity of open space typologies in the urban areas.	An increase in the quality and quantity of open space typologies in the urban areas.	Authority Monitoring Report
			No loss of allocated cultural and tourism facilities within the urban areas	No loss of allocated cultural and tourism facilities within the urban areas	Authority Monitoring Report

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output indicator	Source
3. Strong and Vibrant Rural Communities	Policy 7, 8, 9, 10, 11, 19, 20	Relevant site allocations: <ul style="list-style-type: none"> • Allocation of rural housing sites. • Allocation of existing and future employment sites. • Allocation of cultural and tourism facilities. • Allocation of community facilities. Relevant development management policies: <ul style="list-style-type: none"> • DM1, DM4, DM8, DM10, DM15, DM19, DM20, DM21, DM22, DM23, DM24, DM25 	No loss of existing services in the Key Rural Centres and Rural Villages (Policies 7, 8, 10, 11)	Number of identified existing services in the Key Rural Centres and Rural Villages	Authority Monitoring Report
			To provide local services within Bagworth (Policy 10)	Number of identified existing services in the Key Rural Centres and Rural Villages	Authority Monitoring Report
			No loss of allocated community facilities in the rural areas	No loss of allocated community facilities in the rural areas	Authority Monitoring Report
			No loss of allocated retail premises in district, local or neighbourhood centres in the rural areas	No loss of allocated retail premises in district, local or neighbourhood centres in the rural areas	Authority Monitoring Report
			No loss of allocated cultural and tourism facilities within the rural areas	No loss of allocated cultural and tourism facilities within the rural areas	Authority Monitoring Report
			No loss of allocated 'A' employment sites in the rural areas	No loss of allocated 'A' employment sites in the rural areas	Authority Monitoring Report
			An increase in the quality and quantity of open space typologies in the rural areas.	An increase in the quality and quantity of open space typologies in the rural areas.	Authority Monitoring Report
			4. Social Inclusion	Policy 1, 2, 3, 4	Relevant development management policies: <ul style="list-style-type: none"> • DM1, DM3

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output indicator	Source
5. Housing for Everyone	Policy 1, 2, 3, 4, 7, 8, 10, 11, 12, 13, 15, 16, 17, 18	Relevant site allocations: <ul style="list-style-type: none"> Allocation of housing sites. Relevant development management policies: <ul style="list-style-type: none"> DM1, DM5, DM14, DM15 	Achievement of the Core Strategy minimum housing requirements in each of the borough's settlements	Housing trajectory	Authority Monitoring Report
				Plan period and housing targets	
				Net additional dwellings – for the reporting year	
				Net additional dwellings – in future years	
Delivery of the residential site allocations	Delivery of the residential site allocations	Authority Monitoring Report			
To provide 2090 affordable homes by 2026 in line with housing trajectory targets	Gross affordable housing completions	Authority Monitoring Report			
6. Infrastructure Provision	Policy 1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 13, 14, 19, 20	Relevant development management policies: <ul style="list-style-type: none"> DM1, DM3, DM16 	To deliver the infrastructure outlined in a future revised Infrastructure Plan or SPD in line with the indicative phasing	Infrastructure requirements provided	Revised Infrastructure Plan or SPD

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output indicator	Source
7. Healthier Active Communities	Policy 1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 13, 14, 19, 20, 21, 22	Relevant site allocations: <ul style="list-style-type: none"> Open space, sport and recreational facilities. Natural and semi-natural open spaces Relevant development management policies: <ul style="list-style-type: none"> DM1, DM4, DM8, DM9, DM24 	To achieve an annual increase in the percentage of people who are satisfied with sports and leisure facilities	Satisfaction with sports and leisure facilities	Authority Monitoring Report
			To achieve an annual increase in the percentage of people who are satisfied with parks and open space	Satisfaction with parks and open space	Authority Monitoring Report
8. Stronger, Safer Communities	Policy 1, 2, 3, 4, 7, 8, 10, 11, 12, 13	Relevant development management policies: <ul style="list-style-type: none"> DM1, DM3, DM10, DM24 	To achieve an annual increase in the percentage of people who are satisfied with their local area as a place to live	Satisfaction with the local area as a place to live	Authority Monitoring Report
			To achieve an annual reduction in the percentage of total recorded crime offences	Total recorded crime offences	Authority Monitoring Report
9. Identity, Distinctiveness and Quality of Design	Policy 1, 2, 3, 4, 8, 11, 12, 13, 16	Relevant development management policies: <ul style="list-style-type: none"> DM1, DM4, DM10, DM11, DM12, DM14, DM15, DM17, DM18 	All residential developments of 10 or more dwellings meet a 'very good' rating against the Building for Life criteria	Housing Quality – Building For Life Assessments	Authority Monitoring Report

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output indicator	Source
10. Natural Environment and Cultural Assets	Policy 19, 20, 21, 22	Relevant site allocations: <ul style="list-style-type: none"> Cultural and tourism facilities Open space, sport and recreational facilities. Natural and semi-natural open spaces Relevant development management policies: <ul style="list-style-type: none"> DM1, DM4, DM6, DM8, DM9, DM11, DM13, DM24 	To deliver the Green Infrastructure network by 2026	Products delivered under the Green Infrastructure network	Authority Monitoring Report Green Infrastructure Study
			To maintain and enhance areas of biodiversity importance	Total area (ha) of BAP habitat, Local Wildlife Sites, and Sites of Special Scientific Interest (SSSI) lost or significantly damaged if planning permission was implemented	Authority Monitoring Report
			No loss of allocated open spaces within the borough	No loss of allocated open spaces within the borough	Authority Monitoring Report
			No loss of allocated cultural and tourism facilities within the borough	No loss of allocated cultural and tourism facilities within the borough	Authority Monitoring Report
11. Built Environment and Townscape Character	Policy 1, 2, 3, 4, 8, 11, 12, 13	Relevant site allocations: <ul style="list-style-type: none"> Heritage assets Relevant development management policies: <ul style="list-style-type: none"> DM1, DM10, DM11, DM12 	To maintain a rolling programme of updates for Conservation Area Appraisals throughout the borough	Percentage of conservation areas that have an up-to-date published Conservation Area Appraisal	Authority Monitoring Report
			To decrease the number of Grade II listed buildings at risk	Number of Grade II listed buildings on the local 'buildings at risk' register	Grade II listed buildings at risk Authority Monitoring Report

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output indicator	Source
12. Climate Change and Resource Efficiency	Policy 24	Relevant development management policies: <ul style="list-style-type: none"> • DM1, DM2, DM7 	All residential developments to meet the following Code for Sustainable Homes levels: <ul style="list-style-type: none"> • Minimum of Code Level 4 from 2013 to 2016 	New homes meeting the identified Code for Sustainable Homes levels until 2016. An updated monitoring framework to be devised for the years beyond 2016	Authority Monitoring Report
			Public buildings to meet a minimum of BREEAM (or equivalent) assessment rating of 'very good' from 2009-2016	Public buildings meeting the minimum of BREEAM (or equivalent) assessment rating of 'very good' from 2009-2016	Authority Monitoring Report
			Public buildings to meet a minimum of BREEAM (or equivalent) assessment rating of 'excellent' from 2016 onwards	Public buildings meeting the minimum of BREEAM (or equivalent) assessment rating of 'excellent' from 2016 onwards	Authority Monitoring Report
			To deliver at least 14% of the borough's energy consumption based on 2010 levels through renewable energy generation by 2026	Renewable energy generation	Authority Monitoring Report
			To ensure an annual decrease in CO2 reduction against 2012 baseline of 10% from local authority operations	CO2 reduction from local authority operations	Authority Monitoring Report
			To increase the percentage of household waste sent for reuse, recycling and composting	Percentage of household waste sent for reuse, recycling and composting	Annual Monitoring Report

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output indicator	Source
			To maintain and improve the quality of water resources and protection of the flood plain	Location and number of SUDs provided through new development	Annual Monitoring Report
				Number of planning permissions granted contrary to Environment Agency advice	
13. Transportation and need to travel	Policy 1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 13, 14	Relevant development management policies: <ul style="list-style-type: none"> • DM1, DM17, DM18 	Delivery of a transport interchange at Hinckley rail station by 2026	Delivery of a transport interchange at Hinckley rail station	Authority Monitoring Report
			Implementation of the Hinckley and Rural Parishes Cycle Network Plan by 2026	Implementation of the Hinckley & Rural Parishes Cycle Network Plan	Authority Monitoring Report
			Improvement of bus services operating throughout the borough	Number of bus services operating throughout the borough	Authority Monitoring Report

SUSTAINABILITY APPRAISAL MITIGATION AND MONITORING FRAMEWORK

The Sustainability Appraisal Mitigation and Monitoring Framework sets out the possible impacts on each of the 24 Sustainability Objectives as a result of the implementation of the policies within this DPD. It then identifies the potential mitigation measures which relate to each objective and outlines the monitoring regime for these. This table supplements the mitigation measures outlined in Chapter 11 of the Sustainability Appraisal and should be read in conjunction with it.

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
SAO1: To ensure the provision of decent and affordable housing that meets local needs, links into the provision of services and an accessible local environment	No adverse effects found	N/A	N/A	N/A

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SA02: To improve health and reduce health inequalities by promoting healthy lifestyles, protecting health and providing access to health services</p>	<p>Residential development may adversely impact this objective, for example due to increased pressure on medical facilities and sports facilities as a result of population increases. New development may be poorly designed in terms of health outcomes</p>	<p>Core Strategy Policies 1, 2, 3, 4, 5, 8, 10, 11, 12 and 13 are settlement specific policies which will contribute to the mitigation of negative impacts in relation to health that may result from new development</p> <p>Policies 2 and 3 will be implemented via the Earl Shilton and Barwell Area Action Plan. The remaining policies will continue to be implemented via the Site Allocations and Development Management Policies DPD</p> <p>Policies 5, 6, 9, 19, 20, 21,22 are more general policies which will have a positive impact on health and wellbeing through the provision of green and open space for exercise and leisure, and provision of infrastructure enabling increased walking and cycling</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Sustainable transport measures and appropriate walking and cycling routes should be integrated</p> <p>Additional mitigation measures proposed:</p> <p>DM8: Safeguarding Open Space, Sport and Recreational Facilities, DM9: Safeguarding Natural and Semi-Natural Open Spaces and DM3: Infrastructure and Delivery</p> <p>Improvements to existing sports and medical facilities and the provision of new facilities will be detailed in the Infrastructure SPD scheduled for production later this year. The SPD will set out infrastructure required, the cost, phasing and responsibility for delivery plus possible funding sources including existing commitments</p> <p>The Borough Council is also considering introducing a Community Infrastructure Levy which would provide funding for health related infrastructure</p>	<p>Output indicators:</p> <p>Infrastructure requirements provided</p> <p>Satisfaction with sports and leisure facilities</p> <p>Satisfaction with parks and open spaces</p> <p>Products delivered under the Green Infrastructure Network</p> <p>No loss of allocated open spaces within the borough</p> <p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO3: To provide better opportunities for local people and tourists to access and understand local heritage, our natural history</p>	<p>Development of sites adjacent to or within a Conservation Area / Listed Buildings could have an adverse impact on the existing character and vistas affecting people's ability to understand local heritage</p>	<p>Core Strategy Policy 11 supports the role of Market Bosworth as a tourist destination and requires new development to respect the character and appearance of the Market Bosworth Conservation Area</p> <p>Policy 23 prompts the encouragement of new and extended visitor attractions which add to Hinckley and Bosworth's local distinctiveness</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Development will be required to be sympathetic to the conservation area and historic environment</p> <p>Development should be designed to a high quality reflecting local building types and vernacular</p> <p>The setting of the Ashby Canal should be considered in the design stage of the development to ensure that the site boundary adjacent to the canal is sympathetic to its classification as a conservation area. Existing semi-mature trees currently line the banks of the canal and so should provide some screening from views of the development</p> <p>Additional mitigation measures proposed:</p> <p>DM11: Protecting and Enhancing the Historic Environment ensures the protection, conservation and enhancement of the historic environment throughout the borough</p>	<p>Output indicators:</p> <p>No loss of allocated cultural and tourism facilities within the borough.</p> <p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
			<p>DM12: Heritage Assets ensures that development which may affect heritage assets and their setting will be expected to secure their continued protection or enhancement. This policy also signposts to DM11. DM24: Cultural and Tourism Facilities seeks to preserve the borough's cultural and tourism facilities as they provide a focal point for communities with economic opportunities</p>	

