



Hinckley & Bosworth
Borough Council

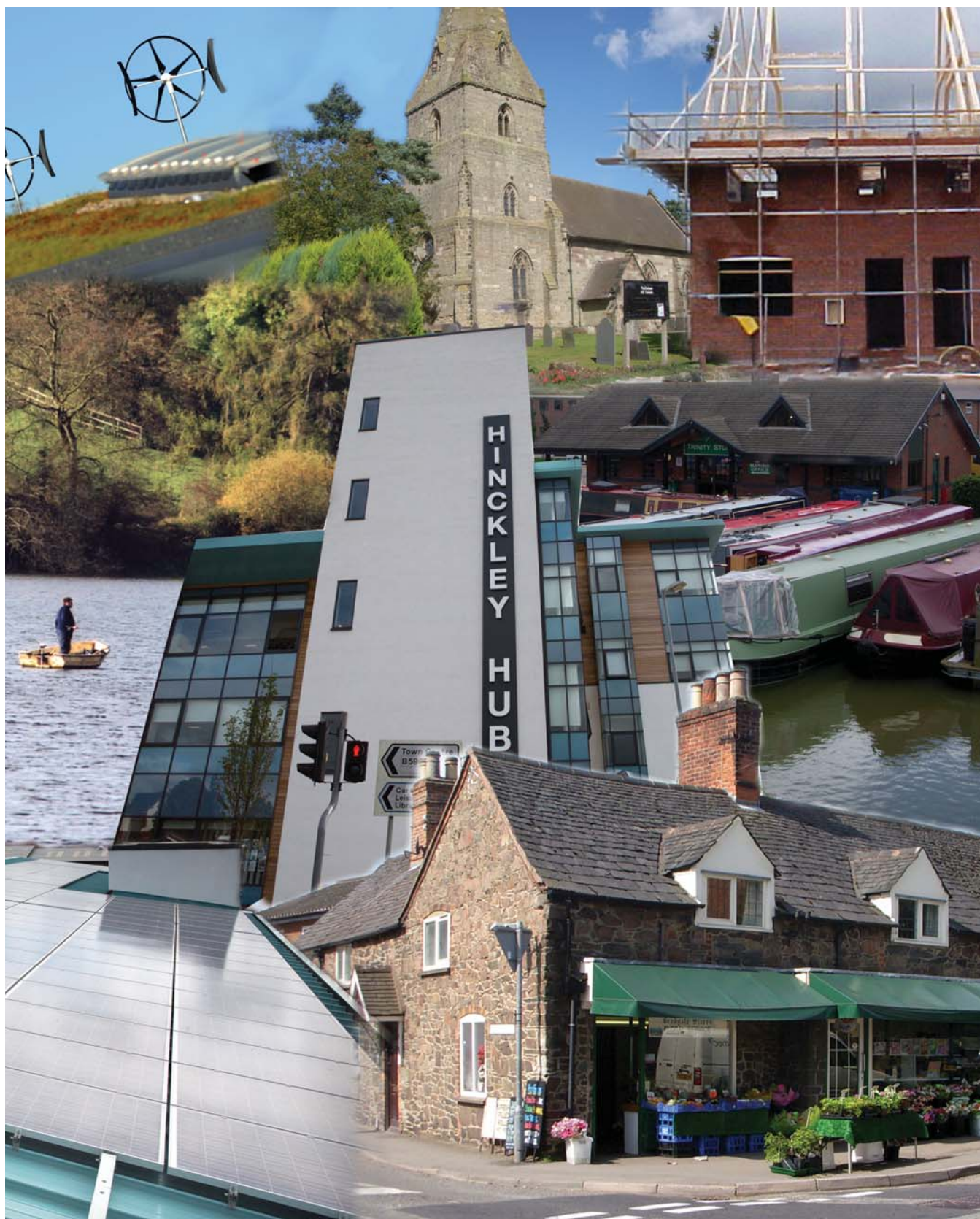
A Borough to be proud of

February 2014

Consultation Document

Local Plan 2006 - 2026

Site Allocations and Development Management Policies Development Plan Document - Pre-submission (regulation 19)



CONTENTS

Part A – Context

	Page Number(s)
1 Introduction	5 - 6
2 How to get involved	7 - 9
3 Policy context and development strategy	10 -16

Part B - Site Allocations and Development Management Policies

	Page Number(s)
SITE ALLOCATIONS	
4 The Urban Area	17
Hinckley	17 - 27
Burbage	28 - 32
5 Key Rural Centres Relating to Leicester	33
Desford	34 - 37
Groby	38 - 42
Ratby	43 - 46
Markfield	47 - 50
6 Key Rural Centres within the National Forest	51
Bagworth	51 - 54
Thornton	55 - 58
7 Key Rural Centres Stand Alone	59
Barlestone	59 - 62
Market Bosworth	63 – 68
Newbold Verdon	69 - 72
Stoke Golding	73 - 76
8 Rural Villages	77
Congerstone	77 - 79
Higham on the Hill	80 - 83
Nailstone	84 - 86
Sheepy Magna	87 - 89
Stanton Under Bardon	90 - 93
Twycross	94 - 96
Witherley	97 - 99
9 Rural Hamlets	100 - 101
Barton in the Beans	102 -103

		Page Number(s)
	Botcheston	104 - 105
	Bradgate Hill	106 - 107
	Cadeby	108 - 109
	Carlton	110 - 111
	Dadlington	112 - 113
	Fenny Drayton	114 - 115
	Kirkby Mallory	116 - 117
	Norton Juxta Twycross	118 - 119
	Orton on the Hill	120 - 121
	Peckleton	122 - 123
	Ratcliffe Culey	124 - 125
	Shackerstone	126 - 127
	Sibson	128 - 129
	Stapleton	130 - 131
	Sutton Cheney	132 - 133
10	Rural Hamlets- Other Settlements	134
	Odstone	134
	Shenton	134
	Copt Oak	135
DEVELOPMENT MANAGEMENT POLICIES		
11	How to use the Development Management Policies	136
12	Sustainable Development	137
	Presumption in Favour of Sustainable Development	138 - 139
	Delivering Renewable Energy and Low Carbon Development	140 - 144
	Infrastructure and Delivery	145 - 147
13	Natural Environment	148
	Safeguarding the Countryside and Settlement Separation	149 - 152
	Enabling Rural Worker Accommodation	153 - 155
	Enhancement of Biodiversity and Geological Interest	156 - 161
	Preventing Pollution	162 - 165
	Safeguarding Open Space, Sport and Recreational Facilities	166 - 168
	Safeguarding Natural and Semi-Natural Open Spaces	169 - 170
14	Built Environment	171
	Development and Design	172 - 174
	Protecting and Enhancing the Historic Environment	175 - 180

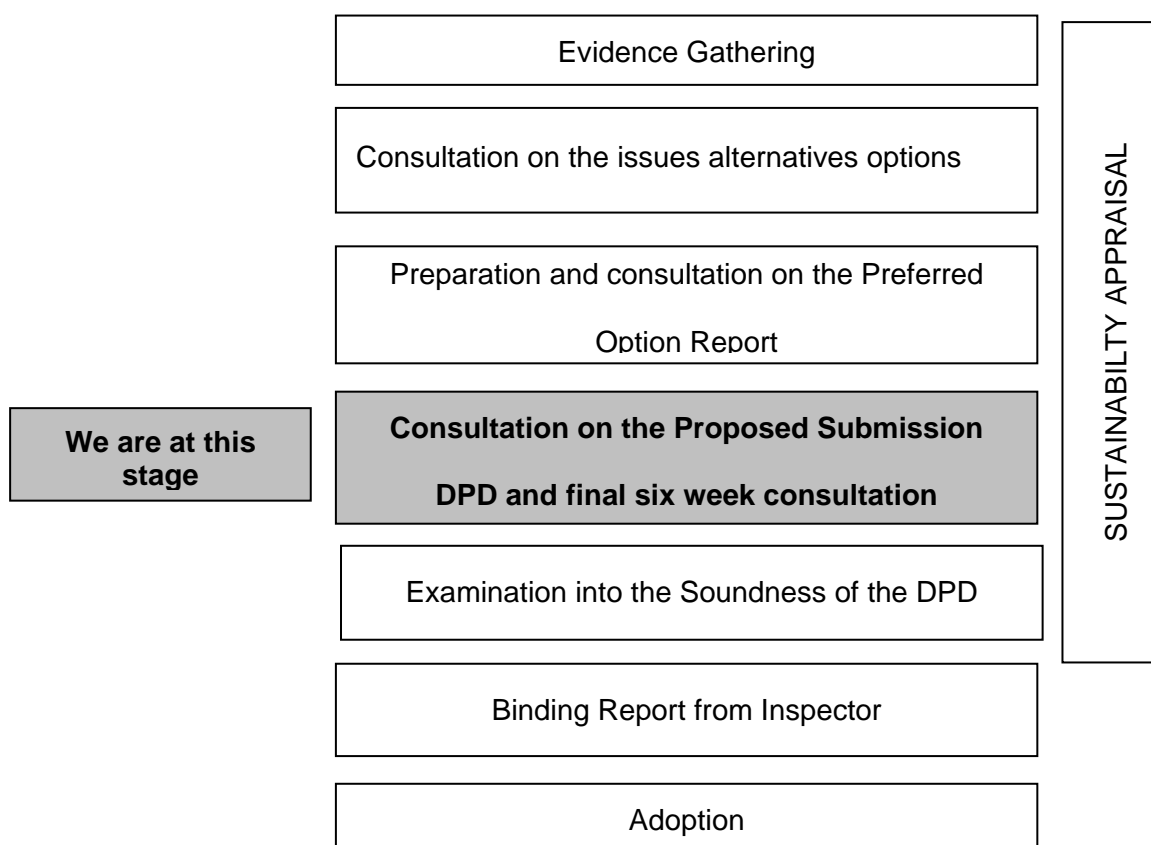
		Page Number(s)
	Heritage Assets	181 - 185
	Preserving the Borough's Archaeology	186 - 187
	Replacement Dwellings in the Rural Area	188 - 189
	Redundant Rural Buildings	190 - 191
	Telecommunications	192 - 193
	Highway Design	194 - 195
	Vehicle Parking Standards	194 - 195
	Existing Employment Sites	196 - 198
	Provision of Employment Sites	199 - 200
15	Retail	201
	Locating Sustainable Town Centre Uses	202 - 204
	Vitalising District, Local and Neighbourhood Centres	205 - 207
	High Quality Shop Fronts and Advertisements	208 - 210
16	Tourism	211
	Preserving the Borough's Cultural and Tourism Facilities	212 - 213
17	Community	214
	Safeguarding Community Facilities	215 - 217
APPENDICES		
18	Appendix 1 – Monitoring Framework	218 - 230
19	Appendix 2 - Local Plan (2001) Policies to be Replaced	231 - 242
20	Appendix 3 - Glossary of Terms	243 - 247
21	Appendix 4 - Light Zone Map	248
22	Appendix 5 – Strategic Policies of the Local Plan	249 - 251
23	Appendix 6 – Scheduled Monument Listing	252 - 256
24	Appendix 7 – Conservation Areas	257
25	Appendix 8 – List of Acronyms	258

1 INTRODUCTION

WHAT IS THE SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DOCUMENT?

- 1.1 The Site Allocations and Development Management Policies Document 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 Document 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. This has been prepared as part of this consultation and is available at www.hinckley-bosworth.gov.uk.
- 1.3 The process of producing the Site Allocations and Development Management Policies Document can be broken into a number of stages, outlined in figure 1.

Figure 1: Site Allocations and Development Management Policies Document Production Process



- 1.4 As illustrated by Figure 1, the document is not yet finalised, however, it is now at a position where the Borough Council considers the document to be sound. It has been based on past consultation and evidence gathered over time.
- 1.5 Every effort has been made to make the document as clear as possible. However, it does contain some technical language, so there is a glossary of terms contained in Appendix 3 to help readers with the range of new terms that have been introduced.

What has happened so far?

- 1.6 The production of the Site Allocations and Development Management Policies document 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.
- 1.7 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 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 have been taken into account while producing this pre-submission version.
- 1.8 All the previous consultations have helped inform the preparation of the Site Allocations and Development Management Policies pre-submission version. The 2009 consultation report is available on the council's website - www.hinckley-bosworth.gov.uk.

2 HOW TO GET INVOLVED

- 2.1 This Pre-Submission Site Allocations and Development Management Policies document is published for a period of six weeks to give people the opportunity to make comments on it.

Purpose of the consultation period

- 2.2 The purpose of this statutory 'publication' period is to provide the opportunity for representations to be made on whether the draft document is legally compliant and 'sound'.

What is a sound plan?

- 2.3 After this consultation period, a Government Inspector will assess the document at a public examination to make sure that it has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it has passed the four tests of soundness. These four tests are contained within the National Planning Policy Framework (NPPF) and are to ensure that the plan is:
- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
 - **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.
- 2.4 When making representations on the Pre-submission document, they should focus on explaining in what way:
- The council has not followed the correct legal procedures (e.g. been produced in line with the proper regulations); or,
 - The Proposed Submission document has failed one or more of the tests of soundness. This could be one or more parts of the document and representations should identify the changes needed to make it sound.

How to make a representation

- 2.5 This Pre-submission Site Allocation and Development Management Policies DPD is published for a period of six weeks from Monday, 17 February 2014 to 5pm on Monday, 31 March 2014 for people to make representations. Only those that have submitted representations within this six week period have the statutory right to have their comments sent to the Secretary of State and considered by a Planning Inspector. The Inspector will test the 'soundness' of the document and issue a report to the council with their verdict.
- 2.6 It is intended that the Site Allocations and Development Management Policies Document will finally be adopted in June 2015. The policies contained within the adopted document will then form part of the Local Plan (2006-2026), and be used by the council to judge future planning applications and development proposals in the borough.
- 2.7 Please note, that all representations made will be available to be viewed at the council offices on request and a summary of these will be available on the council's website at www.hinckley-bosworth.gov.uk. For these reasons, please note that your comments and any identifying information in your response will not remain confidential.
- 2.8 There are a number of ways you can view and make representations on this document and these are detailed below.
- 2.9 The Site Allocations and Development Management Policies DPD will be available to view online or in paper format at the following locations between Monday, 17 February 2014 and Monday, 31 March 2014 at:
- The Hinckley Hub
08:30 -17:00 Monday –Thursday
08:30 -16:30 Friday
 - The following libraries:
Barwell
Burbage
Desford
Earl Shilton
Groby
Hinckley
Market Bosworth
Markfield
Newbold Verdon
Ratby
- See Table 1 for opening hours.

Table 1 – Local Libraries and Opening Hours

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Barwell	Closed	10.00-13.00 14.30-19.00	14.30-17.00	14.30-17.00	Closed	10.00-13.00
Burbage	14.00-17.00	14.00-17.00	Closed	10.00-12.00 16.00-19.00	Closed	10.00-13.00
Desford	14.00-17.00	10.00-12.00	Closed	10.00-12.00 14.00-17.00	Closed	10.00-13.00
Earl Shilton	09.30-17.00	09.30-17.00	Closed	09.30-19.00	09.30-17.00	10.00-13.00
Groby	14.00-17.00	14.00-17.00	14.00-17.00	10.00-13.00	14.00-19.00	10.00-13.00
Hinckley	09.30-19.00	09.30-17.00	09.30-17.00	09.30-19.00	09.30-17.00	10.00-16.00
Market Bosworth	14.00-17.00	14.00-17.00	10.00-12.00	14.00-19.00	10.00-12.00	10.00-13.00
Markfield	14.00-19.00	14.00-19.00	Closed	14.00-17.00	10.00-12.00	14.00-17.00
Newbold Verdon	14.00-17.00	10.00-12.00	14.00-19.00	Closed	10.00-12.00 14.00-17.00	10.00-13.00
Ratby	14.00-17.00	Closed	14.00-19.00	10.00-12.00 15.00-17.00	Closed	10.00-13.00

- 2.10 Submission of comments must be received by 5pm Monday 31 March 2014. Comments can be submitted on-line by completing the Pre-submission (Regulation 19) Consultation Response Form. Alternatively a Microsoft Word version of the form can be completed electronically for submission by email to planningpolicy@hinckley-bosworth.gov.uk or be printed out for submission by post to the following address:

Policy and Regeneration Team
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire
LE10 0FR

- 2.11 Alternatively, paper copies of the form are available for collection from the above locations for submission by post.
- 2.12 All comments received during the consultation period will be submitted to the Secretary of State and considered by the Inspector along with the DPD and supporting evidence base documents. Submission is programmed for August 2014.

3 POLICY CONTEXT AND DEVELOPMENT STRATEGY

- 3.1 The Site Allocations and Development Management Policies Document 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 document by ensuring that the objectively assessed needs of the borough are met through the appropriate allocations.
- 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 council's 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 document 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. This document 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 the make up of the Core Strategy is location based, it provides a specific policy for each of the settlements within the borough. Included within the settlement policies for Earl Shilton and Barwell are references to the development of two Sustainable Urban Extensions to the settlements, the allocation of which will be done through an Area Action Plan. In order to ensure that the existing settlements are well linked to the Sustainable Urban Extensions, the Earl Shilton and Barwell Area Action Plan¹ will be covering the whole of the Earl Shilton and Barwell Area and be allocating the relevant sites for those settlements with the exception of Local Wildlife Sites, Conservation Areas and Scheduled Monuments which will appear on the borough wide proposals map.
- 3.8 As well as being a strategic, wide ranging plan, the Core Strategy is also aspirational and ambitious. Although still an ambition of the 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.
- 3.9 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 council will be including within the Site Allocations. Where a policy indicates that the Borough Council will **allocate** a certain type of development, it will be included within the Site Allocations 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 council can demonstrate delivery and viability, these elements have been included, this has not always been the case. However, if an application was submitted to deliver any of the aspirational elements of the plan, the council's Core Strategy would be used to support the principal of the proposal.
- 3.10 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.

Quantum and Distribution of Development

Housing

- 3.11 The Core Strategy focuses most future development in and around the Hinckley urban area of the borough and two sustainable urban extensions. Limited development in the rural areas of the borough is also proposed to accommodate their particular development needs.

¹ The Earl Shilton and Barwell Area Action Plan has been subject to separate public consultations, the details of which can be found on the Borough Council's website (www.hinckley-bosworth.gov.uk)

- 3.12 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

- 3.13 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 October 2013.

Table 3 – Residual housing requirements per settlement (October 2013)

Settlement	Residual Housing requirement
Hinckley	818
Burbage	124
Desford	0
Groby	84
Ratby	0
Markfield	0
Bagworth	0
Barlestone	45
Market Bosworth	42
Newbold Verdon	22
Stoke Golding	0
Higham on the Hill	13
Stanton Under Bardon	0
Sheepy Magna	15
Nailstone	21
Twycross	20
Congerstone	4

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

Employment Land

- 3.15 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.
- 3.16 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 gained outline planning approval by the Borough Council in 2010. A reserved matters application has been approved for distribution use on part of the site and the remainder of the site is being marketed for employment use.
- 3.17 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.
- 3.18 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 Document can be based upon. 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

- 3.19 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

- 3.20 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 2011².

Green Infrastructure

- 3.21 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.
- 3.22 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 proposals map.
- 3.23 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.

Cycle Routes

- 3.24 Core Strategy policies relating to the urban area require the 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 council to deliver safe cycle routes as prescribed in Policy 14 and detailed in the Hinckley and Bosworth Rural Parishes Cycling Network Plan.
- 3.25 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

² 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

- 3.26 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 the responsibility for the delivery of cycling routes stands with Leicestershire County Council.
- 3.27 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.
- 3.28 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

- 3.29 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.
- 3.30 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.
- 3.31 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

- 3.32 A key requirement of ensuring that a plan is robust, appropriate and sound is that decisions are based on evidence.
- 3.33 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 (2012)
- 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 (2007)
- Strategic Housing Land Availability Assessment (2013)

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

Statutory Designations

3.35 Also within the document and shown on the proposals 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

3.36 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. These are subject to consultation and representations on the appropriateness of these policies are welcomed.

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 can not be accommodated on such sites.

HINCKLEY: SITES

- 4.5 In relation to site allocations for Hinckley, the Hinckley and Bosworth Core Strategy requires the 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
 - Provision of additional green space and play provision to meet existing deficiencies and the needs of new residents; and
 - Delivery of the green infrastructure network
- 4.6 The residual minimum housing requirement for Hinckley, as of 1 October 2013 is 818 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 (610 dwellings)
HIN03	Land to the south-east of Wykin Park South	Residential (17 dwellings)
HIN04	Land adjacent to 59 Langdale Road	Residential (3 dwellings)
HIN05	Land west of Nutts Lane and south of the railway line.	Residential (57 dwellings)
HIN06	Garages adjacent to 70 John Nichols Street	Residential (1 dwellings)
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 dwellings)
HIN11	Land to the East of Middlefield Lane	Residential (53 dwellings)
HIN12	Land rear of 2-14 Middlefield Place	Residential (5 dwellings)
HIN13	Essentia House, 56 Upper Bond Street	Residential (23 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 (40 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 610 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.

SA1: Land west of Hinckley, Normandy Way, Hinckley

Proposals for the site Land west of Hinckley should:

- Provide a predominately residential development of 610 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; and
- Provide affordable housing in line with Core Strategy Policy 15.

- 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 In line with Core Strategy Policy 1: Hinckley, the following additional allocations are proposed for Hinckley (Illustrated on the Hinckley Pre-Submission Draft Map).

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
Employment			
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
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

Hinckley Site Allocations			
Reference	Location	Designation	Policy
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
HIN146	Factory, North of Wood Street	Employment Site	DM19
HIN147	Factory / Works South of Wood Street	Employment Site	DM19
HIN148	Hosiery Factory, West of Queens Road	Employment Site	DM19
HIN149	Factory East of Parsons Lane	Employment Site	DM19

Hinckley Site Allocations			
Reference	Location	Designation	Policy
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	Brodict Road Green Space	Allotments and Amenity Green Space	DM8
HIN48	Brodict 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
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

Hinckley Site Allocations			
Reference	Location	Designation	Policy
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	Ersine 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	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
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

Hinckley Site Allocations			
Reference	Location	Designation	Policy
HIN81	Middlefield Lane Allotments	Allotments	DM8
HIN82	Netherley Court 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
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

Hinckley Site Allocations			
Reference	Location	Designation	Policy
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	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
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

Hinckley Site Allocations			
Reference	Location	Designation	Policy
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
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
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	12/01119/OUT (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	1 Trinity Vicarage Road	10/00588/EXT (9 dwellings)
HIN31PP	Westfields Nurseries, Westfield Road	02/01435/FUL (10 dwellings)
HIN32PP	The Cottage, Station Road	11/00028/EXT (13 dwellings)
HIN33PP	Former Beavers Bar, 5 London Road	11/00581/EXT (10 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 (184 dwellings)

Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 October 2013.

Allocations which relate to but stand away from the settlement.*			
Reference	Location	Designation	Policy
HIN189	Hinckley Sports Ground, Leicester Road	Outdoor Sports Facilities	DM8

**These allocations appear on the borough-wide proposals map.*

BURBAGE: SITES

4.15 In relation to site allocations for Burbage, the Hinckley and Bosworth Core Strategy requires the 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 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

4.16 The residual minimum housing requirement for Burbage, as of 1 October 2013 is 124 dwellings. Further information on residential commitments can be found in the Site Allocations Justification Paper.

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

Burbage Residential Site Allocation		
Reference	Location	Designation
BUR02	Land at Brookfield Road and Sketchley Brook	Residential (110 dwellings)
BUR03	Wynne Motor Services, 73-75 Sapcote Road	Residential (5 dwellings)

4.18 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.

4.19 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.

4.20 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.

- 4.21 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.
- 4.22 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.
- 4.23 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.
- 4.24 In line with Core Strategy Policy 4: Burbage, the following allocations are proposed for Burbage (Illustrated on the Burbage Pre-Submission Draft Map).

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

Burbage Site Allocations			
Reference	Location	Designation	Policy
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
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

Burbage Site Allocations			
Reference	Location	Designation	Policy
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
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

Burbage Site Allocations			
Reference	Location	Designation	Policy
BUR70	Burbage Junior School, Grove Road	Community Facility	DM25
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	12/00154/FUL (52 dwellings)

Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 October 2013.

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

*These allocations appear on the borough-wide proposals map.

The proposals map for Hinckley and Burbage is attached separately due to its size.

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 the 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 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 development of a new passenger railway station and associated car parking
- 5.7 The residual minimum housing requirement for Desford, as of 1 October 2013 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 (See Desford Pre-Submission Draft Map).

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

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 October 2013

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 proposals 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 October 2013 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 In line with Core Strategy Policy 8: Key Rural Centres Relating to Leicester, the following Site Allocations are proposed for Groby (See Groby Pre-Submission Draft Map).

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
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
GRO47	Elizabeth Woodville Primary School, Glebe Road	Community Facility	DM25
GRO48	Lady Jane Grey Community Primary School, Wolsey Close	Community Facility	DM25
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 October 2013

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

**These allocations appear on the borough-wide proposals map.*

KEY RURAL CENTRES RELATING TO LEICESTER

RATBY: SITES

- 5.19 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
- 5.20 The residual minimum housing requirement for Ratby, as of 1 October 2013 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.
- 5.21 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.
- 5.22 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.
- 5.23 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.
- 5.24 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
- 5.25 During the preferred options consultation, the landowner of these sites submitted representations objecting to the allocation of these sites 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.

- 5.26 In line with Core Strategy Policy 8: Key Rural Centres Relating to Leicester, the following designations are proposed for Ratby (See Ratby Pre-Submission Draft Map).