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO4: To improve access to and participation in cultural and leisure activities</p>	<p>Development could impact adversely on this objective; for example through the development of an area of existing open space which would then prevent users of the facility from continuing to enjoy it as a leisure use</p>	<p>Core Strategy Policies 1, 2, 3, 4, 8, 10, 11, 12, 13, 18 set out the requirements for improvements to access to cultural and leisure facilities within individual settlements. The Earl Shilton and Barwell Area Action Plan expands further on Policies 2 and 3</p> <p>Policies 6, 9, 14, 19, 20, 21, 23 are more general policies which will have a positive impact on access to and participation in cultural and leisure activities within the Green Wedge, National Forest, Charnwood Forest, Green Infrastructure network, in rural areas and the borough as a whole</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Development should ensure low impact on adjacent Green Infrastructure softening into semi natural space</p> <p>Green Infrastructure should be built into developments to mitigate the loss of biodiversity</p> <p>Sustainable transport measures and appropriate walking and cycling routes should be integrated</p> <p>Additional mitigation measures proposed:</p> <p>DM3: Infrastructure and Delivery sets out the policy requiring developers to make contributions towards infrastructure where development creates a need for additional/improved facilities</p> <p>DM8: Safeguarding Open Space, Sport and Recreational Facilities sets out the justification that a</p>	<p>Output indicators:</p> <p>No loss of allocated community facilities and open spaces in the borough</p> <p>An increase in the quality and quantity of open space typologies in rural areas</p> <p>Satisfaction with parks and open spaces</p> <p>Satisfaction with the local area as a place to live</p> <p>No loss of allocated cultural and tourism facilities within the borough</p> <p>Implementation of the Hinckley & Rural Parishes Cycle Network Plan</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
			<p>developer must provide in order to demonstrate that proposals which result in loss of open space/buildings for recreational or sporting use are acceptable</p> <p>DM9: Safeguarding Natural and Semi-Natural Open Spaces, DM24: Cultural and Tourism Facilities, and DM25: Community Facilities all seek to preserve and protect their respective designations</p> <p>Triggers for improvements to existing cultural and leisure facilities/the provision of new facilities will be detailed in the Infrastructure SPD which will incorporate a review of the Play and Open Spaces Developer Contributions SPD (see Local Development Scheme for further details)</p> <p>The Borough Council is also considering introducing a Community Infrastructure Levy which would provide an additional funding stream toward meeting this objective</p>	<p>Products delivered under the Green Infrastructure network</p> <p>Housing Quality – Building For Life assessments</p> <p>Sources:</p> <p>Authority Monitoring Report</p> <p>Green Space Strategy</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
SAO5: To improve community safety, reduce the fear of crime and reduce anti-social behaviour, particularly in south Barwell and Earl Shilton and Hinckley town centre	No adverse effects found	N/A	N/A	N/A

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SA06: To promote and support the empowerment of local communities in creating and implementing solutions that meet their needs focusing particularly on young, elderly and deprived people</p>	<p>Increased population resulting in additional residential development or more general demographic change might lead to an increase in the number of young and/or elderly people without a corresponding increase in facilities which cater for their needs which could adversely impact the achievement of this objective</p> <p>Uneven economic development could lead to an increase in the number of deprived individuals or families</p>	<p>Core Strategy Policy 16 seeks an appropriate housing mix based on need identified in the most up to date SHMA. This includes provision of housing suitable for the elderly and affordable housing for more deprived sections of the community</p> <p>Policies 8, 10, and 11 seek to support improvements to existing community facilities within certain settlements with identified needs</p> <p>Policy 14 seeks to support accessibility within rural areas, including supporting the continued provision of accessible services for residents with impaired mobility, supporting expansion of accessible transport services, and supporting the continuation of hourly services. This should help meet the transport needs of those without car access, which can include the young and elderly</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>There are no specific mitigation measures identified within the Sustainability Appraisal which relate to this objective.</p> <p>Additional mitigation measures proposed:</p> <p>DM3: Infrastructure and Delivery requires the provision of additional or improved infrastructure to ensure new developments are adequately serviced</p> <p>DM22: Vitalising District, Local and Neighbourhood Centres seeks to protect existing district, local and neighbourhood centres to ensure that those in rural areas still have a local centre and are not isolated</p> <p>DM25: Community Facilities seeks to encourage the formation of new community facilities across the borough</p>	<p>Output indicators:</p> <p>The Planning Policy team keep a database of active neighbourhood plans which monitors their progress and is regularly updated</p> <p>List of designated Assets of Community Value</p> <p>Number of identified existing services in the Key Rural Centres and Rural Villages</p> <p>Satisfaction with the local area as a place to live</p> <p>Implementation of the Hinckley and Rural Parishes Cycle Network Plan</p> <p>Infrastructure requirements provided</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
			<p>Neighbourhood Planning provides a key avenue for communities to be directly involved with formulating planning policy for their area, allowing them to focus on locally specific issues. The Borough Council actively supports those Parishes and Neighbourhood Forums which choose to pursue neighbourhood planning</p> <p>The Earl Shilton and Barwell AAP Policy 2 seeks to support and enable the enhancement or increased provision of community facilities within the existing settlements. Policy 24 seeks to safeguard existing community facilities, set how their loss will be resisted and where their loss will be accepted</p> <p>Funding for key community infrastructure could come from developer contributions. This will be set out in the upcoming Infrastructure SPD</p>	<p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SA07: To preserve and enhance the natural environment (species and habitats) and green infrastructure whilst contributing to achievement of Biodiversity Action Plan targets</p>	<p>The extended Phase 1 Habitat Survey (2014) identifies sites for their ecological values, some of which may be adversely affected by the introduction of development</p>	<p>Core Strategy Policy 20: Green Infrastructure outlines the implementation of the Green Infrastructure Network as a priority across the borough</p> <p>The National Forest has a Biodiversity Action Plan and therefore Policy 21: National Forest applies. This policy supports the implementation of the National Forest to the north east of the borough and proposals that contribute to the delivery of the National Forest Strategy</p>	<p>Sustainability Appaisal mitigation (Jan 2014) measures:</p> <p>Ensure landscape impacts from the housing allocation are minimised by design and appropriate Green Infrastructure</p> <p>Ensure appropriate landscape mitigation softening the rural and urban fabric</p> <p>Additional mitigation measures proposed:</p> <p>DM6: Enhancement of Biodiversity and Geological Interest stresses the importance of preserving and enhancing features of nature conservation and geological value by ensuring that appropriate on site / off site measures are in place if sites are to be affected</p>	<p>Output indicators:</p> <p>Total area (ha) of BAP habitat, Local Wildlife Site, SSSI lost or significantly damaged if planning permissions were implemented</p> <p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO8: To conserve and enhance the built and natural character, diversity and local distinctiveness of towns and villages in Hinckley and Bosworth borough</p>	<p>Development may have an adverse impact on this objective; for example on areas of open space or where a development involves demolition of buildings which add to the character of a settlement</p>	<p>Core Strategy Policies 1, 2, 3, 4, 8, 10, 11, 12 and 13 set out the requirements for conservation and enhancement to the built and natural character, diversity and local distinctiveness of individual settlements. The Earl Shilton and Barwell Area Action Plan expands further on Policies 2 and 3</p> <p>Policies 21 and 22 are more general policies which aim to ensure that the siting and scale of development appropriately relates to its setting within the National Forest and Charnwood Forest</p> <p>Policy 23 provides support for new and extended visitor attractions which will add to Hinckley & Bosworth's local distinctiveness</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Development will be required to be sympathetic to the conservation area and historic environment</p> <p>Ensure landscape impacts from the housing allocations are minimised by design and appropriate Green Infrastructure</p> <p>Development should be designed to a high quality reflecting local building types and vernacular</p> <p>Ensure appropriate landscape mitigation softening the rural and urban fabric</p> <p>Additional mitigation measures proposed:</p> <p>DM4: Safeguarding the Countryside and Settlement Separation details that the countryside will be safeguarded from unsustainable development and sets out the exceptions which may be considered appropriate</p>	<p>Output indicators:</p> <p>Housing Quality - Building For Life Assessments</p> <p>New homes meeting the identified Code for Sustainable Homes levels (an updated framework will be devised for the years beyond 2016)</p> <p>Total area of BAP habitat, Local Wildlife Site and SSSI lost or significantly damaged if planning permission was implemented.</p> <p>Percentage of conservation areas that have an up to date published Conservation Area Appraisal</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
			<p>DM10: Development and Design seeks to ensure that schemes are appropriately designed to ensure that the character and local distinctiveness of the area is conserved and enhanced</p> <p>DM11: Protecting and Enhancing the Historic Environment, DM12: Heritage Assets and DM13: Preserving the Borough's Archaeology provide criteria for the protection and enhancement of the historic environment and the borough's archaeology; requiring developers to demonstrate measures to minimise/avoid adverse impacts</p> <p>DM23: High Quality Shop Fronts and Advertisements provides for new and refurbished shop fronts where they reflect the local style and materials of the host building and immediate area. It also provides for the retention of existing shop fronts of historic interest and significance</p>	<p>Number of Grade II listed buildings on the Local Buildings at Risk register</p> <p>Sources:</p> <p>Authority Monitoring Report</p> <p>Green Infrastructure Study</p> <p>Grade II buildings at risk register</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
			<p>Conservation Area Appraisals and emerging Neighbourhood Plans will provide more specific detail relating to the conservation and enhancement of the character of individual settlements</p> <p>Effects could also be mitigated through the development management process as proposals emerge</p>	

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO9: To preserve and enhance the character and appearance and setting of archaeological sites, historic buildings, conservation sites, historic parks and other cultural assets, including heritage assets on the Heritage at Risk Register</p>	<p>There is the potential for sites to have a negative impact on cultural assets through poor design</p>	<p>Core Strategy policies 1, 2, 3, 4, 8, 11, and 12 require new development to respect the character and appearance of conservation areas.</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Development will be required to be sympathetic to the conservation area and historic environment</p> <p>Development should be designed to a high quality reflecting local building types and vernacular</p> <p>Additional mitigation measures proposed:</p> <p>DM10: Development and Design puts measures in place to limit the detriment to protect and enhance the built environment whilst looking at the inter-relationship between existing development and the surrounding landscape/townscape</p> <p>DM11: Protecting and Enhancing the Historic Environment is the strategic umbrella policy which prescribes the process by which applications which may have an impact on heritage assets will be assessed</p>	<p>Output indicators:</p> <p>Percentage of conservation areas that have an up to date published Conservation Area Appraisal.</p> <p>Number of Grade II listed buildings on the Local Buildings at Risk register.</p> <p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
			<p>DM12: Heritage Assets relates directly to Listed Buildings, Conservation Areas, Historic Landscapes, Scheduled Monument and Locally Important Heritage Assets</p> <p>DM13: Preserving the Borough's Archaeology sets out the requirements to be considered when assessing an application on an archaeological site</p>	

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SA10: To conserve and enhance the character, diversity and local distinctiveness of the rural landscape in the borough area</p>	<p>Development may adversely impact the achievement of this objective, particularly where the development is of a significant scale and prominent within the landscape. This impact may be particularly detrimental where development is in close proximity to or within conservation areas or listed buildings</p>	<p>Core Strategy Policies 7, 9, 10, 11, 12 and 13 set out the key requirements for the conservation and enhancement of the character and local distinctiveness of rural settlements within the borough</p> <p>Policy 9 sets out the measures that will be taken to protect and enhance the Rothley Brook Meadow Green Wedge and ensure that the siting, scale and nature of development is appropriate</p> <p>Policy 20 sets out the locations and measures that will be taken to protect and enhance Green Infrastructure across the borough, including in rural areas, and ensure that the siting, scale and nature of development is appropriate</p> <p>Policy 21 provides that new developments will be required to reflect the forest context and ensure that the siting and scale of development appropriately relates to the setting within the National Forest and Policy 22 does similar for the Charnwood Forest</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Development will be required to be sympathetic to the conservation area and historic environment</p> <p>Development should ensure low impact on adjacent Green Infrastructure softening in to semi-natural space</p> <p>Development should be designed to a high quality reflecting local building types and vernacular</p> <p>The setting of the Ashby Canal should be considered in the design stage of development to ensure that the site boundary adjacent to the canal is sympathetic to its classification as a conservation area. Existing semi-mature trees currently line the banks of the canal and so should provide some screening from views of the development</p>	<p>Output indicators</p> <p>Housing Quality-Building for Life Assessments</p> <p>Products delivered under the green infrastructure network</p> <p>Total Area (Ha) of BAP habitat, Local Wildlife Site, and Site of Special Scientific Interest (SSSI) lost or significantly damaged if planning permission was implemented</p> <p>Percentage of conservation areas that have an up to date published Conservation Area Appraisal</p> <p>Number of Grade II listed buildings on the local 'buildings at risk' register</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
		<p>Policy 23 provides support for new and extended visitor attractions which will add to Hinckley & Bosworth's local distinctiveness</p>	<p>Additional mitigation measures proposed:</p> <p>DM4: Safeguarding the Countryside and Settlement Separation</p> <p>The Borough Council will continue to update Conservation Area Appraisals and work with local areas to produce Neighbourhood Plans; both of which any planning application received will need to consider</p> <p>DM10: Development and Design will ensure that schemes are appropriately designed to ensure that the character and local distinctiveness of the area is conserved and enhanced</p> <p>Policies DM11, DM12 and DM13 provides criteria for the protection and enhancement of the historic environment and the borough's archaeology; requiring developers to demonstrate measures to minimise/avoid adverse impacts</p>	<p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
			<p>A Biodiversity SPD could set out methods of identifying the required mitigation and compensatory measures and guidance to meet the need for biodiversity 'off-setting'</p> <p>Effects could also be mitigated through the development management process as proposals emerge</p>	

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
SAO11: To conserve and enhance woodland cover in the borough area, particularly where it supports the National Forest area	No adverse effects found	N/A	N/A	N/A

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO12: To maintain and improve the quality of water resources and protect the flood plain</p>	<p>Development may impact on this objective, for example where it occurs on land within flood zones 2 and 3; or sites which have the potential for groundwater flooding and surface water flooding</p>	<p>N/A</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Include sustainable drainage systems on site where possible, use of low water systems and green field run off rates</p> <p>Flood risk assessment may be required to determine if development will have a significant negative effect on the risk of local flooding. Policies should encourage sustainable designs which encourage low water use and green field run off rates</p> <p>Additional mitigation measures proposed:</p> <p>DM7: Preventing Pollution and Flooding provides that development proposals must demonstrate, through mitigation measures, that any adverse impacts of flooding would be prevented</p>	<p>Output indicators:</p> <p>Number of planning permissions granted contrary to Environment Agency advice</p> <p>Location and number of SUDs provided through new development</p> <p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
			<p>Where a site has the potential for surface water flooding this can be mitigated through an appropriate sustainable draining system as a requirement of DM10: Development and Design</p> <p>Inappropriate development in areas at risk of flooding will be avoided by directing development away from areas at highest risk, but where development is necessary, it will be necessary to ensure it is made safe without increasing flood risk elsewhere. Guidance on the application of the sequential and exception test is set out in the NPPF. The technical guidance on flood risk sets out how this policy should be implemented</p>	

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO13: To improve air quality particularly through reducing transport related pollutants</p>	<p>The introduction of development in an area would bring with it an increase in the number of private motor vehicles which would increase transport related pollutants in an area</p>	<p>The spatial strategy set out in the Core Strategy is to focus the majority of development within the urban area followed by a three tier settlement hierarchy in the rural areas. Key Rural Centres are the focal points for rural areas to enable residents to gain access to basic services without having to travel long distances. Rural Villages were identified for limited to growth to maintain population levels so that local services were not lost increasing car travel</p> <p>Policy 5 sets out a number of transport interventions to support additional development and enable alternatives to car use</p> <p>Policy 14 outlines how accessibility within the rural areas will be supported to promote alternative transport routes</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Sustainable transport measures and appropriate walking and cycling routes should be integrated</p> <p>Additional mitigation measures proposed:</p> <p>DM1: Presumption in Favour of Sustainable Development ensures development is located within the most sustainable locations when measured against social, economic and environmental factors</p> <p>DM2: Delivering Renewable Energy and Low Carbon Development shows that the Borough Council is committed to reducing its environmental impact through carbon reduction measures and supporting renewable energy and low carbon developments where appropriate</p>	<p>Output indicators:</p> <p>CO2 reduction from local authority operations</p> <p>Delivery of a transport interchange at Hinckley Rail Station</p> <p>Implementation of the Hinckley and Rural Parishes Cycle Network Plan</p> <p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
			<p>DM10: Development and Design requires developments to maximise opportunities for the conservation of energy and resources through design</p> <p>The existing Sustainable Design SPD may be reviewed (see Local Development Scheme for further details) and could incorporate guidance on renewable energy</p>	

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
SAO14: To manage prudently mineral resources and avoid/reduce pollution of land	No adverse effects found	N/A	N/A	N/A

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO15: To minimise energy use and develop renewable energy resources</p>	<p>The introduction of development of any scale will increase the energy use within that specific area</p>	<p>Core Strategy Policy 24 sets out the standards that the council will require all development to meet in order to reduce emissions and ensure opportunities for sustainable energy are maximised</p> <p>(NB Parts of this policy are no longer relevant due to changes to legislation and national policy)</p> <p>Policy 16 provides that developments of 10 or more dwellings are required to meet a 'very good' rating against the Building for Life criteria</p> <p>(NB Building for Life has been revised since the policy was devised)</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Low energy demand in the built environment should be stipulated</p> <p>Ensure low energy demand in the built environment and from the transport specifically</p> <p>Additional mitigation measures proposed:</p> <p>DM1: Presumption in Favour of Sustainable Development ensures development is located within the most sustainable locations when measured against social, economic and environmental factors</p> <p>DM2: Delivering Renewable Energy and Low Carbon Development shows that the council is committed to reducing its environmental impact through carbon reduction measures and supporting renewable energy and low carbon developments where appropriate</p>	<p>Output indicators:</p> <p>New homes meeting the identified Code for Sustainable Homes levels (an updated framework will be devised for the years beyond 2016)</p> <p>Public buildings meeting the minimum of BREEAM (or equivalent) assessment rating of 'very good' from 2009-2016</p> <p>Public buildings meeting the minimum of BREEAM (or equivalent) assessment rating of 'excellent' from 2016 onwards</p> <p>Renewable energy generation</p> <p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
			<p>DM10: Development and Design requires developments to maximise opportunities for the conservation of energy and resources through design</p> <p>The existing Sustainable Design SPD may be reviewed (see Local Development Scheme for further details) and could incorporate guidance on renewable energy</p>	

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO16: To reduce greenhouse gas emissions to mitigate the rate of climate change</p>	<p>Development which leads to the introduction of additional dwellings/provision for employment would bring with it an increase in the number of private motor vehicles. This would likely increase transport related pollutants and greenhouse gases which would have an adverse impact on this objective</p>	<p>Core Strategy Policy 24 sets out the standards that the council will require all development to meet in order to reduce emissions and ensure opportunities for sustainable energy are maximised</p> <p>(NB Parts of this policy are no longer relevant due to changes to legislation and national policy)</p> <p>Policy 16 provides that developments of 10 or more dwellings are required to meet a 'very good' rating against the Building for Life criteria</p> <p>(NB Building for Life has been revised since the policy was devised)</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Low energy demand in the built environment should be stipulated</p> <p>Ensure low energy demand in the built environment and from transport specifically</p> <p>Additional mitigation measures proposed:</p> <p>DM2: Delivering Renewable Energy and Low Carbon Development provides that applications for the development of renewable energy and low carbon development installations will be supported subject to specific criteria</p> <p>DM10: Development and Design requires that development should maximise opportunities for the conservation of energy and resources</p> <p>Development would be required to conform to relevant Building Regulations. This will alter the sustainability credentials of the development dependant on the timescale of delivery</p>	<p>Output indicators:</p> <p>New homes meeting the identified Code for Sustainable Homes levels (an updated framework will be devised for the years beyond 2016)</p> <p>Public buildings meeting the minimum of BREEAM (or equivalent) assessment rating of 'very good' from 2009-2016</p> <p>Public buildings meeting the minimum of BREEAM (or equivalent) assessment rating of 'excellent' from 2016 onwards.</p> <p>Renewable energy generation</p> <p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
			The existing Sustainable Design SPD may be reviewed (see Local Development Scheme for further details) and could incorporate guidance on renewable energy	

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO17: To improve access to education and training for children, young people and adult learners</p>	<p>Where a site is not within close proximity to educational/community facilities it may hinder the opportunities of residents to access these services and progress their educational attainment</p>	<p>The spatial strategy set out in the Core Strategy is to focus the majority of development within the urban area followed by a three tier settlement hierarchy in the rural areas. Key Rural Centres are the focal points for rural areas to enable residents to gain access to services such as educational institutions without having to travel long distances. Rural Villages were identified for limited to growth to maintain population levels so that local services were not lost including the prevention of the closure of schools</p> <p>Policy 8 of the Core Strategy identifies that the delivery of improvements to the quality of Groby Village Hall and Groby Community College. It also supports the attraction of knowledge based services to support the Markfield Institute of Higher Education which is linked to Loughborough University</p> <p>Policy 14 Rural Areas: Transport outlines how accessibility within the rural areas will be supported which will enable better access to educational facilities and training opportunities</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Sustainable Transport measures and appropriate walking and cycling routes should be integrated</p> <p>Additional mitigation measures proposed:</p> <p>When identifying site allocations for residential development the Borough Council used the Community Facilities Audit (2013) which identifies catchment areas (not reflective of healthcare or school catchment areas) for community facilities. This enabled the Borough Council to consider proximity to libraries, community centres/village halls and schools when weighing up the selection of sites</p> <p>The document allocates community facilities which include schools to provide them with additional protection</p> <p>DM25: Community Facilities relates to the provision of new facilities, retention of existing provision and loss of existing facilities</p>	<p>Output indicators:</p> <p>Proportion of population aged 19-64 qualified to at least NVQ2 or higher</p> <p>Proportion of population aged 19-64 qualified to at least NVQ4 or higher</p> <p>No loss of allocated community facilities in the borough</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
SA18: To develop a strong culture of enterprise and innovation whilst providing access to appropriate employment opportunities for the local population, particularly in rural areas	No adverse effects found	N/A	N/A	N/A