Ratby Site Allocations			
Reference	Location	Designation	Policy
Retail			
RAT22L	Ratby Village Centre	Local Centre	DM22
Employment			
RAT18	Factory, South of Whittington Drive	Employment Site	DM19
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	Proposed 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
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

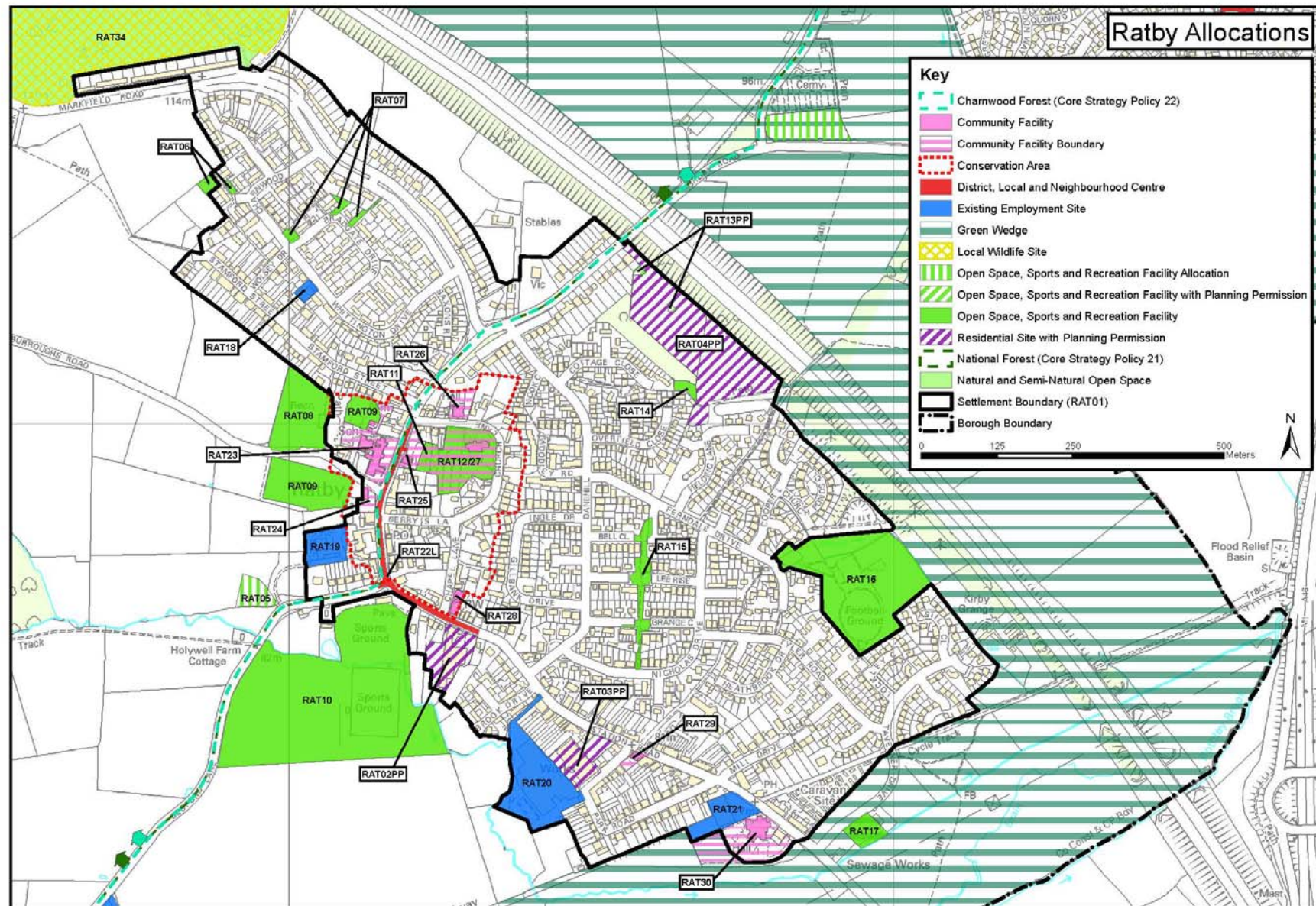
Ratby Residential Site Allocations with Planning Permission		
Reference	Location	Application Reference and Permitted Dwellings
RAT02PP	Former Geary's Bakery, 24 Station Road	13/00223/FUL (13 dwellings)
RAT03PP	71 Park Road*	13/00056/FUL (29 dwellings)
RAT04PP	Land adjacent M1, Ferndale Drive	12/00178/FUL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

Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 October 2013

*Site permitted pending Section 106 agreement as at 1 October 2013

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

*These allocations appear on the borough-wide proposals map.



KEY RURAL CENTRES RELATING TO LEICESTER

MARKFIELD: SITES

- 5.27 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
- 5.28 The residual minimum housing requirement for Markfield, as of 1 October 2013 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.
- 5.29 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.
- 5.30 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.
- 5.31 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.
- 5.32 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.
- 5.33 In line with Core Strategy Policy 8: Key Rural Centres Relating to Leicester, the following designations are proposed for Markfield (See Markfield Pre-Submission Draft Map).

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
MAR16	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
MARK20	The Pinfold Amenity Green Space	Amenity Green Space	DM8
MARK22	Hill Hole Quarry Green Space	Natural and Semi-Natural Open Space	DM8 / DM9

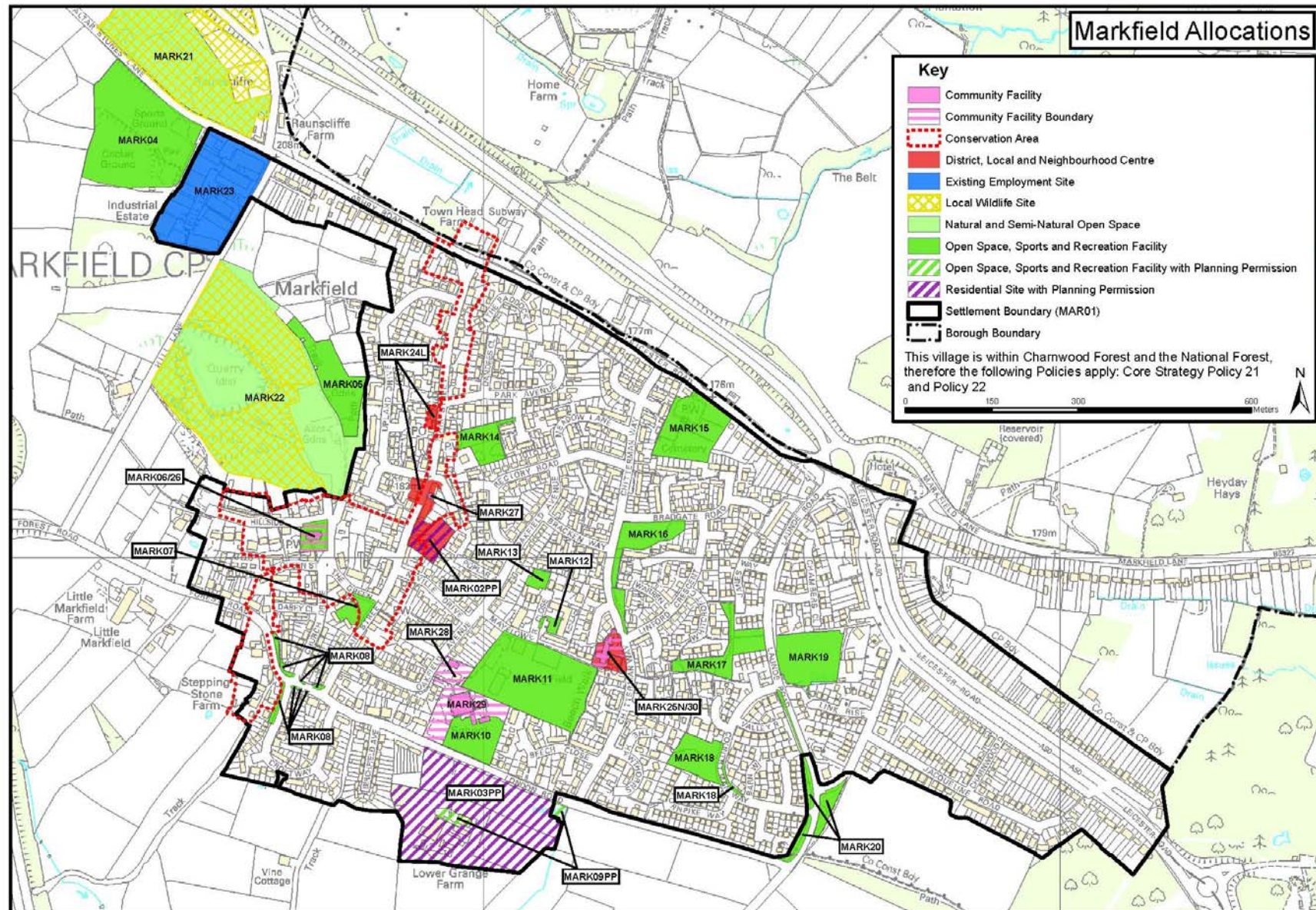
Community Facilities			
MARK26	St Michael and All Angel Church, The Green	Community Facility	DM25
MARK27	Markfield Congregational Church, Main Street	Community Facility	DM25
MARK28	Markfield Library, Oakfield Avenue	Community Facility	DM25
MARK29	Mercenfield Primary School, Oakfield Avenue	Community Facility	DM25
MARK30	Markfield Medical Centre, Chitterman Way	Community Facility	DM25
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)

Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 October 2013

Allocations which relate to but stand away from the settlement.*			
Reference	Location	Designation	Policy
MARK31	Billa Barra Hill	Natural and Semi-Natural Open Space	DM8/DM9
MARK32	Altar Stones Lane Green Space	Natural and Semi-Natural Open Space	DM8/DM9
MARK33	Markfield Conference Centre, Ratby Lane	Community Facility	DM25

* These allocations appear on the borough-wide proposals map.



The map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Hordley & Bownorth Borough Council LA100004046 Published 2014

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 October 2013 has been met and as such no sites are required to be allocated for further residential development in Bagworth. Further information on residential commitments can be found in the Site Selection Justification Paper.
- 6.5 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.
- 6.6 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.
- 6.7 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.

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

6.9 In line with Core Strategy Policy 10: Key Rural Centres within the National Forest, the following designations are proposed for Bagworth (See Bagworth Pre-Submission Draft Map).

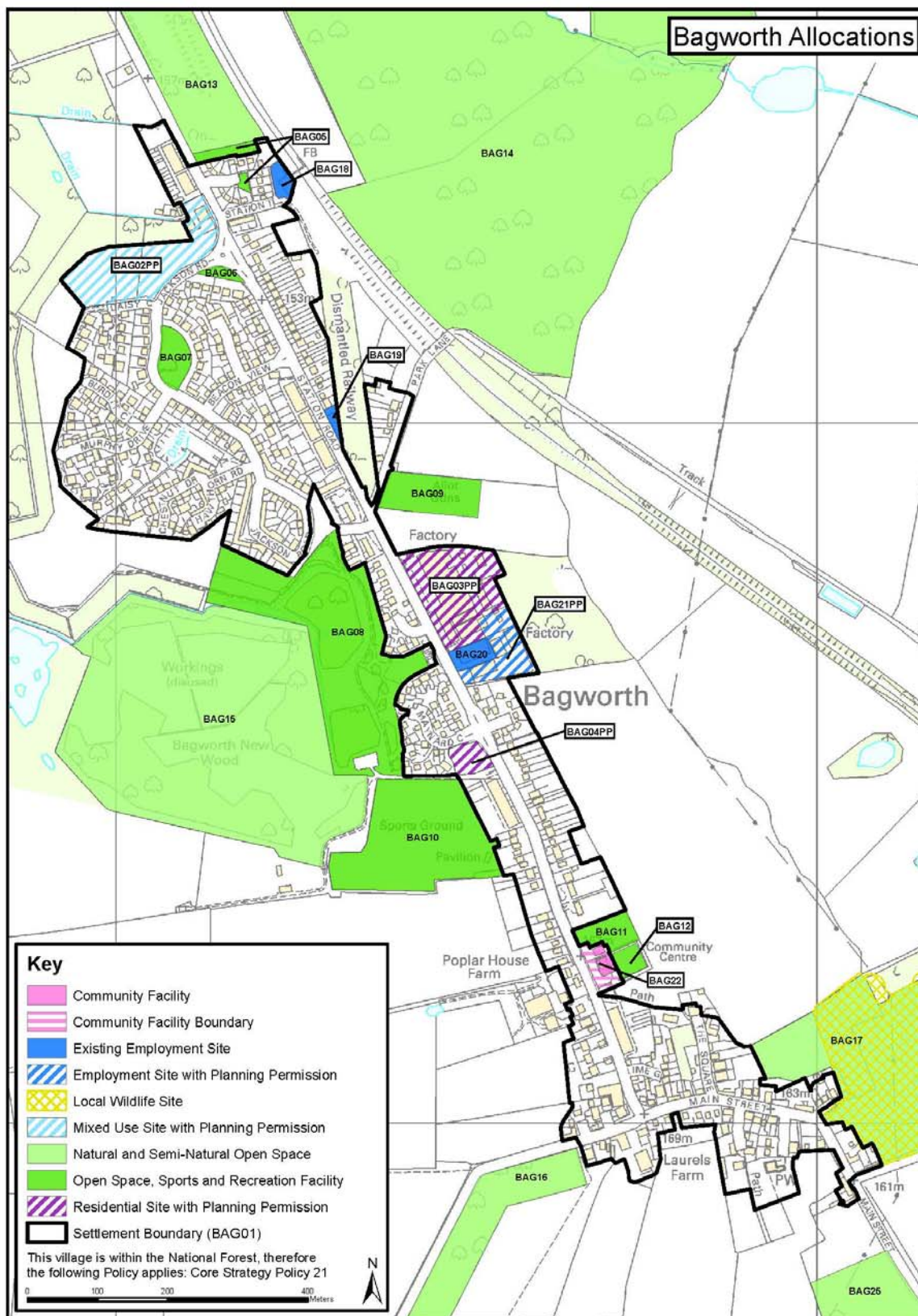
Bagworth Site Allocations			
Reference	Location	Designation	Policy
Employment			
BAG18	Workshop Units, Station Terrace	Employment Site	DM19
BAG19	Industrial Unit, 256 Station Road	Employment Site	DM19
BAG20	Presscut Components, East of Station Road	Employment Site	DM19
BAG21PP	Land east of Station Road	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
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	10/00557/FUL (8 dwellings)
BAG03PP	Dunlop Factory, Station Road	11/00063/OUT (61 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 October 2013.*

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 proposals map.*



KEY RURAL CENTRES WITHIN THE NATIONAL FOREST

THORNTON: SITES

- 6.10 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
- 6.11 Thornton has no housing requirement within the Core Strategy and therefore has no residential site allocations.
- 6.12 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.
- 6.13 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.
- 6.14 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.
- 6.15 In line with Core Strategy Policy 10: Key Rural Centres within the National Forest, the following designations are proposed for Thornton (See Thornton Pre-Submission Draft Map).

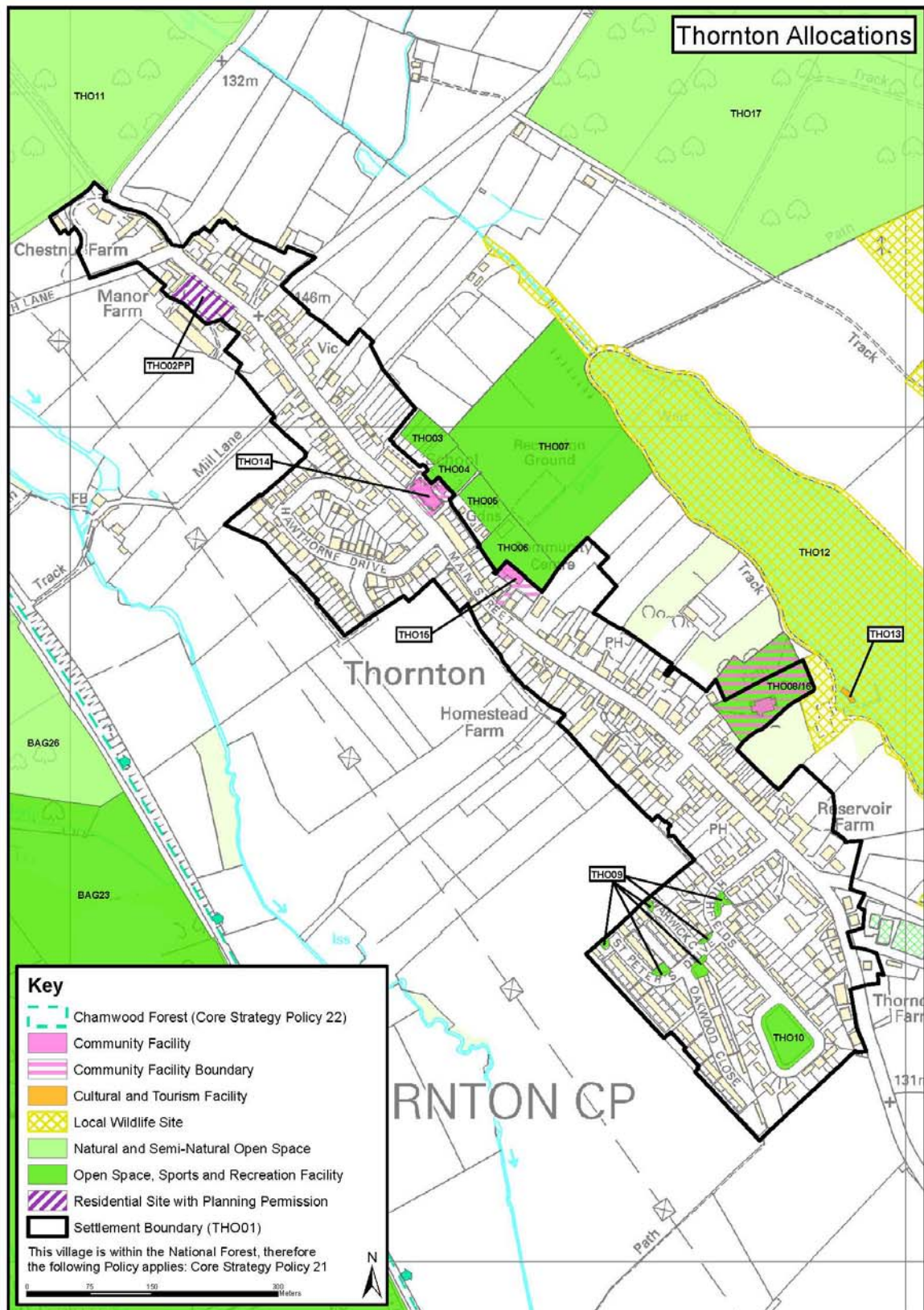
Thornton Site Allocations			
Reference	Location	Designation	Policy
Open Space			
THO03	Thornton Allotments (South), Main Street	Allotments	DM8
THO04	Thornton Primary School Playing Fields, Main Street	Outdoor Sports Facilities	DM8
THO05	Thornton Allotments (North), Main Street	Allotments	DM8
THO06	Thornton 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
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	10/00514/OUT (8 dwellings)

Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 October 2013

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 proposals map.



7 KEY RURAL CENTRES STAND ALONE

- 7.1 The Core Strategy's Spatial Vision highlights the focus for these settlements are 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 October 2013 is 45 dwellings. 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
BARL02	Land at Garden Farm, Bagworth Road	45 dwellings

- 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.

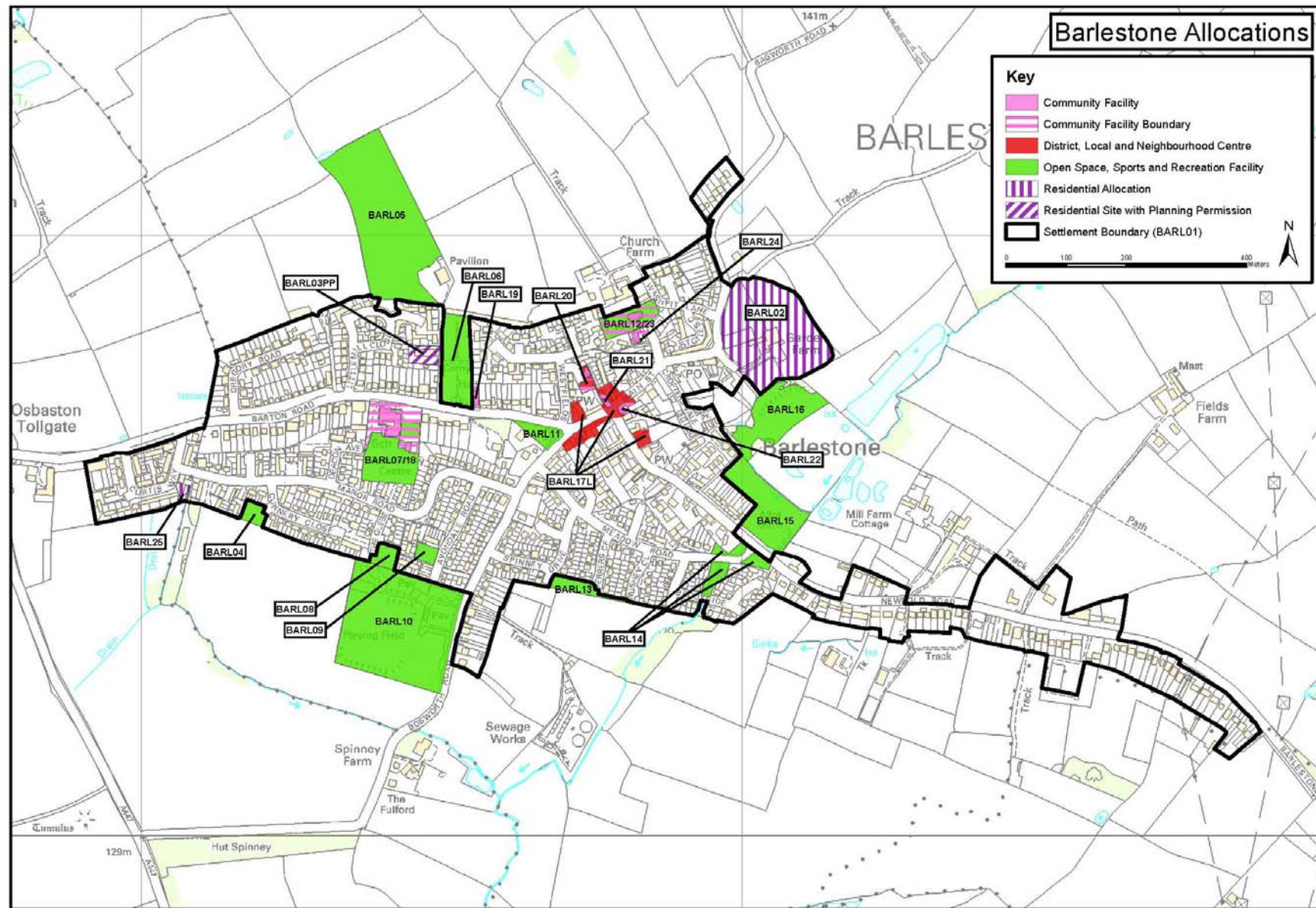
- 7.8 Additionally, the requirement to allocate land for a new cemetery is not being taken forward. After reviewing the Open Space, Sports and Recreational Facilities Study, no need has been demonstrated for a cemetery extension in Barlestone. Should a need arise over the plan period, any application to create a new cemetery in the village will be considered favourably in the context of Core Strategy and Development Management policy.
- 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 (See Barlestone Submission Draft Map).

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

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
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
BARL03PP	Hosiery Factory, Barton Road	10/00375/OUT (7 dwellings)

**Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 October 2013*



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction of this map is prohibited. Ordnance Survey 1000 10/000 Published 2014

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 October 2013 is 42 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 42 dwellings.

- 7.14 The above table identifies a minimum of 42 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.

SA2: 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 of a hectare to 1 hectare of additional B1, B2 or B8 employment land;
- Provide a minimum of 42 dwellings with a housing density, mix and design in line with Core Strategy Policy 16;
- Provide a doctors surgery or alternative community facility;
- 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 (See Market Bosworth Submission Draft Map).