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO19: To help farmers diversify their agricultural activities or revenue in to rural businesses. To help other rural businesses diversify their activities</p>	<p>Developments may occur on high grade agricultural land</p>	<p>N/A</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>There are no specific mitigation measures identified within the Sustainability Appraisal which relate to this objective</p> <p>Additional mitigation measures proposed:</p> <p>DM5: Enabling Rural Worker Accommodation enables rural worker accommodation and not only applies to agricultural businesses but also applies workers of rural enterprises including forestry, equine, kennel/cattery and fishery uses thereby supporting farms to diversify</p> <p>DM15: Redundant Rural Buildings allows redundant rural buildings to be adapted or be re-sued if it's demonstrated that the building is no longer viable in its current use thereby protecting rural buildings from being lost if they're still viable</p>	<p>Output indicators:</p> <p>Number of planning applications approved for the diversification of farms and the use of Policy DM5 and DM15</p> <p>Number of rural businesses using funding acquired through The Council's LEADER Project 2015-2020 as well as other rural business funding projects through the Leicester and Leicestershire Enterprise Partnership (LLEP) such as the European Agricultural Fund for Rural Development (EAFRD)</p> <p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO20: To optimise the use of previously developed land, buildings and existing infrastructure</p>	<p>Development may have a negative impact on this objective, for example where there are existing buildings on a site and these are to be demolished rather than reused</p>	<p>Core Strategy Policies 1, 2 and 3 make reference to the redevelopment and re-use of existing buildings, in particular in Policies 2 and 3 in relation to the need to respect industrial heritage through the re-use of existing buildings. The Hinckley Town Centre Area Action Plan and Earl Shilton and Barwell Area Action Plan expand further on Policies 1, 2 and 3</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Consideration of site waste management could reduce waste produced</p> <p>Additional mitigation measures proposed:</p> <p>DM14: Replacement Dwellings in the Rural Area provides that where demolition and rebuild is proposed, this will only be acceptable where this leads to an enhancement of the immediate setting and general character of the area</p> <p>DM15: Redundant Rural Buildings provides support for the re-use/adaptation of redundant or disused rural buildings subject to certain criteria</p> <p>DM19: Existing Employment Sites provides policy for the retention of existing employment sites and the circumstances in which the council will consider alternative uses</p>	<p>Output indicators:</p> <p>Due to the recent changes to the Town and Country Planning (General Permitted Development) (England) Order 2015 change of use of agricultural buildings without planning permission can occur with certain stipulations. Only those developments that require planning permission can be monitored</p> <p>Delivery of the residential site allocations</p> <p>Infrastructure requirements provided</p> <p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
			<p>Individual applications will be considered in line with national policy which provides that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value</p>	

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO21: To promote and ensure high standards of sustainable design and construction</p>	<p>There is the potential for a development to impact negatively on the environment through the poor use of construction materials and layout of development</p>	<p>Policy 24 of the Core Strategy sets out the requirements for the sustainable design of buildings</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Development should be designed to a high quality reflecting local building types and vernacular</p> <p>Low energy demand in the built environment should be stipulated</p> <p>Additional mitigation measures proposed:</p> <p>DM10: Development and Design identifies that development should maximise opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Policy 24 of the Core Strategy</p> <p>Any development would be required to conform to the relevant Building Regulations at the time of development. This would alter the sustainability credentials of the new dwellings dependant on the timescale of delivery</p>	<p>Output indicators:</p> <p>Housing Quality – Building for Life assessments.</p> <p>New homes meeting the identified Code for Sustainable Home levels (an updated framework will be devised for the years beyond 2016).</p> <p>Public buildings meeting the minimum of BREEAM (or equivalent) assessment rating of 'very good' from 2009-2016</p> <p>Public buildings meeting the minimum of BREEAM (or equivalent) assessment rating of 'excellent' from 2016 onwards.</p> <p>Renewable energy generation</p> <p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
SAO22: To minimise waste and to increase the re-use and recycling of waste materials	No adverse effects found	N/A	N/A	N/A

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO23: To improve access to services, particularly for their rural population, these without a car and for disabled, elderly and deprived</p>	<p>Some rural areas do not have local service provision and therefore the introduction of more development in rural areas without the correct infrastructure could be considered unsustainable</p>	<p>Core Strategy Policy 14 supports accessibility within the rural areas ensuring that there is high quality transport networks between the Key Rural Centres and their nearest urban centre and between the Rural Villages and their nearest Key Rural Centre. This policy also supports the provision of accessible transport services for mobility impaired and rurally isolated residents</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Sustainable transport measures and appropriate walking and cycling routes should be integrated</p> <p>Ensure low energy demand in the built environment and from the transport specifically</p> <p>Additional mitigation measures proposed:</p> <p>DM3: Infrastructure and Delivery requires the provision of additional or improved infrastructure to ensure new developments are adequately serviced</p> <p>DM22: Vitalising District, Local and Neighbourhood Centres seeks to protect existing district, local and neighbourhood centres ensuring those in rural areas still have a local centre and are not isolated</p>	<p>Output indicators:</p> <p>Implementation of the Hinckley and Rural Parishes Cycle Network Plan</p> <p>Infrastructure requirements provided</p> <p>Sources:</p> <p>Authority Monitoring Report</p> <p>Revised Infrastructure Plan</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
<p>SAO24: To encourage and develop the use of public transport, cycling and walking as alternatives to the private car</p>	<p>Development may have a negative impact on objective; for example if an area does not contain any local service provision or the local centre is some distance from the site then it is likely that residents would use a private vehicle to access local services to meet day to day needs</p>	<p>Core Strategy Policies 1, 2, 3, 4, 8, 10, 11, 12 and 13 set out the requirements for delivery of public transport, cycling and walking routes in relation to individual settlements. The Earl Shilton and Barwell Area Action Plan expands further on Policies 2 and 3</p> <p>Policy 14 sets out the steps that the council will take to support accessibility in rural areas</p>	<p>Sustainability Appraisal mitigation (Jan 2014) measures:</p> <p>Green Infrastructure should be built into developments to mitigate the loss of biodiversity</p> <p>Sustainable transport measures and appropriate walking and cycling routes should be integrated</p> <p>Additional mitigation measures proposed:</p> <p>DM9: Safeguarding Natural and Semi-Natural Open Spaces sets out that developments within areas of Natural and Semi Natural Open Space will only be considered appropriate where; inter alia; it would promote the establishment and enhancement of pedestrian footpaths and cycleways</p>	<p>Output indicators:</p> <p>Implementation of the Hinckley & Rural Parishes Cycle Network Plan</p> <p>Housing Quality – Building For Life assessments</p> <p>Sources:</p> <p>Authority Monitoring Report</p>

Sustainability appraisal objective	Possible impacts	Mitigation measures included within the Core Strategy	Additional measures proposed	Monitoring
			<p>DM20: Provision of Employment Sites states that applications will be subject to a sequential test where proposals outside the settlement boundary and therefore less accessible are submitted. Similarly, DM21: Locating Sustainable Town Centre Uses and DM22: Vitalising District, Local and Neighbourhood Centres set out the sequential approach to new retail proposals</p> <p>Triggers for improvements to existing public transport, cycling and walking routes and contributions towards the provision of new facilities will be detailed in the Infrastructure SPD (see Local Development Scheme for further details)</p>	

19 APPENDIX 2

EXTANT LOCAL PLAN POLICIES (2001) & (2006-2026) TO BE REPLACED BY SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES

- 19.1 Table APP2a identifies which policies in the adopted Hinckley and Bosworth Local Plan (2001) will be replaced by policies in the adopted Local Plan (2006-2026).
- 19.2 Table APP2b identifies which extant Local Plan (2006-2026) policies, already adopted, are to be replaced by development management policies or site allocations.
- 19.3 The Earl Shilton and Barwell Area Action Plan contains policies to guide decision-making for the settlements of Earl Shilton and Barwell only. A number of these policies are duplicated through strategic development management policies which apply to the borough as a whole. For ease of use and consistency the duplicate policies which relate to Earl Shilton and Barwell only will be superseded by those in the Site Allocations and Development Management Policies DPD.
- 19.4 The Hinckley Town Centre Area Action Plan provides policy requirements for a series of allocations for residential, employment, retail, leisure and community uses. The Site Allocations and Development Management Policies DPD has revised or updated these allocations based on up to date evidence and therefore supersedes a number of AAP policies listed in Table APP2b.
- 19.5 Policies which comprise the adopted Local Plan (2006-2026) include those within the following Development Plan Documents:
- Core Strategy (**CS Policy**);
 - Development Management Policies DPD (**DM Policy**);
 - Site Allocation Policies (**SA Policy**);
 - Site Allocations-land use (SA Allocations) ;
 - Earl Shilton and Barwell Area Action Plan Policies (**ESBAAP Policy**);
 - Hinckley Town Centre Area Action Plan (**TCAAP Policy**).
- 19.6 References to Implemented Policies refer to site specific policies within the 2001 Local Plan which have been given planning permission and built out. Deleted policies are those which no longer conform to National Policy or hold relevance to decision making in the borough.

Table APP2a Local Plan (2001) Policies To Be Replaced by Local Plan (2006 - 2026) Policies			
Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
IMP1	Contributions towards the provisions of infrastructure and facilities	DM Policy DM3	Infrastructure and Delivery
		ESBAAP Policy 21	Infrastructure and Delivery
		CS Policy 5	Transport Infrastructure in the Sub-regional Centre
RES1	Residential Proposals	CS Policies 1, 2, 3, 4, 5, 6, 8,10,11,12	
		ESBAAP Policy 1	Sustainable Urban Extension (SUE)
		ESBAAP Policy 6	Earl Shilton Urban Extension
		ESBAAP Policy 7	Housing in Earl Shilton Urban Extension
		ESBAAP Policy 12	Barwell Urban Extension
ESBAAP Policy 13	Housing in Barwell Urban Extension		
RES1 (a)	North of Bagworth Colliery, Bagworth	Implemented	
RES1 (b)	Former Railway Sidings, Bagworth	CS Policy 10	Key Rural Centres within the National Forest
RES1 (c)	Former Allotment site west of Stapleton Lane, Barwell	Implemented	
RES1 (d)	Former allotment site west of Kirkby Road, Barwell	Implemented	
RES1 (e)	East of the Common, Barwell	Implemented	
RES1 (g)	Rugby Road/Coventry Road, Burbage	Implemented	
RES1(h)	Shadows Lane, Congerstone	Implemented	