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
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

Market Bosworth Site Allocations			
Reference	Location	Designation	Policy
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
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	Market Bosworth High 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

Market Bosworth Site Allocations			
Reference	Location	Designation	Policy
Cultural and Tourism Facility			
MKBOS31	The Forge, Park Street	Cultural and Tourism Facility	DM24
MKBOS32	Bosworth Hall Hotel and Spa, The Park	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

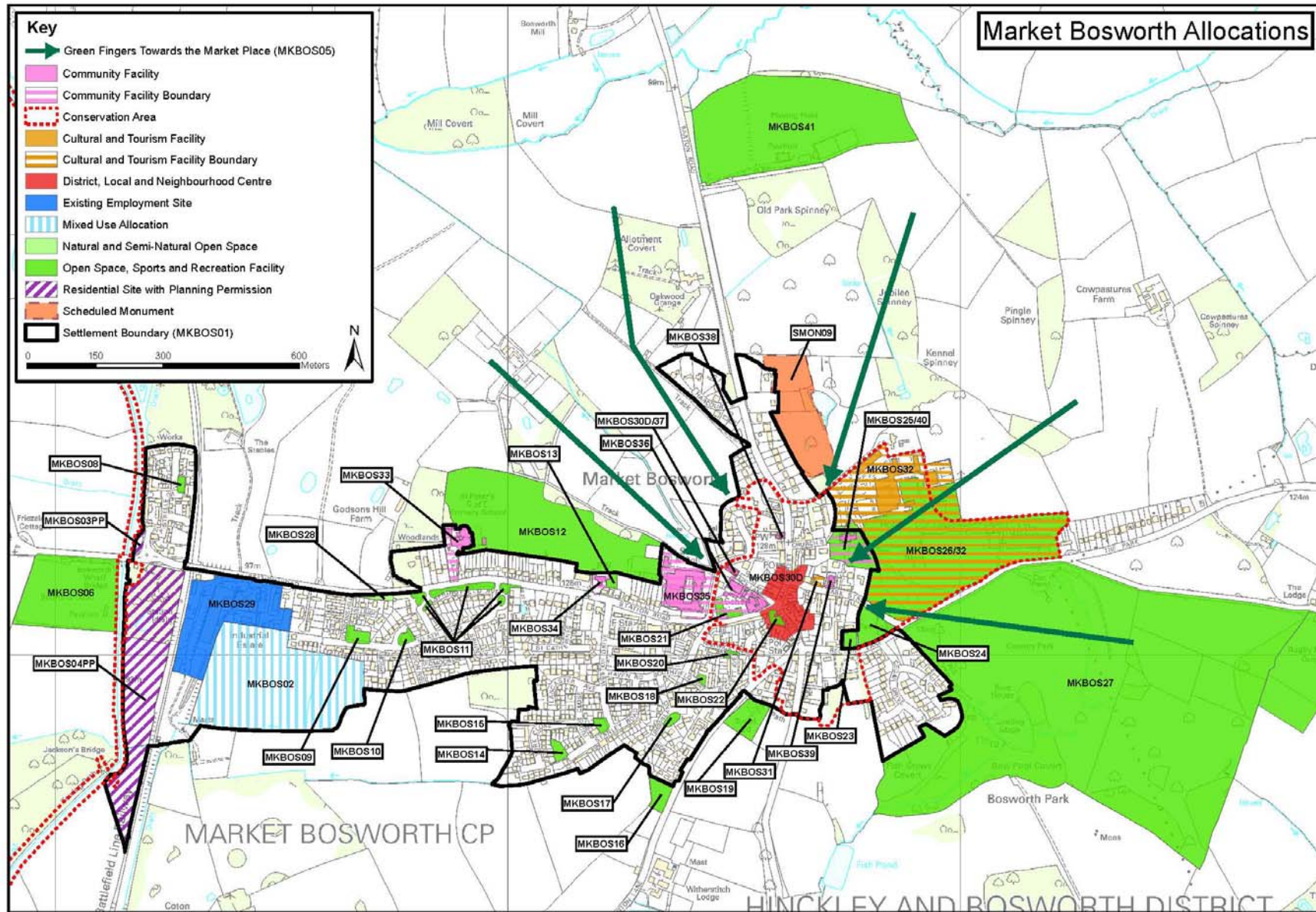
Site references with the final suffix of D identify District Centres.

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 October 2013.

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 proposals map.



KEY RURAL CENTRES STAND ALONE

NEWBOLD VERDON: SITES

7.21 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

7.22 The residual minimum housing requirement for Newbold Verdon, as of 1 October 2013 is 22 dwellings. Further information on residential commitments can be found in the Site Allocations Justification Paper.

7.23 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)
NEW04	Land adjacent to 50 Brascote Lane	Residential (4 dwellings)

7.24 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.

7.25 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.

7.26 The Core Strategy requires that the 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.

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

7.28 In line with Core Strategy Policy 11: Key Rural Centres Stand Alone, the following allocations are proposed for Newbold Verdon (See Newbold Verdon Submission Draft Map).

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	
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
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

Newbold Verdon Site Allocations			
Reference	Location	Designation	Policy
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

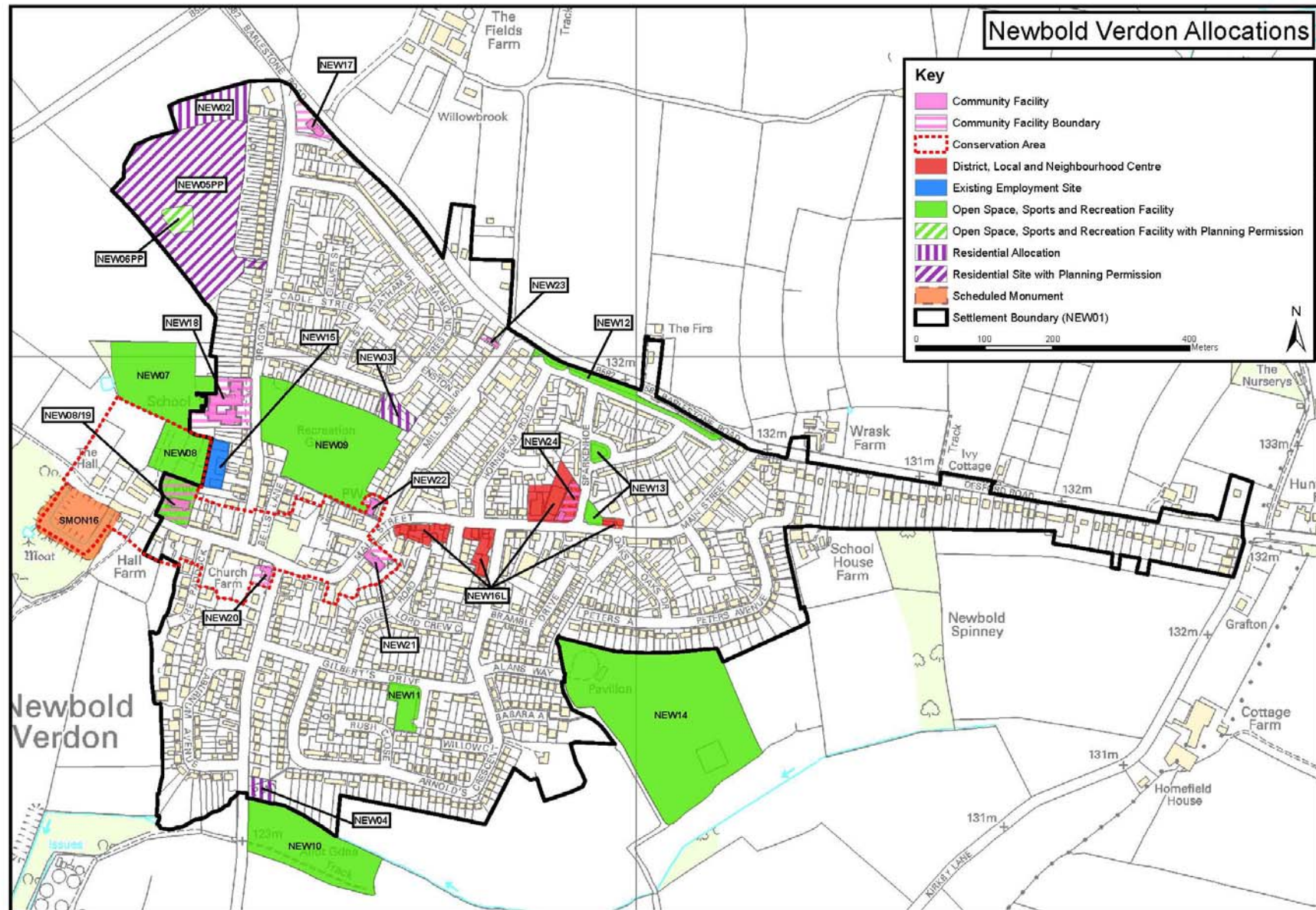
Site references with the final suffix of L identify Local Centres

Newbold Verdon Residential Site Allocations with Planning Permission*		
Reference	Location	Application Reference and Permitted Dwellings
NEW05PP	Land at Old Farm Lane	11/00489/FUL (94 dwellings)

*Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 October 2013

Allocations which relate to but stand away from the settlement.*			
Reference	Location	Designation	Policy
NEW25	Brascote Lane Allotments (South)	Allotments	DM8
NEW26	Brascote Lane Green Space	Natural and Semi-natural Open Space	DM8/ DM9
NEW27	Verdon Sawmills, Bagworth Road, Newbold Heath	Employment Site	DM19

*These allocations appear on the borough-wide proposals map.



The map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Hordley & Bownth Borough Council LA10000406 Published 2014

KEY RURAL CENTRES STAND ALONE

STOKE GOLDING: SITES

- 7.29 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
- 7.30 The residual minimum housing requirement for Stoke Golding, as of 1 October 2013 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.
- 7.31 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.
- 7.32 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.
- 7.33 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.
- 7.34 In line with Core Strategy Policy 11: Key Rural Centres Stand Alone, the following allocations and designations are made for Stoke Golding (See Stoke Golding Submission Draft Map).

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
STG19	St Margaret's Church of England Primary School, High Street	Community Facility	DM25
STG20	Stoke Golding Methodist Church, Main Street	Community Facility	DM25

Stoke Golding Site Allocations			
Reference	Location	Designation	Policy
STG21	Stoke Golding Village Hall, Hall Drive	Community Facility	DM25
STG22	Stoke Golding Doctors Surgery, Pine Close	Community Facility	DM25
STG23	Saint Martins Catholic Voluntary Academy, Hinckley Road	Community Facility	DM25
STG01	Stoke Golding Settlement Boundary	Settlement Boundary	Core Strategy Policy 7

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

*Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 October 2013

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 proposals map.

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.

CONGERSTONE: SITES

- 8.3 In relation to site allocations, 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 October 2013 is 4 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:

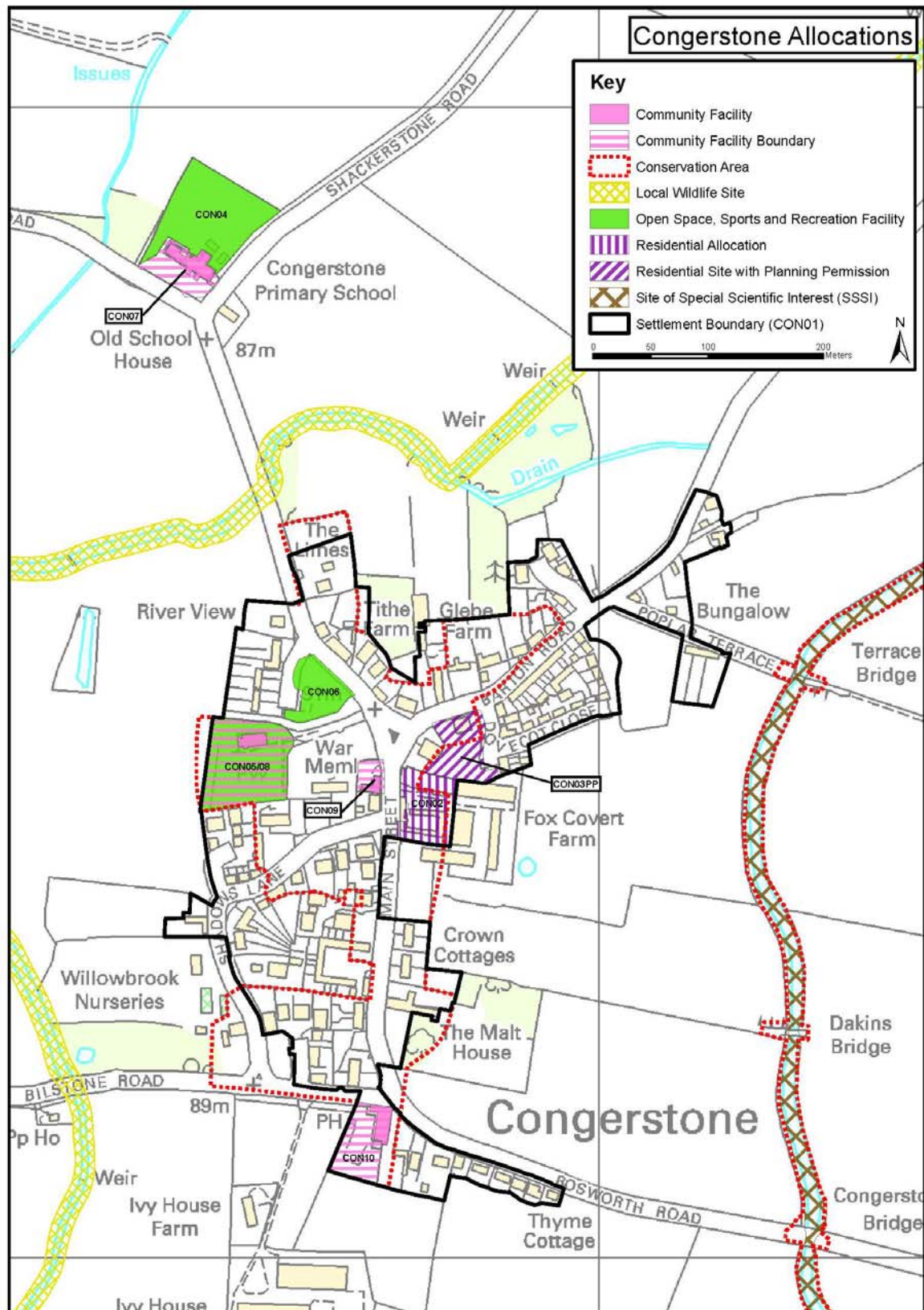
Congerstone Residential Site Allocations		
Reference	Location	Designation
CON02	Fox Covert Farm, Main Street	Residential (4 dwellings)

- 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 (See the Congerstone Pre-Submission Draft Map).

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
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
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 October 2013.



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 October 2013 is 13 dwellings. Further information on residential commitments can be found in the Site Selection Justification Paper.

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

Higham on the Hill Residential Site Allocations		
Reference	Location	Designation
HIG02	Land to the rear of The Oddfellows Arms Public House, Main Street	Residential (13 dwellings)

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 (See the Higham on the Hill Pre-Submission Draft Map).

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

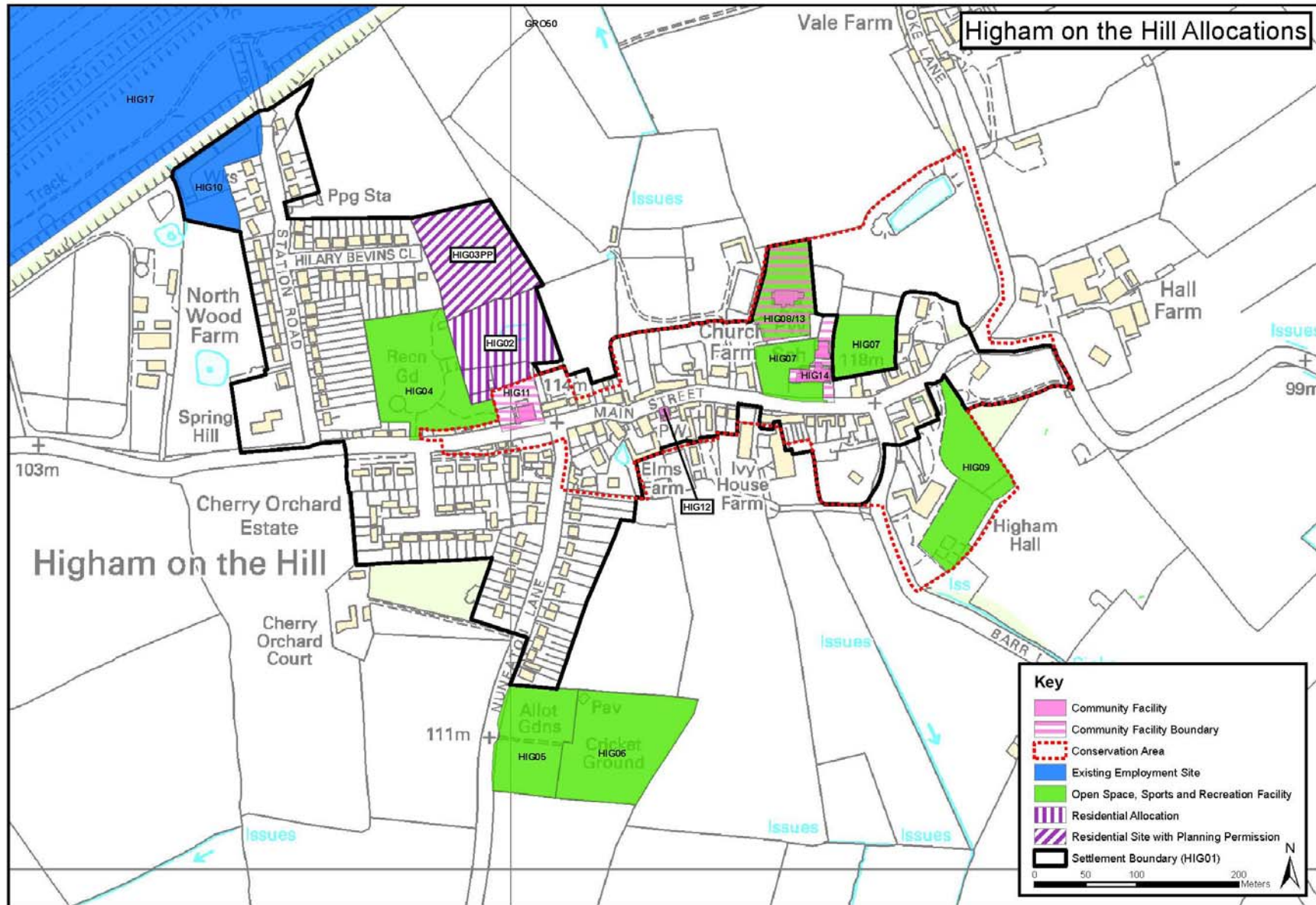
Higham on the Hill Residential Site Allocations with Planning Permission		
Reference	Location	Application Reference and Permitted Dwellings
HIG03PP	Land at Hilary Bevins Close*	12/00482/OUT (21 dwellings)

Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 October 2013

*Site permitted pending Section 106 agreement as at 1 October 2013

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 proposals map.



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 October 2013 is 21 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)

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.

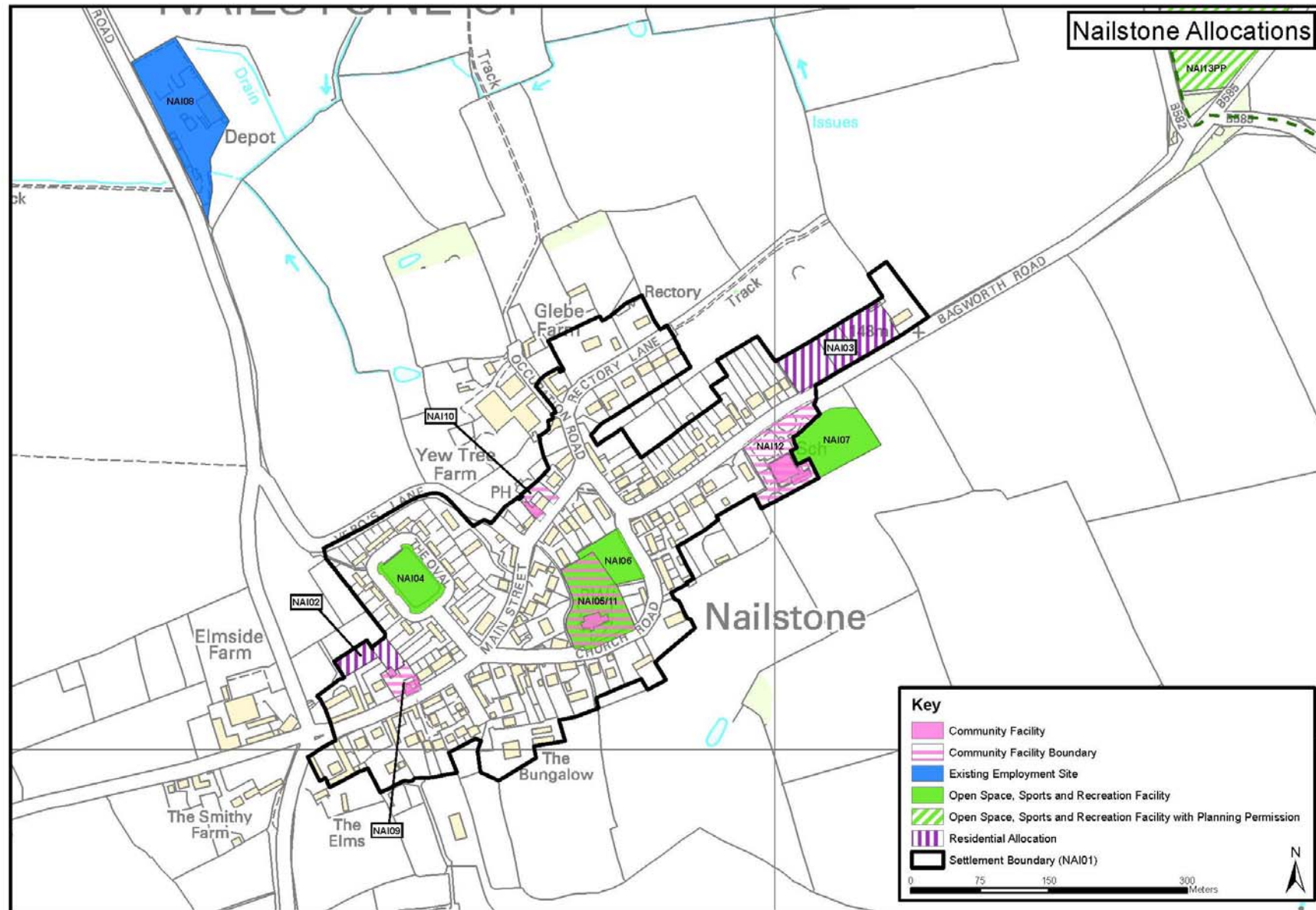
8.21 In line with Core Strategy Policy 12: Rural Villages, the following allocations and designations are made for Nailstone (See Nailstone Pre-Submission Draft Map).

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
NAI01	Nailstone Settlement Boundary	Settlement Boundary	Core Strategy Policy 12

Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 October 2013

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 proposals map.



RURAL VILLAGES

SHEEPY MAGNA: SITES

8.22 In relation to site allocations, 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 October 2013 is 15 dwellings. Further information on residential commitments can be found in the Site Selection Justification Paper.

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

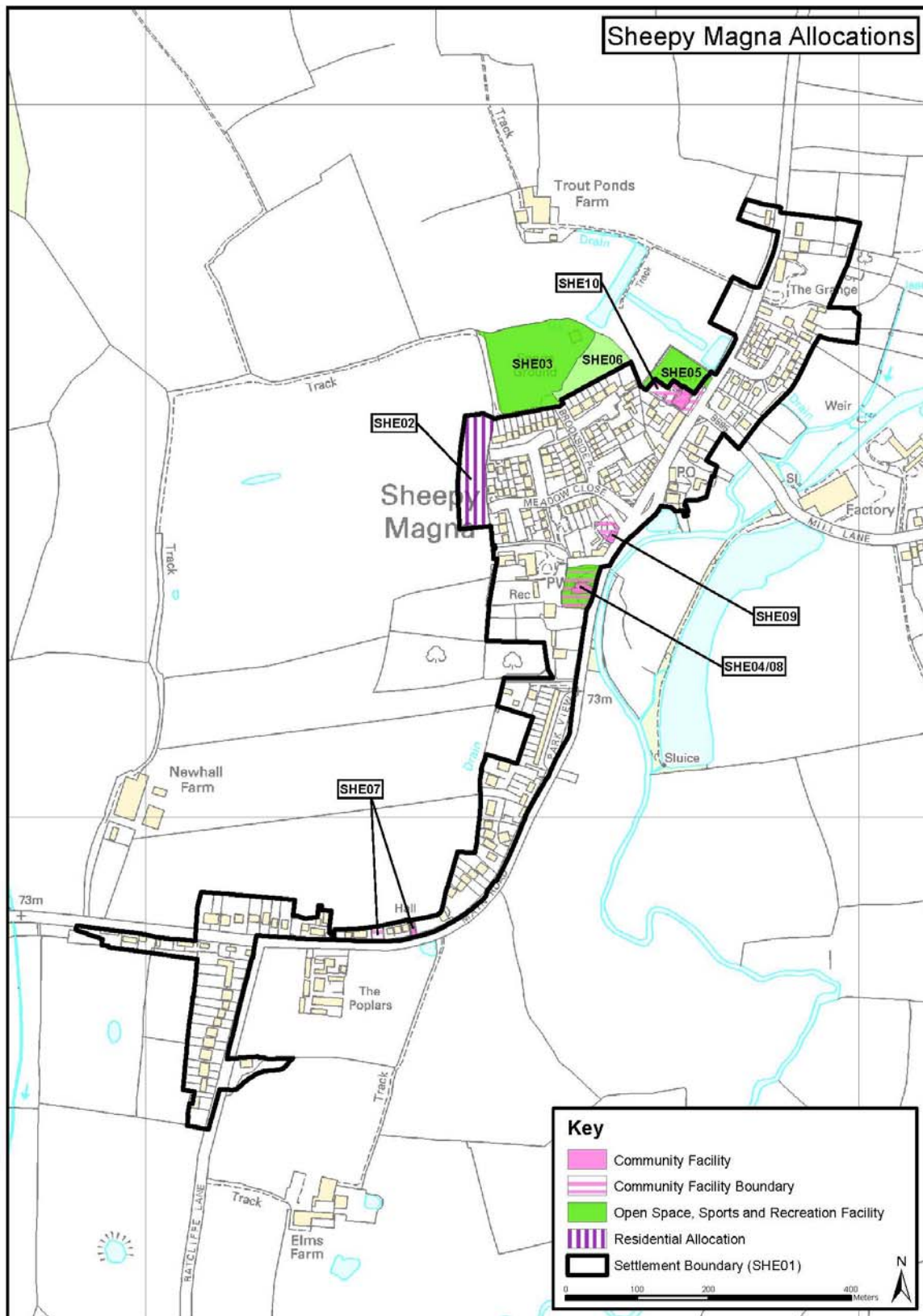
Sheepy Magna Residential Allocations		
Reference	Location	Designation
SHE02	Land off Meadow Close and Oakfield Way	Residential (15 dwellings)

8.25 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.

8.26 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.