Table APP2a			
Local Plan (2001) Policies To Be Replaced by Local Plan (2006 - 2026) Policies			
Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
RES1 (i)	Ronald Troon Road, Earl Shilton	Implemented	
RES1 (j)	South of Breach Lane, Earl Shilton	Implemented	
RES1 (k)	Martinshaw Lane, Groby	CS Policy 8	Key Rural Centres Relating to Leicester
RES1 (l)	West of Clifton Way, Hinckley	Implemented	
RES1 (m)	North of Outlands Drive, Hinckley	Implemented	
RES1 (n)	Nutts Lane/Coventry Road, Hinckley	Implemented	
RES1 (o)	Barons Park, Kirby Muxloe	Implemented	
RES1 (p)	North of Ferndale Drive, Ratby	Implemented	
RES1 (q)	West of the M1, Ratby	Implemented	
RES2	The Provision of Affordable Housing	CS Policy 15	Affordable Housing
RES3	Provision of Affordable Housing on Sites not specifically allocated for residential	CS Policy 17 CS Policy 15	Rural Needs Affordable Housing
RES4	Affordable Housing in Small Villages	CS Policy 17	Rural Needs
RES5	Residential Proposals on Unallocated Sites	Deleted- Non-Conformity with NPPF or other policies in the Local Plan (2006-2026)	
RES10	Replacement Dwellings	DM Policy 14	Replacement Dwellings in the Rural Area
RES12	New Agricultural Dwellings	DM Policy 5	Enabling Rural Worker Accommodation

Table APP2a Local Plan (2001) Policies To Be Replaced by Local Plan (2006 - 2026) Policies			
Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
RES13	Gypsy Caravan Sites	CS Policy 18	Provision of Sites for Gypsies, Travellers and Travelling Showpeople
EMP1	Existing Employment Sites	DM Policy 19	Existing Employment Sites
		ESBAAP Policy 23	Existing Employment Sites
EMP2	Expansion of Existing Employment Uses	DM Policy 19	Existing Employment Sites
EMP3	Land for Employment Development	DM Policy 20	Provision of Employment Sites
		ESBAAP Policy 8	Employment in Earl Shilton Urban Extension
		ESBAAP Policy 14	Employment in Barwell Urban Extension
EMP3 (a)	Station Road, Earl Shilton	Alternative Scheme Implemented	
EMP3 (b)	Land at Nutts Lane	DM Policy 20	Provision of Employment Sites
EMP3 (c)	Land at Grass Plots/A5, Burbage	Implemented	
EMP4	Employment Development on Sites other than those allocated for employment uses	DM Policy 20	Provision of Employment Sites
EMP5	MIRA, Built development for employment purposes	DM Policy 19	Existing Employment Sites
EMP6	MIRA, Surface Test Facilities and Landscaping to Proving Ground	DM Policy 19	Existing Employment Sites
EMP7	Upper Bond Street Area, Hinckley	DM Policy 19	Existing Employment Sites

Table APP2a Local Plan (2001) Policies To Be Replaced by Local Plan (2006 - 2026) Policies			
Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
BE1	Design and Siting of Development	DM Policy 10	Development and Design
		ESBAAP Policy 22	Development and Design
BE3	Demolition of Listed Buildings	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Assets
BE4	Alterations to Listed Buildings	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Assets
BE5	The Setting of a Listed Building	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Assets
BE6	Change of Use of Listed Buildings	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Assets
BE7	Development in a Conservation Area	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Assets
BE8	Demolition in Conservation Areas	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Assets
BE9	Shop Fronts in Conservation Areas	DM Policy 23	High Quality Shop Fronts and Advertisements
BE10	Shop Security in Conservation Areas	DM Policy 23	High Quality Shop Fronts and Advertisements

Table APP2a			
Local Plan (2001) Policies To Be Replaced by Local Plan (2006 - 2026) Policies			
Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
BE11	Advertisements in Conservation Areas	DM Policy 23	High Quality Shop Fronts and Advertisements
BE12	Scheduled Ancient Monuments and Nationally Important Archaeological Sites	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Assets
		DM Policy 13	Preserving the Borough's Archaeology
BE13	Initial Assessment of Sites of Archaeological Interest and Potential	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Assets
		DM Policy 13	Preserving the Borough's Archaeology
BE14	Archaeological Field Evaluation of Sites	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Assets
		DM Policy 13	Preserving the Borough's Archaeology
BE15	Preservation of Archaeological Remains in Situ	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Assets
		DM Policy 13	Preserving the Borough's Archaeology

Table APP2a			
Local Plan (2001) Policies To Be Replaced by Local Plan (2006 - 2026) Policies			
Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
BE16	Archaeological Investigation and Recording	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Assets
		DM Policy 13	Preserving the Borough's Archaeology
BE17	Historic Battlefields	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Asset
		DM Policy 13	Preserving the Borough's Archaeology
BE19	Open Spaces and Areas of Special Character within Settlements	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Assets
		DM Policy 8	Safeguarding Open Space, Sport and Recreational Facilities
BE20	Re-use and Adaptation of Rural Buildings	DM Policy 15	Redundant Rural Buildings
BE26	Light Pollution	DM Policy 7	Preventing Pollution and Flooding
BE27	Wind Power	DM Policy 2	Delivering Renewable Energy and Low Carbon Development
NE2	Pollution	DM Policy 7	Preventing Pollution and Flooding
NE3	Green Wedges	CS Policy 6	Hinckley/Barwell/Earl Shilton/Burbage Green Wedge
		CS Policy 9	Rothley Brook Meadow Green Wedge
NE4	Areas of Separation	DM Policy 4	Safeguarding the Countryside and Settlement Separation

Table APP2a Local Plan (2001) Policies To Be Replaced by Local Plan (2006 - 2026) Policies			
Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
NE5	Development in the Countryside	DM Policy 4	Safeguarding the Countryside and Settlement Separation
NE6	Sites of Special Scientific Interest	DM Policy 6	Enhancement of Biodiversity and Geological Interest
NE7	Sites of County and Local Nature Conservation Significance	DM Policy 6	Enhancement of Biodiversity and Geological Interest
NE10	Local Landscape Improvement Areas	Deleted	
NE12	Landscaping Schemes	DM Policy 10	Development and Design
		ESBAAP Policy 22	Development and Design
NE13	The Effects of Development on Natural Watercourses	DM Policy 7	Preventing Pollution and Flooding
NE14	Protection of Surface Waters and Ground Water Quality	DM Policy 7	Preventing Pollution and Flooding
NE15	Protection of River Corridors	DM Policy 7	Preventing Pollution and Flooding
NE16	Storage of Oils, Fuels and Chemicals	DM Policy 7	Preventing Pollution and Flooding
NE17	Protection of the Water Environment from the Development of Contaminated Land	DM Policy 7	Preventing Pollution and Flooding
NE19	Charnwood Forest	CS Policy 22	Charnwood Forest

Table APP2a Local Plan (2001) Policies To Be Replaced by Local Plan (2006 - 2026) Policies			
Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
NE20	Groby Pool and Pool House	DM Policy 11	Protecting and Enhancing the Historic Environment
		DM Policy 12	Heritage Assets
		DM Policy 6	Enhancement of Biodiversity and Geological Interest
NE21	The Principles of Development within the National Forest	CS Policy 21	National Forest
NE22	Criteria for Consideration of Development Proposals Within the National Forest	CS Policy 21	National Forest
T1	Strategic Road Improvements	Deleted	
T2	Protection of Lines of Proposed Improvements to the Specified Road Network	Implemented	
T3	New Development and Public Transport	CS Policy 5	Transport Infrastructure in the Sub-regional Centre
		DM Policy 3	Infrastructure and Delivery
		ESBAAP Policy 10	General Highways Provision for Earl Shilton Urban Extension
		ESBAAP Policy 16	General Highways for Barwell Urban Extension
		ESBAAP Policy 21	Infrastructure and Delivery
T4	Retention of Parking Facilities	DM Policy 18	Vehicle Parking Standards
T5	Highway Design and Vehicle Parking Standards	DM Policy 17	Highways and Transportation
		DM Policy 18	Vehicle Parking Standards

Table APP2a			
Local Plan (2001) Policies To Be Replaced by Local Plan (2006 - 2026) Policies			
Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
T6	Car Parking in Market Bosworth	Implemented	
T7	Proposed Railway Station in Desford	CS Policy 8	Key Rural Centres Relating to Leicester- Desford
T8	Proposed Railway Station at Bagworth	CS Policy 10	Key Rural Centres within the National Forest
T9	Facilities for Cyclists and Pedestrians	CS Policy 5	Transport Infrastructure in the Sub-regional Centre
		CS Policy 14	Rural Areas Transport
		CS Policies 1,2,3,4,8,10,11 and 12	
		TCAAP Policy 16	Cycle Routes
		ESBAAP Policy 11	Walking and Cycling in Earl Shilton Urban Extension
		ESBAAP Policy 17	Walking and Cycling in Barwell Urban Extension
T10	Secure Cycle Parking Facilities	DM Policy 17	Highway Design
T11	Traffic Impact Assessment	DM Policy 17	Highway Design
RETAIL 1	General Retail Strategy	DM Policy 21	Locating Sustainable Town Centre Uses
RETAIL 2	Primary Shopping Frontages, Hinckley Town Centre	TCAAP Policy 13	Hinckley Town Centre Shopping Areas
RETAIL 3	Secondary Shopping Frontages, Hinckley Town Centre	TCAAP Policy 13	Hinckley Town Centre Shopping Areas
RETAIL 4	Other Shopping Areas, Hinckley Town Centre	DM Policy 21	Locating Sustainable Town Centre Uses

Table APP2a Local Plan (2001) Policies To Be Replaced by Local Plan (2006 - 2026) Policies			
Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
RETAIL 6	Shop Fronts	DM Policy 23	High Quality Shop Fronts and Advertisements
RETAIL 7	Local Shopping Centres	DM Policy 21	Locating Sustainable Town Centre Uses
RETAIL 8	Change from Retail Use Within Local Centres	DM Policy 22	Vitalising District, Local and Neighbourhood Centres
		ESBAAP Policy 26	Vitalising District, Local and Neighbourhood Centres
RETAIL 9	Proposed Local Shopping Centres	DM Policy 21	Locating Sustainable Town Centre Uses
		ESBAAP Policy 9	Neighbourhood Centre in Earl Shilton Urban Extension
		ESBAAP Policy 15	Neighbourhood Centre in Barwell Urban Extension
RETAIL 11	Small Local Shops	CS Policy 7	Key Rural Centres
		CS Policy 10	Key Rural Centres within the National Forest
		CS Policy 12	Rural Villages
		CS Policy 13	Rural Hamlets
		DM Policy 10	Development and Design
		ESBAAP Policy 22	Development and Design
RETAIL 12	Use of Upper Floors	ESBAAP Policy 26	Vitalising District, Local and Neighbourhood Centres
		DM Policy 22	Vitalising District, Local and Neighbourhood Centres

Table APP2a Local Plan (2001) Policies To Be Replaced by Local Plan (2006 - 2026) Policies			
Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
RETAIL 13	Conversion of Shops to Residential Use	DM Policy 22	Vitalising District, Local and Neighbourhood Centres
		ESBAAP Policy 26	Vitalising District, Local and Neighbourhood Centres
RETAIL 15	Amusement Centres	DM Policy 21	Locating Sustainable Town Centre Uses
REC1	Development of Recreation Sites	DM Policy 8	Safeguarding Open Space, Sport and Recreational Facilities
REC2	New Residential development- Outdoor Open Space and Provision for Formal Recreation	CS Policy 19	Green Space and Play Provision
REC3	New Residential Development- Outdoor Play Space for Children	CS Policy 19	Green Space and Play Provision
REC4	Proposals for Recreation Sites	DM Policy 4	Safeguarding the Countryside and Settlement Separation
REC6	Ashby Canal Corridor	DM Policy 8	Safeguarding Open Space, Sport and Recreational Facilities
		DM Policy 9	Safeguarding Natural and Semi-natural Open Spaces
		CS Policy 20	Green Infrastructure
REC7	Marina and Moorings Developments	DM Policy 10	Development and Design
		DM Policy 7	Preventing Pollution and Flooding
		DM Policy 18	Vehicle Parking Standards
REC9	Access to the Countryside	Deleted	