8.27 In line with Core Strategy Policy 12: Rural Villages, the following allocations and designations are made for Sheepy Magna (See Sheepy Magna Pre-Submission Draft Map).

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



RURAL VILLAGES

STANTON UNDER BARDON: SITES

- 8.28 In relation to site allocations, 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
- 8.29 The residual minimum housing requirement for Stanton under Bardon, as of 1 October 2013 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.
- 8.30 As part of the residential development schemes that have been permitted, the community centre will be relocated in line with the Core Strategy requirement.
- 8.31 The Green Infrastructure Network is illustrated on the Core Strategy Key Diagram for implementation through Core Strategy Policy 20.
- 8.32 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.
- 8.33 Stanton under Bardon 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.
- 8.34 In line with Core Strategy Policy 12: Rural Villages, the following designations are made for Stanton under Bardon (See the Stanton under Bardon Pre-Submission Draft Map).

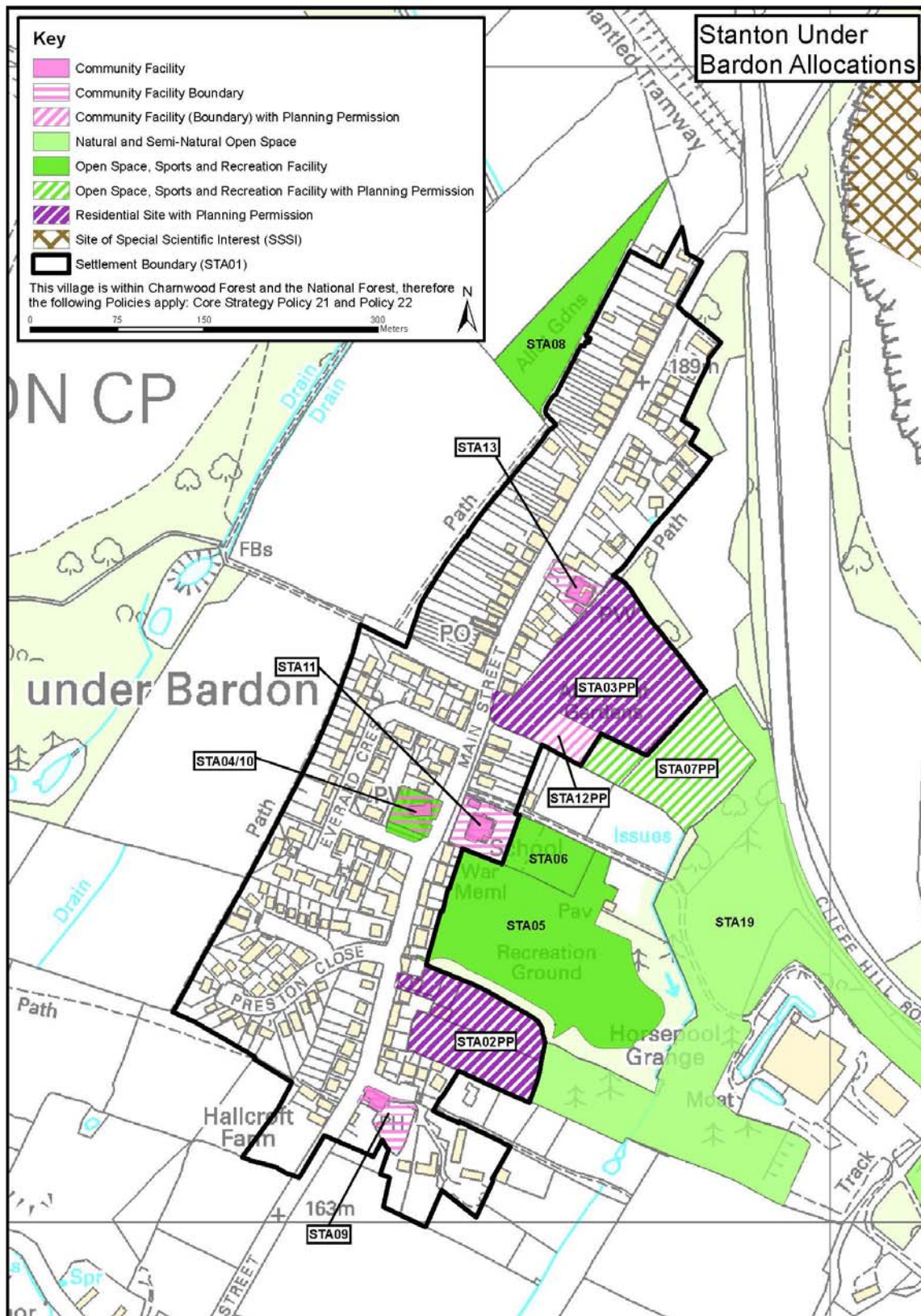
Stanton under Bardon Site Allocations			
Reference	Location	Designation	Policy
Open Space			
STA04	St Mary and All Saints Churchyard, Main Street	Cemeteries and Churchyards and Amenity Green Space	DM8
STA05	Stanton under Bardon Recreation Ground, Main Street	Formal Park, Children's Play Space and Young 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)

Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 October 2013.

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 proposals map.



RURAL VILLAGES

TWYCROSS: SITES

8.35 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

8.36 The residual minimum housing requirement for Twycross, as of 1 October 2013 is 20 dwellings. Further information on residential commitments can be found in the Site Selection Justification Paper.

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

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

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

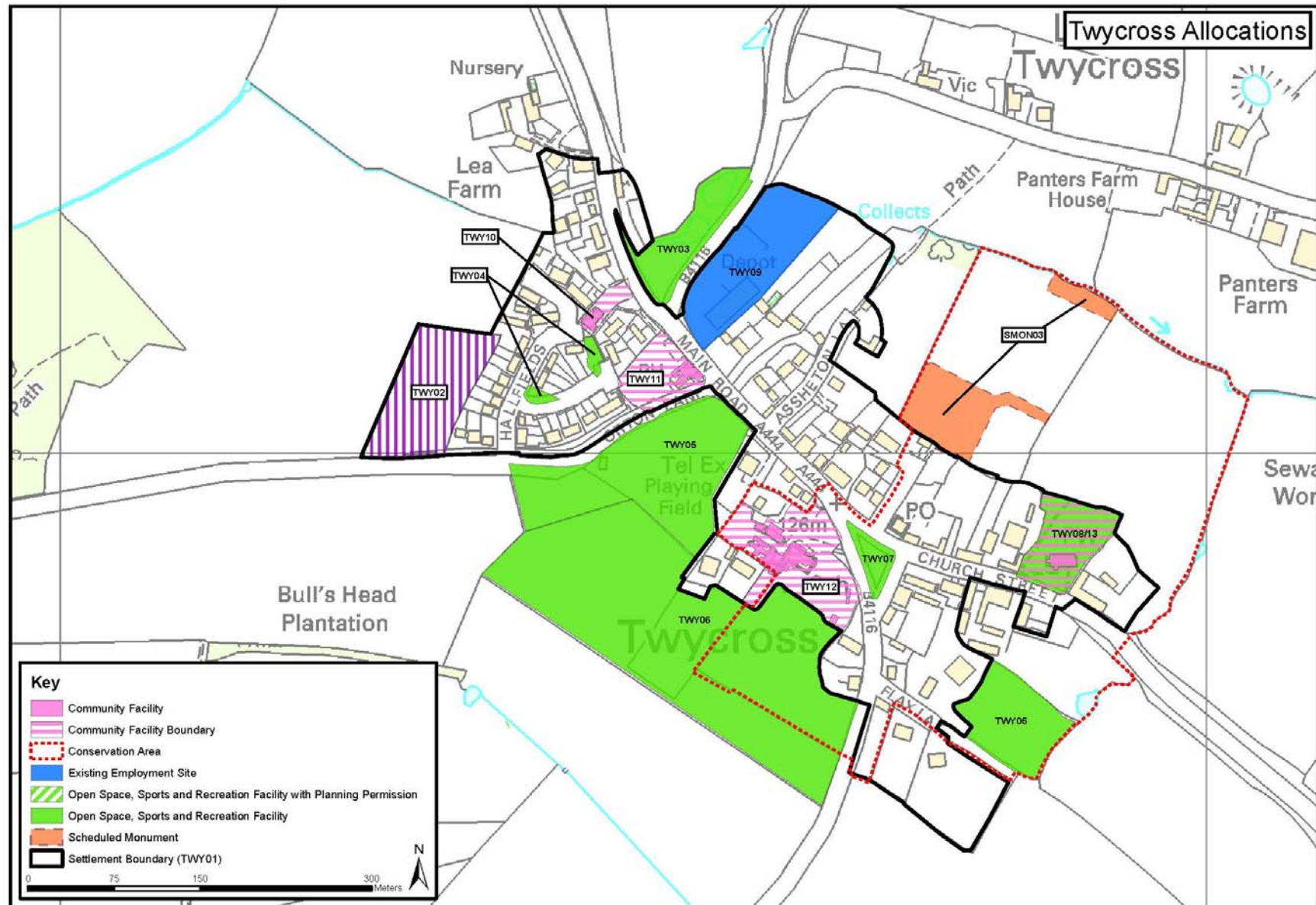
8.39 The Open Space, Sports and Recreational Facilities Study identifies open space across the borough and indicates any deficiencies in the quality, quantity and accessibility of green spaces. This evidence has resulted in a significant increase in allocated open spaces to be safeguarded under policy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

8.40 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.

8.41 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.

8.42 In line with Core Strategy Policy 12: Rural Villages, the following allocations and designations are proposed for Twycross (See the Twycross Pre-Submission Draft Map).

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	The Curzon Arms Public House, 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

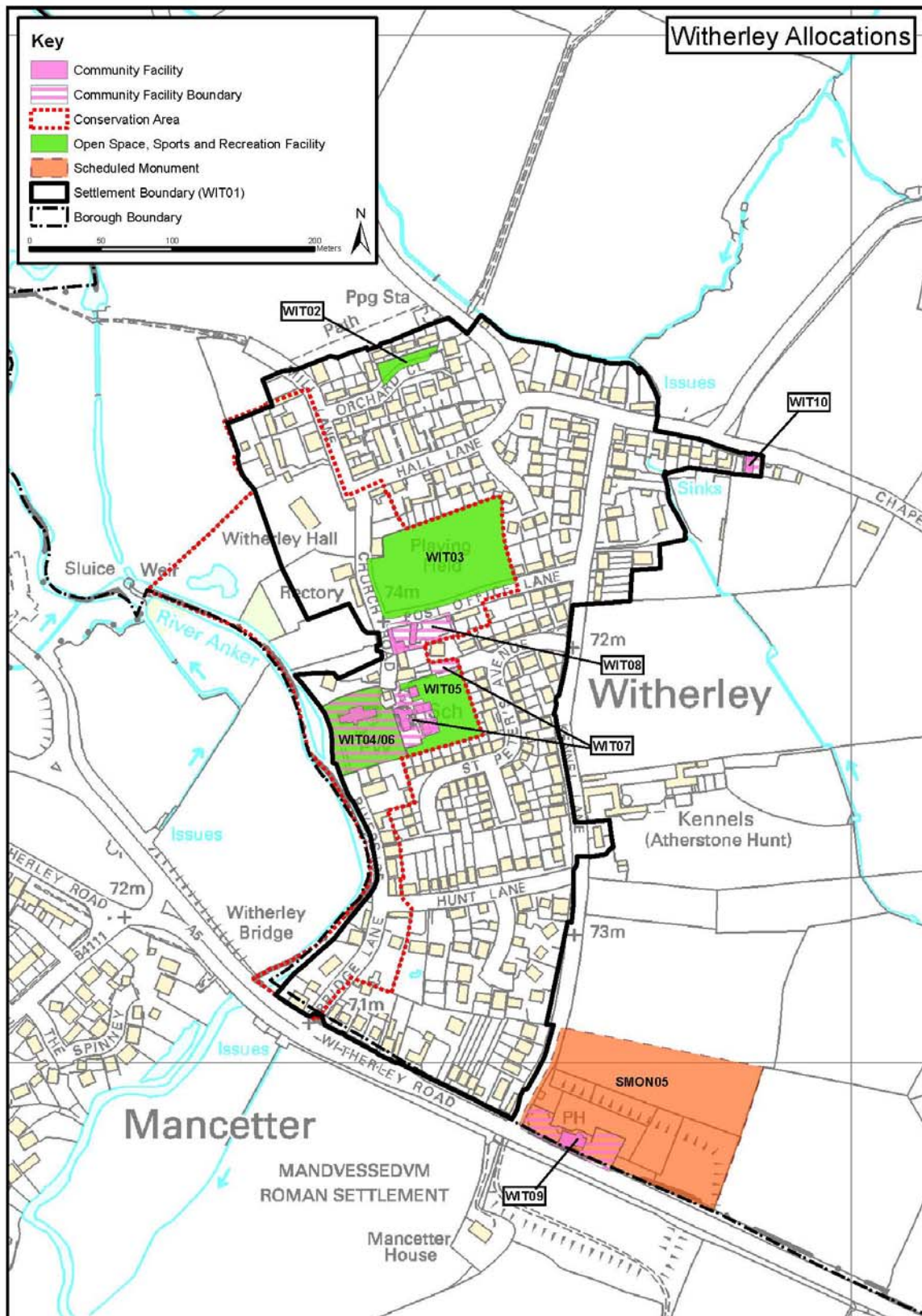


RURAL VILLAGES

WITHERLEY: SITES

- 8.43 In relation to site allocations for Witherley, the Hinckley and Bosworth Core Strategy requires:
- Work with 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
- 8.44 Since the adoption of the Core Strategy, discussions have taken place with 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 the Highway Agency comments were positive towards the principle of one selected site the Highway Authority 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.
- 8.45 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.
- 8.46 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.
- 8.47 In line with Core Strategy Policy 12: Rural Villages, the following allocations and designations are proposed for Witherley (See the Witherley Pre-Submission Draft Map).