Table APP2a Local Plan (2001) Policies To Be Replaced by Local Plan (2006 - 2026) Policies			
Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
REC10	Former Railway Lines	Deleted	
REC12	Nailstone Colliery	Implemented	
REC13	Thornton Reservoir	DM Policy 8	Safeguarding Open Space, Sport and Recreational Facilities
		DM Policy 9	Safeguarding Natural and Semi-natural Open Spaces
		CS Policy 20	Green Infrastructure
REC16	Britannia Road, Recreation Ground	DM Policy 8	Safeguarding Open Space, Sport and Recreational Facilities.
REC21	Tourist Accommodation	CS Policy 23	Tourism Development
REC26	New Visitor Attractions	CS Policy 23	Tourism Development
CF2A	Development on Allocated Educational Sites	DM Policy 25	Community Facilities
		ESBAAP Policy 24	Community Facilities
CF2B	Alternative Uses of Existing Educational and Community	DM Policy 25	Community Facilities
		ESBAAP Policy 24	Community Facilities
CF4	Former Higham Grange Hospital	Implemented	
CF5	Cemetery Extensions and New Crematoria in the Urban Area	Part a	Implemented
		ESBAAP Policy 25 (Part b)	Safeguarding Open Space and Recreational Facilities
		Part c	Undeliverable

Table APP2a Local Plan (2001) Policies To Be Replaced by Local Plan (2006 - 2026) Policies			
Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
CF6	Village Crematories	DM Policy 4	Safeguarding the Countryside and Settlement Separation
CF8	Residential Care and Nursing Homes	DM Policy 10	Development and Design
		ESBAAP Policy 22	Development and Design

Table APP2b						
Extant Local Plan (2006 - 2026) Policies To Be Replaced by Site Allocations and Development Management Policies						
Extant Local Plan Policy (2006 - 2026)		Replacement Site Allocations or Development Management Policy in the Local Plan (2006 - 2026)				
ESBAAP Policy 21	Infrastructure and Delivery	DM Policy 3	Infrastructure and Delivery			
ESBAAP Policy 22	Development and Design	DM Policy 10	Development and Design			
ESBAAP Policy 24	Safeguarding Community Facilities	DM Policy 25	Community Facilities			
ESBAAP Policy 25	Safeguarding Open Space, Sport and Recreational Facilities	DM Policy 8	Safeguarding Open Space, Sport and Recreational Facilities			
ESBAAP Policy 26	Vitalising District, Local and Neighbourhood Centres	DM Policy 22	Vitalising District, Local and Neighbourhood Centres			
TCAAP Policy 2	Stockwell Head/ Concordia Theatre Strategic Development Area	SA Allocation	HIN14 (Residential)	HIN145 (Employment)		HIN161 (Leisure & Community)
TCAAP Policy 3	Atkins Factory Strategic Development Area	SA Allocation	HIN132 (Employment)	HIN144 (Employment)	HIN176 (Community)	HIN160 (Leisure & community)
TCAAP Policy 5	Land North of Mount Road	SA Allocation	HIN17 (Residential)	HIN184 (Community)	HIN101 (Open Space)	HIN98 (Open Space)
TCAAP Policy 6	Leisure Centre	SA Allocation	HIN08 (Residential)			
TCAAP Policy 7	Rugby Road/ Hawley Road	SA Allocation	HIN129 (Employment)			
TCAAP Policy 8	Railway Station/ Southfield Road	SA Allocation	HIN18 (Residential)		HIN156L (in part)	

Table APP2b							
Extant Local Plan (2006 - 2026) Policies To Be Replaced by Site Allocations and Development Management Policies							
Extant Local Plan Policy (2006 - 2026)		Replacement Site Allocations or Development Management Policy in the Local Plan (2006 - 2026)					
TCAAP Policy 10	North Warwickshire and Hinckley College Site	SA Allocation	HIN34PP (Residential)	HIN186 (Community)	HIN106PP (Residential)		
TCAAP Policy 12a	Area of Mixed Uses, Upper Bond Street	SA Allocation	HIN13 (Employment)	HIN27PP (Residential)	HIN132 (Employment)	HIN133 (Employment)	
			HIN134 (Employment)	HIN136 (Employment)	HIN137 (Employment)	HIN140 (Employment)	
			HIN140 (Employment)	HIN141 (Employment)	HIN142 (Employment)		
TCAAP Policy 12b	Transco HQ/Jarvis Porter	SA Allocation	HIN22PP (Residential)	HIN123 (Employment)	HIN124 (Employment)		
TCAAP Policy 14	Retail Development Outside Hinckley Town Centre	SA Allocation	HIN155L (Retail)		HIN156L (Retail)		
		DM Policy 21	Locating Sustainable Town Centre Uses				
		DM Policy 22	Vitalising District, Local and Neighbourhood Centres				

20 APPENDIX 3

STRATEGIC POLICIES OF THE LOCAL PLAN (2006 – 2026)

- 20.1 Strategic policies of the Local Plan (2006-2026) are defined as wide-ranging, usually with borough-wide implications over the course of the plan period.
- 20.2 A strategic policy relating to a specific site is considered as such if the non-delivery of that site for development would jeopardise the overall and strategic objectives of the local plan.
- 20.3 National policy requires local planning authorities to clearly set out the strategic policies of the Local Plan. This establishes the policies to which Neighbourhood Plans should be in general conformity. Neighbourhood plans should reflect the policies listed in Appendix 3 and should plan positively to support them.
- 20.4 Once a Neighbourhood Plan is in general conformity with the strategic policies of the Local Plan (2006-2026) and is brought into force, the policies take precedence over existing non-strategic policies in the Local Plan for that neighbourhood area, where they are in conflict.
- 20.5 The table below identifies the strategic policies of the Local Plan (2006-2026):

Strategic Policies of the Local Plan (2006-2026)	
Core Strategy (2009)	
CS Policy 1	Development in Hinckley
CS Policy 2	Development in Earl Shilton
CS Policy 3	Development in Barwell
CS Policy 4	Development in Burbage
CS Policy 5	Transport Infrastructure in the Sub-Regional Centre
CS Policy 6	Hinckley/Barwell/Earl Shilton/Burbage Green Wedge
CS Policy 7	Key Rural Centres
CS Policy 8	Key Rural Centres Relating to Leicester
CS Policy 9	Rothley Brook Meadow Green Wedge
CS Policy 10	Key Rural Centres within the National Forest
CS Policy 11	Key Rural Centres Stand Alone
CS Policy 12	Rural Villages
CS Policy 13	Rural Hamlets
CS Policy 14	Rural Areas: Transport
CS Policy 15	Affordable Housing
CS Policy 16	Housing Density, Mix and Design
CS Policy 17	Rural Needs
CS Policy 18	Provision of Sites for Gypsies, Travellers and Travelling Showpeople (this must be read in conjunction with the most up-to date Gypsy and Traveller Accommodation Needs Assessment)
CS Policy 19	Green Space and Play Provision

Core Strategy (2009)	
CS Policy 20	Green Infrastructure
CS Policy 21	National Forest
CS Policy 22	Charnwood Forest
CS Policy 23	Tourism Development
CS Policy 24	Sustainable Design and Technology
Site Allocations	
SA Policy 1	Safeguarding Site Allocations
SA Policy 2	Land West of Hinckley, Normandy Way, Hinckley
SA Policy 3	Land at Brookfield Road and Sketchley Brook, Burbage
SA Policy 4	Former Dunlop Factory, Station Road, Bagworth
SA Policy 5	Land South of Station Road and Heath Road, Market Bosworth
Development Management Policies	
DM Policy 1	Presumption in favour of Sustainable Development
DM Policy 2	Delivering Renewable Energy and Low Carbon Development
DM Policy 3	Infrastructure and Delivery
DM Policy 4	Safeguarding the Countryside and Settlement Separation
DM Policy 5	Enabling Rural Worker Accommodation
DM Policy 6	Enhancement of Biodiversity and Geological Interest
DM Policy 7	Preventing Pollution and Flooding
DM Policy 8	Safeguarding Open Space, Sport and Recreational Facilities
DM Policy 9	Safeguarding Natural and Semi-Natural Open Spaces
DM Policy 10	Development and Design
DM Policy 11	Protecting and Enhancing the Historic Environment
DM Policy 12	Heritage Assets
DM Policy 13	Preserving the Borough's Archaeology
DM Policy 14	Replacement Dwellings in the Rural Area
DM Policy 15	Redundant Rural Buildings
DM Policy 16	Telecommunications
DM Policy 17	Highway Design
DM Policy 18	Vehicle Parking Standards
DM Policy 19	Existing Employment Sites
DM Policy 20	Provision of Employment Sites
DM Policy 21	Locating Sustainable Town Centre Uses
DM Policy 22	Vitalising District, Local and Neighbourhood Centres
DM Policy 23	High Quality Shop Fronts and Advertisements
DM Policy 24	Cultural and Tourism Facilities
DM Policy 25	Community Facilities

Hinckley Town Centre Area Action Plan	
TCAAP Policy 1	Compulsory Purchase Orders
Earl Shilton and Barwell Area Action Plan	
ESBAAP Policy 1	Sustainable Urban Extensions (SUE)
ESBAAP Policy 6	Earl Shilton Urban Extension
ESBAAP Policy 7	Housing in Earl Shilton Urban Extension
ESBAAP Policy 8	Employment in Earl Shilton Urban Extension
Earl Shilton and Barwell Area Action Plan	
ESBAAP Policy 12	Barwell Urban Extension
ESBAAP Policy 13	Housing in Barwell Urban Extension
ESBAAP Policy 14	Employment in Barwell Urban Extension

21 APPENDIX 4

SCHEDULED MONUMENT LISTINGS

- 21.1 Scheduled monuments are nationally important sites and monuments given legal protection through being 'scheduled'. The sites are identified by Historic England and placed on the schedule by the Secretary for Culture, Media and Sport.
- 21.2 The underpinning legislation for this designation is the Ancient Monuments and Archaeological Areas Act 1979.
- 21.3 National policy confers significant importance to the preservation of scheduled monuments with substantial harm to the heritage asset being considered acceptable only where it is wholly exceptional.
- 21.4 The borough has 22 scheduled monuments and one registered battlefield which are identified through the borough-wide policies map and settlement inset maps.

Parish	List Entry Number	Monument Title	Date of Scheduling	Grid Reference	Map Reference
Scheduled Monuments					
Bagworth and Thornton	1010485	Moat and Fishponds at Bagworth	9 March 1992	SK45342 /08625	SMON15
				SK45439 /08681	
				SK45656 /08302	
Desford	1017053	Moated Site 440m South West of Lindridge Fields Farm	16 April 1999	SK47181 /04709	SMON22
Earl Shilton	1010302	Earl Shilton Motte and Bailey Castle	3 October 1975	SP47038 /98197	SMON18
Groby	1010193	Motte and Bailey Castle and Manorial Complex at Groby	26 June 1924	SK52398 /07621	SMON21
Higham on the Hill	1005075	Remains of Chapel in Lindley Park	N/a	SP36463 /95806	SMON07
Hinckley	1010299	Remains of the Motte and Bailey Castle at Hinckley	29 May 1952	SP42893 /93876	SMON14
Market Bosworth	1005476	Roman Foundations, East of Barton Road	N/a	SK40653 /03533	SMON09

Parish	List Entry Number	Monument Title	Date of Scheduling	Grid Reference	Map Reference
Scheduled Monuments					
Newbold Verdon	1009198	Moated site, South of the Hall	4 March 1953	SK44184 /03751	SMON16
Peckleton	1010478	Moated site at Stapleton	1 August 1952	SP43323 /98902	SMON17
Ratby	1017584	Old Hays Moated Site and Associated Manorial Earthworks, Ratby	29 May 1952	SK49036 /06526	SMON19
Ratby	1005079	Ratby Camp	N/a	SP36463 /95806	SMON20
Shackerstone	1008542	Motte and Associated Earthworks at Shackerstone	10 th April 1964	SK37490 /06856	SMON08
Sheepy	1009235	Moated Site, North west of Pinwall	13 January 1993	SK30475 /00563	SMON01
Sheepy	1005088	Barn at Newhouse Grange	N/a	SK31769 /02351	SMON02
Stoke Golding	1017678	Hlaew and Medieval Farmstead immediately south west of Park House	4 October 1957	SP39708 /96980	SMON13
Sutton Cheney	1017207	Dovecote immediately West of Shenton Hall	29 October 1999	SK38682 /00290	SMON10

Parish	List Entry Number	Monument Title	Date of Scheduling	Grid Reference	Map Reference
Scheduled Monuments					
Sutton Cheney	1008549	Ambion Deserted Medieval Village	20 June 1971	SP40245 /99982	SMON11
Sutton Cheney	1010199	Bowl Barrow at Sutton Cheney	29 May 1952	SK41405 /00619	SMON12
Twycross	1012524	Moated Site and Fishpond North North West of St James' Church	4 January 1993	SK33800 /05028	SMON03
				SK33886 /05134	
Witherley	1010480	Moat and Fishponds at Ratcliffe Culey	29 May 1952	SP32645 /99294	SMON04
				SP32743 /99410	
Witherley	1017585	Manduessedum Roman Villa and Settlements with Associated Industrial Complex	17 February 1927	SP32633 /96640	SMON05
Witherley	1010198	Bowl Barrow at Fenny Drayton	7 July 1952	SP35608 /97250	SMON06

Parishes	List Entry Number	Monument Title	Date of Scheduling	Grid Reference	Map Reference
Registered Battlefield *					
Higham on the Hill Sheepy Stoke Golding Sutton Cheney Witherley	1000004	Battle of Bosworth (Field) 1485	6 June 1995 (Extended 7 June 2013)	SP39476 /98675	SUT09

* Bosworth Battlefield is not a Scheduled Monument but is a Registered Battlefield. This register includes sites where the most important military battles took place on English soil. Bosworth Battlefield is not statutorily protected but is a material consideration in plan-making and decision-making.

22 APPENDIX 5

CONSERVATION AREAS

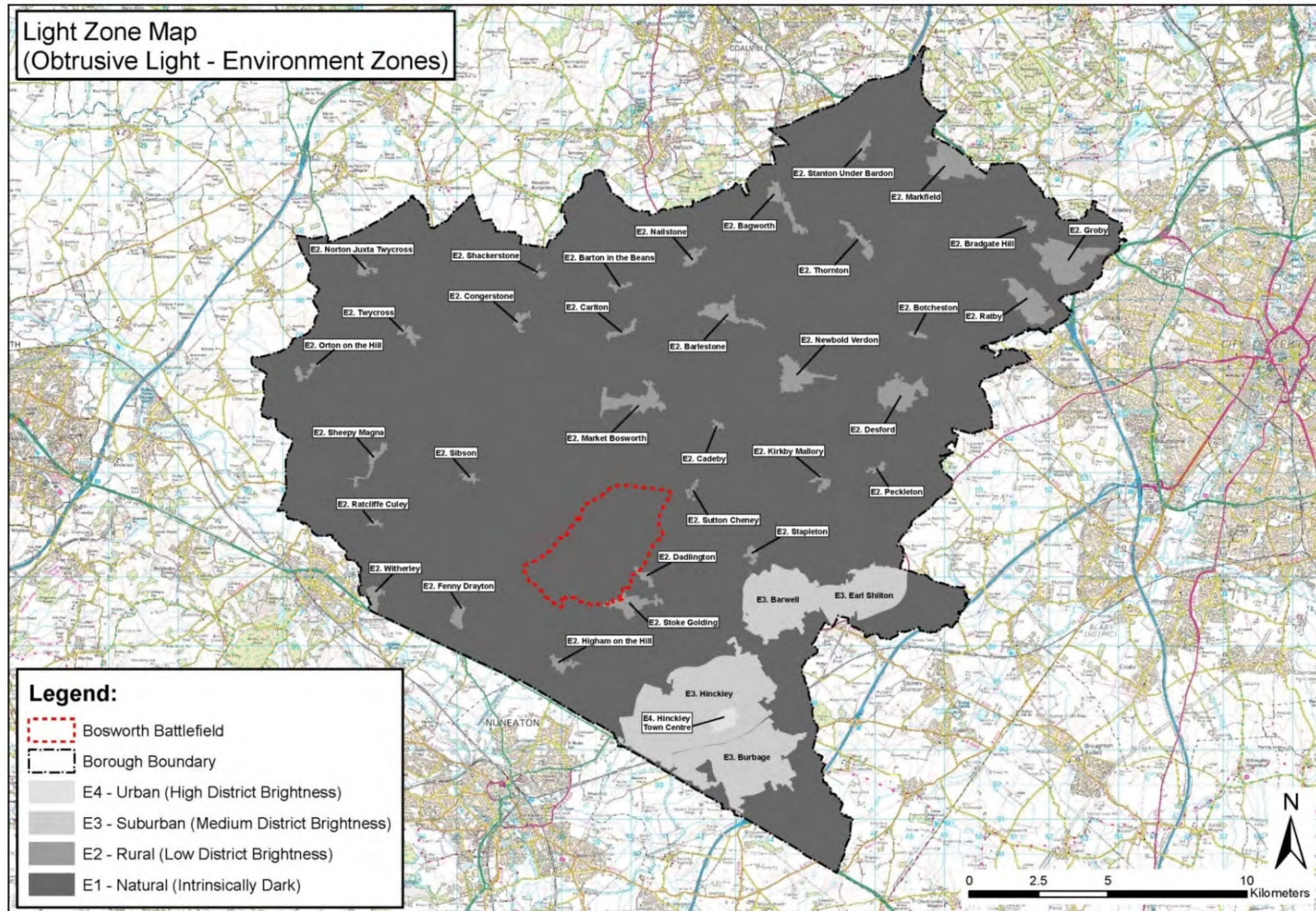
- 22.1 The legislation on conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. The act defines a conservation area as an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance.'
- 22.2 The borough has 28 conservation areas, which are identified through the borough-wide policies map and settlement inset maps. These are:

- Ashby Canal;
- Barwell (A);
- Barwell (B);
- Bilstone;
- Burbage;
- Cadeby;
- Congerstone;
- Desford;
- Earl Shilton;
- Groby Conservation Area;
- Higham-on-the-Hill;
- Hinckley Druid Street;
- Hinckley Hollycroft;
- Hinckley Town Centre;
- Market Bosworth;
- Markfield;
- Nailstone;
- Newbold Verdon;
- Orton-on-the-Hill;
- Osbaston;
- Ratby;
- Shackerstone;
- Shenton;
- Sibson;
- Stoke Golding;
- Sutton Cheney;
- Twycross;
- Witherley.

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23 APPENDIX 6

LIGHT ZONE MAP



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24 APPENDIX 7

HOUSING ALLOCATIONS TRAJECTORY

Site Allocations and Development Management Policies DPD Trajectory (October 2015)																
Settlement	Reference	Allocation	Capacity	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27+	Comments
Hinckley	HIN02 (15/00188/OUT)	Land west of Hinckley	850		30	50	50	50	50	50	50	50	50	50	370	Bloor Homes has confirmed imminent delivery and have submitted a planning application. Bloor confirmed in writing the delivery rates for the site (email confirmation of 50pa)
Hinckley	HIN03	Land at 390 Coventry Road	40						20	20						Availability of site confirmed (2015)
Hinckley	HIN04	Land adj 59 Langdale Road	3				3									Confirmed delivery by email (March 2015)
Hinckley	HIN06	Garages adjacent to 70 John Nichols Street	1				1									Confirmed delivery by email (March 2015)
Hinckley	HIN08	Leisure Centre, Coventry Road/Trinity Lane	66				22	22	22							Confirmed delivery by email (March 2015)
Hinckley	HIN09	Land north of Willowbank Road	30				30									Confirmed delivery by agent (July 2015) as they are putting a planning application together with the intention of submitting this year.
Hinckley	HIN10	Richmond Park Garages	1				1									Confirmed delivery by email (March 2015)
Hinckley	HIN11	Land east of Middlefield Lane	50			25	25									Majority of site is owned by HBBC. Former depot has been demolished
Hinckley	HIN12	Land rear of 2-14 Middlefield Place	5				5									Confirmed delivery by email (March 2015)
Hinckley	HIN14	Stockwell Head (Land east of Baptist Walk)	40						20	20						Owners of the site are offering it for development. Currently discussions ongoing with the Council's Regeneration Team.
Hinckley	HIN15	Former factory, south of Wood Street (23 Wood Street)	5						5							The current owner wishes to sell the site with development potential, therefore the site will be pushed back out of the 5 year supply
Hinckley	HIN16 (14/01055/FUL)	Castle Inn, Castle Street	9			4	5									Planning application for 9 dwellings approved (only 9 counted in trajectory as the other two applications have been accounted for in large/small site tables)
Hinckley	HIN17 (13/00725/FUL)	Land north of Mount Road (Vicarage Site)	40			20	20									Site has planning permission and the s106 has been signed.
Hinckley	HIN18	Land south of Southfield Road	68		34	34										Discussions for an affordable housing development are ongoing
Burbage	BUR02	Land at Brookfield Road and Sketchley Brook	46						20	26						It is unsure as to whether residential or employment land will be delivered on site as discussions are ongoing between site owners and planning officers.
Burbage	BUR03	Wynnes Motor Services, 73-75 Sapcote Road	5				5									Availability of site confirmed which is now for sale
Groby	GRO02	Land south of Martinshaw Lane	11		11											Confirmed delivery by email (March 2015)
Groby	GRO03	Land to the rear of Daisy Close	30*			15	15									Majority of site is owned by the County Council (planning application submitted earlier this year for 30 units)
Groby	GRO04	Land at Laurel Farm	45							23	22					Email confirmation (August 2015) that the owners are happy for the site to be brought forward for development and also agree with the Council's trajectory.
Bagworth	BAG03	Former Dunlop Factory, Station Road	61				61									Planning permission has recently been approved for 61 units on the site.
Barlstone	BARL25	Garages at Curtis Way	1				1									Confirmed delivery by email (March 2015)
Market Bosworth	MKBOS02	Land south of Station Road and Heath Road	100			30	35	35								Developer has confirmed they are looking for 100 dwellings on the site with this proposed trajectory.
Newbold Verdon	NEW02	Land at Old Farm Lane	18				18									As confirmed by the developer (July 2015)
Newbold Verdon	NEW03	Land south of Preston Drive	3			3										Confirmed delivery by email (March 2015)
Congerstone	CON02	Land at Fox Covert Farm, Main Street	4			4										As confirmed by land owner (Aug 2015)
Nailstone	NAI02	Land rear of The Bulls Head, Main Street	4			4										The owner will submit a planning application once the site is allocated (Aug 2015)
Nailstone	NAI03	Land to the north of Bagworth Road	15			15										Planning permission has now been granted for 15 dwellings over two sites and construction has commenced.
Nailstone	NAI14	6 Main Street	1		1											Confirmed delivery by email (March 2015)
Sheepy Magna	14/00136/FUL	Land at Trout Pond Farm, Twycross Road	24*		24											Planning application currently pending consideration
Twycross	TVWY02	Land north of Orton Lane	20				20									As confirmed by the land owner (Aug 2015)
Totals:			1542	0	100	204	317	107	137	139	72	50	50	50	370	
				0-5 Years				6-10 Years				11+ Years				
				728				448				420				

Planning application has been submitted

*Planning application submitted and site capacity differs from the Site Allocations and Development Management Policies DPD

Capacity differs from the Site Allocations and Development Management Policies DPD (due to planning applications or confirmation from landowner/agent)

NB: Allocations that have been granted planning permission prior to 1 April 2015 have been incorporated in to the rows 2 or 3 of the 1 April 2015 housing trajectory

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25 APPENDIX 8

LIST OF ACRONYMS

CIL	Community Infrastructure Levy
DPD	Development Plan Document
ESBAAP	Earl Shilton and Barwell Area Action Plan
GDV	Gross Domestic Value
GI	Green Infrastructure
HBBC	Hinckley and Bosworth Borough Council
HRA	Habitat Regulation Assessment
HTCAAP	Hinckley Town Centre Area Action Plan
LNR	Local Nature Reserve
LWS	Local Wildlife Site
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
SAC	Special Area of Conservation
SPD	Supplementary Planning Document
SSSI	Sites of Special Scientific Interest
SUDS	Sustainable Drainage Systems

26 APPENDIX 9

GLOSSARY OF TERMS

Avoid

Ensuring that negative impacts do not occur as a result of planning decisions, for example, locating development away from areas of ecological interest.

Biodiversity

Encompasses the whole of the natural world and all living things on the planet. It includes plants, animals and micro-organisms which, together, interact in complex ways with the environment to create living ecosystems.

Community Infrastructure Levy (CIL)

A new type of charge which local authorities can apply to new development in their area. The money collected through this levy can be used to support development across the local authority area by funding infrastructure.

Compensate

Measures which are taken to make up for the loss of, or permanent damage to, biodiversity. Where some harm to biodiversity is reduced through mitigation, compensation will represent the residual harm which cannot or may not be entirely mitigated. Compensation measures may be on or outside the development site.

Conservation Area

An area of special architectural interest, the character or appearance of which it is desirable to preserve or enhance. They are designated by the Borough Council and are a recognised heritage asset. Conservation areas are underpinned by Conservation Area Management Plans which identify the elements of greatest significance, whilst also highlighting potential areas of improvement where buildings could be adapted to be more in keeping with the rest of the conservation area.

Designated Heritage Asset

Those features of the historic environment which have been designated for protection. This includes conservation areas, listed buildings, scheduled monuments and registered battlefields. The majority of such assets have been designated at a national level by Historic England, with the exception of conservation areas which have been designated by the Borough Council. These are underpinned by Conservation Area Appraisals and Management Plans.

Development Plan Document

Spatial planning documents that are subject to independent examination, and form part of the Local Plan for a local authority area. These can include a Core Strategy, Area Action Plan, Site Allocations or Development Management Policies.

Disaggregation (Retail)

Retail disaggregation is the way in which a retailer can diversify the business to divide into sections to meet the changing expectations of shoppers. For example, it is possible to divide convenience and comparison goods within a shop.

Financial Viability

For planning purposes financial viability is defined as: “An objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project” (Financial Viability in Planning, RICS)

Financial Viability Assessment

Appraises the viability of an individual site or scheme. It should take into account local assumptions for costs and value, and how they would impact on a project cash flow over the life cycle of the development. It is used to identify whether there is a residual land value or a funding deficit, illustrating the scope for delivering planning obligations.

Green Corridors

Linear sections of habitat which connect other habitat areas at either end or along the way.

Gross Development Value (GDV)

The total value of a development scheme.

Harm

Any impact, direct or indirect, that may have an adverse effect on a specific interest.

Heritage Statement

A document submitted alongside a planning application involving a listed building, archaeological site or within a conservation area which demonstrates the assets significance. It should also contain information to help understand the implications of the proposal on the heritage asset.

Habitat Directive

A document that forms part of Europe’s nature conservation policy. The directive protects over 1000 animals and plant species and over 200 habitat types (for example, special types of forests, meadows, wetlands, etc.), which are of European importance.

Habitat Regulations

The protection given by the Habitats Directive is transposed into UK legislation through Habitat Regulations.

Infrastructure Assessment/Infrastructure Delivery Schedule

Provides detail of the infrastructure provision necessary to enable the delivery of the strategy contained in the Core Strategy to 2026. It is a living document and will be kept under review over the plan period.

Irreplaceable Habitats

Historic wildlife areas or particular features such as ancient woodland, veteran trees or ancient hedgerows which would be unable to be recreated if damaged or lost.

Intrinsically Dark Landscapes

Intrinsically Dark Landscapes are identified by the Institute of Lighting Engineers through environmental zones for exterior lighting control they include areas such as National Parks and Areas of Outstanding Natural Beauty. There is one Intrinsically Dark Landscape within the borough which is Bosworth Battlefield.

Listed Buildings

Buildings of exceptional architectural or historic interest which have been recognised by Historic England. There are three categories for Listed Buildings: Grade I – buildings of exceptional value, sometimes considered to be of international importance, Grade II* - buildings of more than special interest and Grade II – buildings of special interest and national importance. Listed Building Consent is required where an applicant wishes to alter, extend or demolish a Listed Building in a way that affects its character as a building of special interest.

Local List

A list of locally important heritage assets which are not protected by statutory designations (for example, Listed Building status). It includes buildings, monuments and places that add to a sense of local identity and distinctiveness in the historic environment.

Locally Important Sites

These are non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites. They include Local Wildlife Sites (LWS), Local Nature Reserves (LNR) and Local Geological Sites. In the case of LWS and LNR, they protect threatened species and habitats acting as buffers, stepping stones and corridors between nationally-designated wildlife sites. Local Geological Sites are designated for their historical, aesthetic or educational value in relation to Earth sciences.

Local Ecological Networks

Local Ecological Networks link sites of biodiversity importance. They intend to maintain environmental processes and help to conserve biodiversity.

Local Vernacular

Relates to localised architectural styles which reflects local traditions and construction materials.

Mitigate

Measures to mitigate are ones taken which reduce negative impacts. Examples of mitigation measures include changes to protect design, construction methods or the timing of work, or enhancing or restoring other interests or areas on a site so its overall ecological value is retained.

Natural Features

Particular elements of a site which are notable for their contribution to nature conservation or geological value.

Permitted Development

Rights which enable certain minor development to be undertaken without obtaining planning permission first. These are set out in the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Proper Functioning

Relates to rural worker accommodation. As part of any application to create a dwelling for a rural worker, applicants must demonstrate that it is essential to the operation (for example, the proper functioning) of the business that one or more workers be readily available at most times of the day.

River Basin Management Plan

Produced for every river basin district in the UK once every 6 years as required by the Water Framework Directive. The borough falls within the Humber River Basin. A River Basin Management Plan describes the river basin district, and the pressures that the water environment faces. It sets out what actions will be taken to address the pressures and how the actions will make a difference to the local environment.

Rural Enterprise

Employment generating uses where the function of the business is specifically dependent on its countryside location. Frequently (but not exclusively) rural enterprises are land-related businesses such as agriculture.

Rural Enterprise Appraisal

An assessment demonstrating the economic viability of a rural enterprise where accommodation for a rural worker is proposed. This should evidence the size of dwelling which the enterprise can viably sustain.

Rural Worker

Employees of a rural enterprise. For rural worker dwellings, there must be a demonstrable need for the rural worker to live at or close to the rural enterprise.

Scheduled Monument

A historic monument felt to be of national importance by the Government which are included on a comprehensive list (the Schedule). Scheduled monuments are not always ancient or visible above ground, but only man-made structures, features and remains can be scheduled. Scheduled Monument Consent is required for most works and other activities that physically affect a scheduled monument or its setting.

Section 106 Agreement (S106)

A legal agreement relating to Section of the Town and Country Planning Act 1990. This allows a Local Planning Authority to enter into a legally-binding agreement or planning obligation with a developer in order to ensure a development meets the standards sought by the authority. The obligations may be either in cash or kind, to undertake works, provide affordable housing or provide additional funding for services.

Self-build

The practice of creating an individual home for yourself through a variety of different methods. The self-builders input into this process varies from undertaking the actual building work to contracting out all the work to an architect package company.

Settlement Boundary

Marks the extent of the built up area and the countryside beyond. They are used to prevent the unregulated encroachment of development into the countryside. A settlement boundary is sometimes also known as a village envelope.

Setting of a Heritage Asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Site of Special Scientific Interest (SSSI)

A national conservation designation protecting a wildlife and/or geological sites.

Sky Signs

Advertisements or signage which are located above the roof line of a commercial premises, giving the appearance that the signs are floating.

Special Areas of Conservation (SAC)

A SAC is an internationally important designation under the European Union Habitats Directive. This provides an increased protection to a variety of wild animals, plants and habitats and is a vital part of global efforts to conserve the world's biodiversity. The north western tip of the borough, north of Twycross, lies within the River Mease Special Area of Conservation.

The Battlefields Register

Includes sites where the most important military battles took place on English soil. The Register includes Bosworth Battlefield, where the Battle of Bosworth was fought in 1485 as part of the War of the Roses.

Veteran Tree

Defined by Natural England as a 'tree that is of interest biologically, culturally or aesthetically because of its age, size or condition'.

Visual Impact Assessment

A systematic analysis of the possible impacts resulting from a proposed development and the investigation of the means available to mitigate these impacts prior to implementation.

Water Framework Directive

Legislation to ensure a better water environment across the continent. It relates to surface freshwater (including lakes, streams and rivers), groundwater, estuaries and coastal waters and was brought into force in 2000 by the EU.

Walking Distance

Walking distance thresholds have been drawn from Accessibility Standards in Barton et al (2003) *Shaping Neighbourhoods: A guide for health, sustainability and vitality* which defines the benchmarks in relation to walking distances: sites within 400 metres are within a 5 minute walking distance; sites within 800 metres are within a 10 minute walking distance; and sites over 800 metres indicate the potential requirement for the private car or public transport. The walking distance referred to within this document is 400-800 metres.

FURTHER COPIES, VERSIONS IN ALTERNATIVE LANGUAGES AND LARGER PRINT OR AUDIO VERSIONS

Further copies, versions in alternative languages and larger print or audio versions are available from the following address:

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બીજી ભાષાઓના ભાષાંતરમાં અને મોટા અક્ષરોમાં અથવા ઓડિઓના રૂપમાં વધારાની નકલો
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ਦੂਸਰੀਆਂ ਭਾਸ਼ਾਵਾਂ ਵਿੱਚ ਅਨੁਵਾਦ ਅਤੇ ਵੱਡੇ ਅੱਖਰਾਂ ਵਿੱਚ ਛਾਪੇ ਜਾਂ ਆਡਿਓ ਦੇ ਰੂਪ ਵਿੱਚ ਅਤੇ ਹੋਰ ਕਾਪੀਆਂ
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