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
WIT01	Witherley Settlement Boundary	Settlement Boundary	Core Strategy Policy 12



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 are identified below.

RURAL HAMLETS

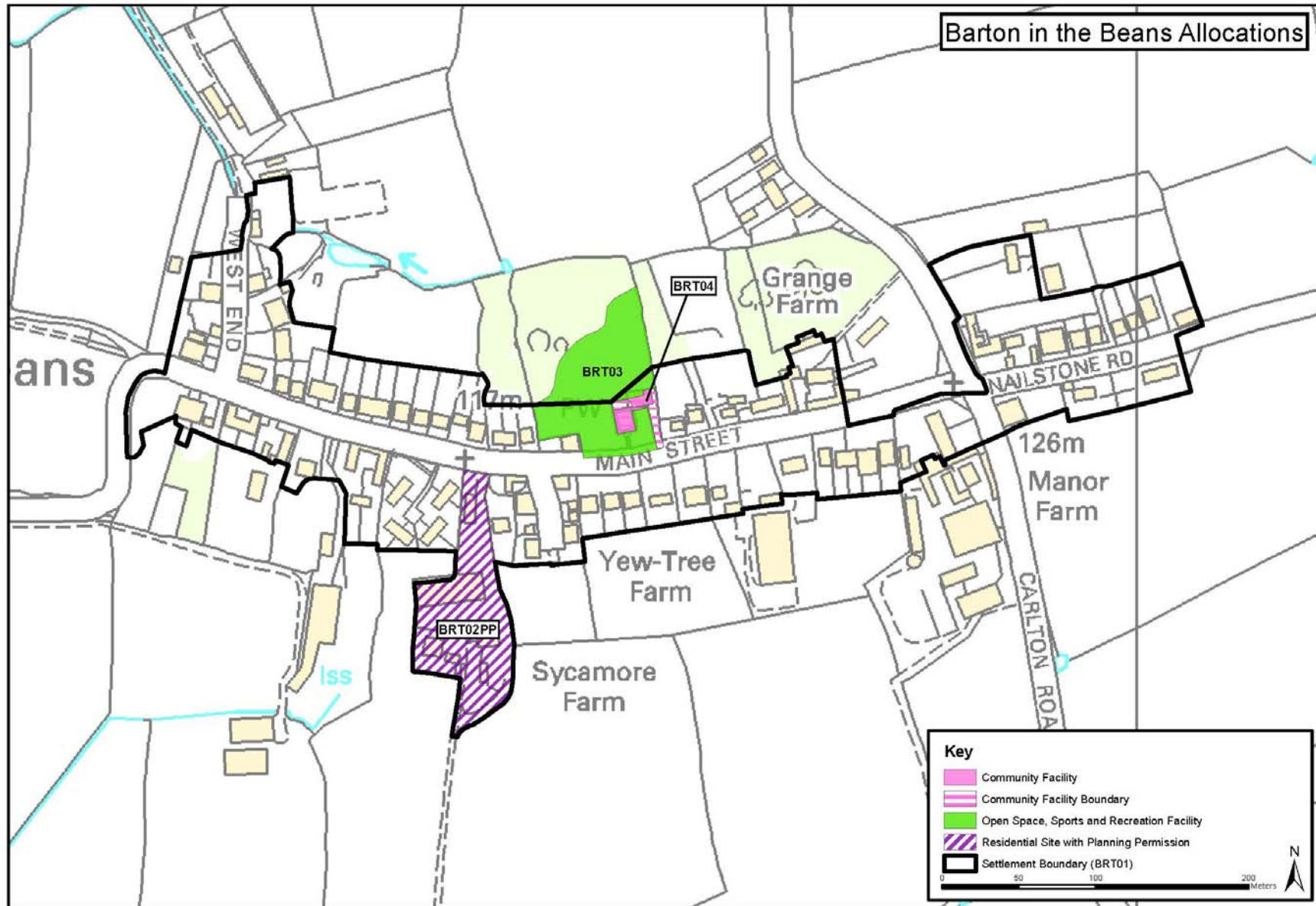
BARTON IN THE BEANS: SITES

- 9.9 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Barton in the Beans (see Barton in the Beans Pre-Submission Draft Map).

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 (5 dwellings in total)

Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 October 2013.



RURAL HAMLETS

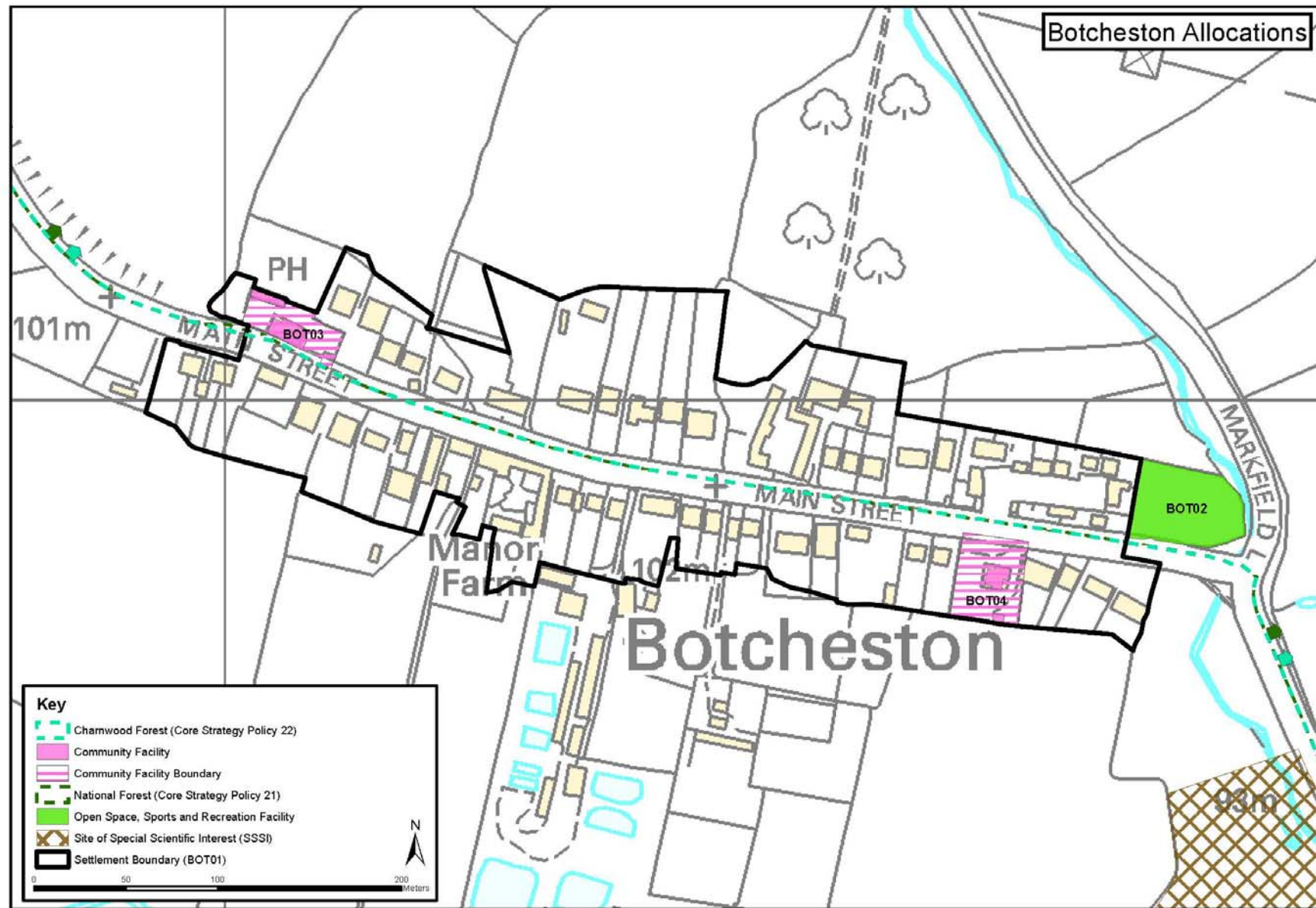
BOTCHESTON: SITES

- 9.10 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Botcheston (see Botcheston Pre-Submission Draft Map).

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
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 proposals map.

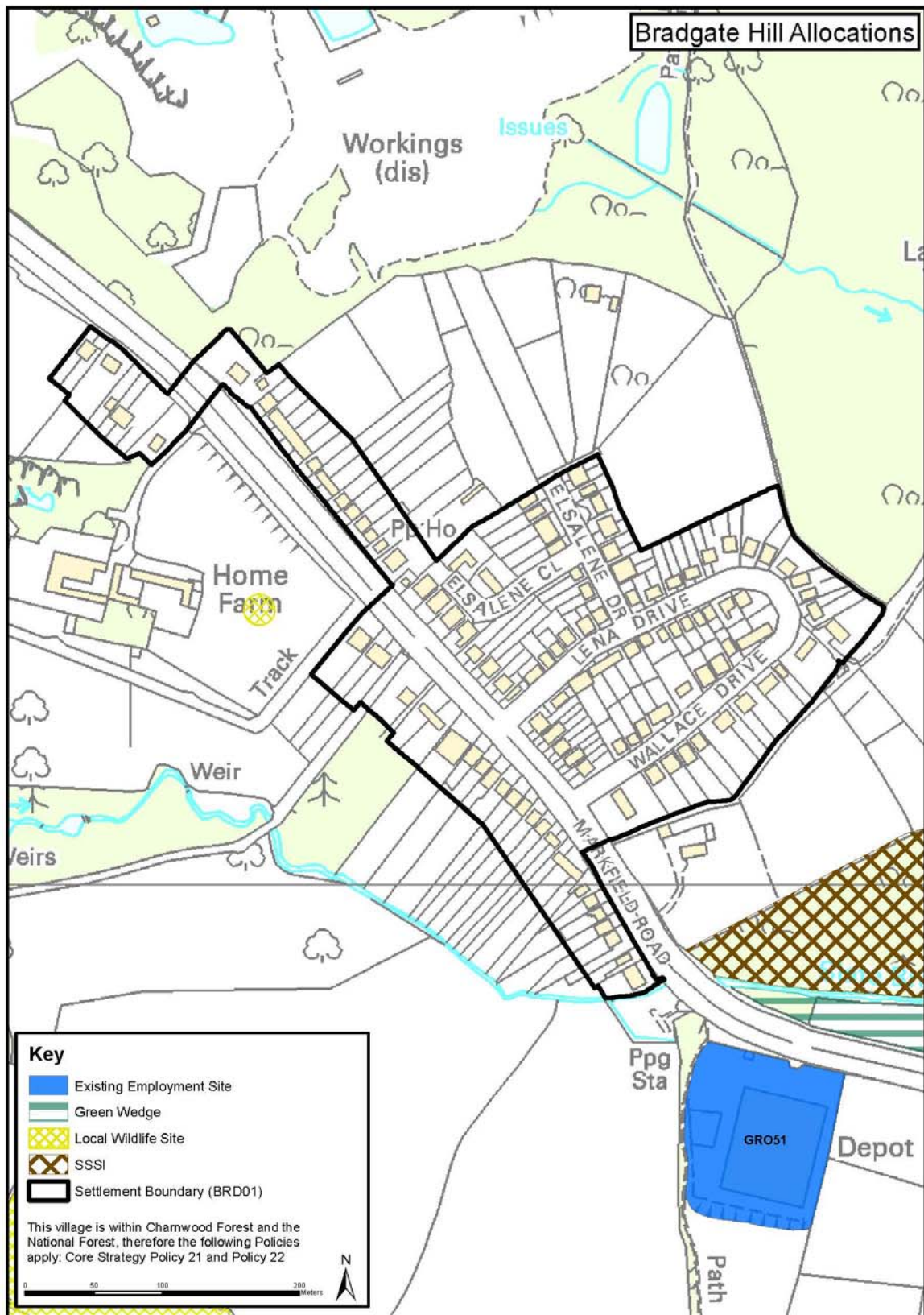


RURAL HAMLETS

BRADGATE HILL: SITES

- 9.11 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Bradgate Hill (see Bradgate Hill Pre-Submission Draft Map).

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



RURAL HAMLETS

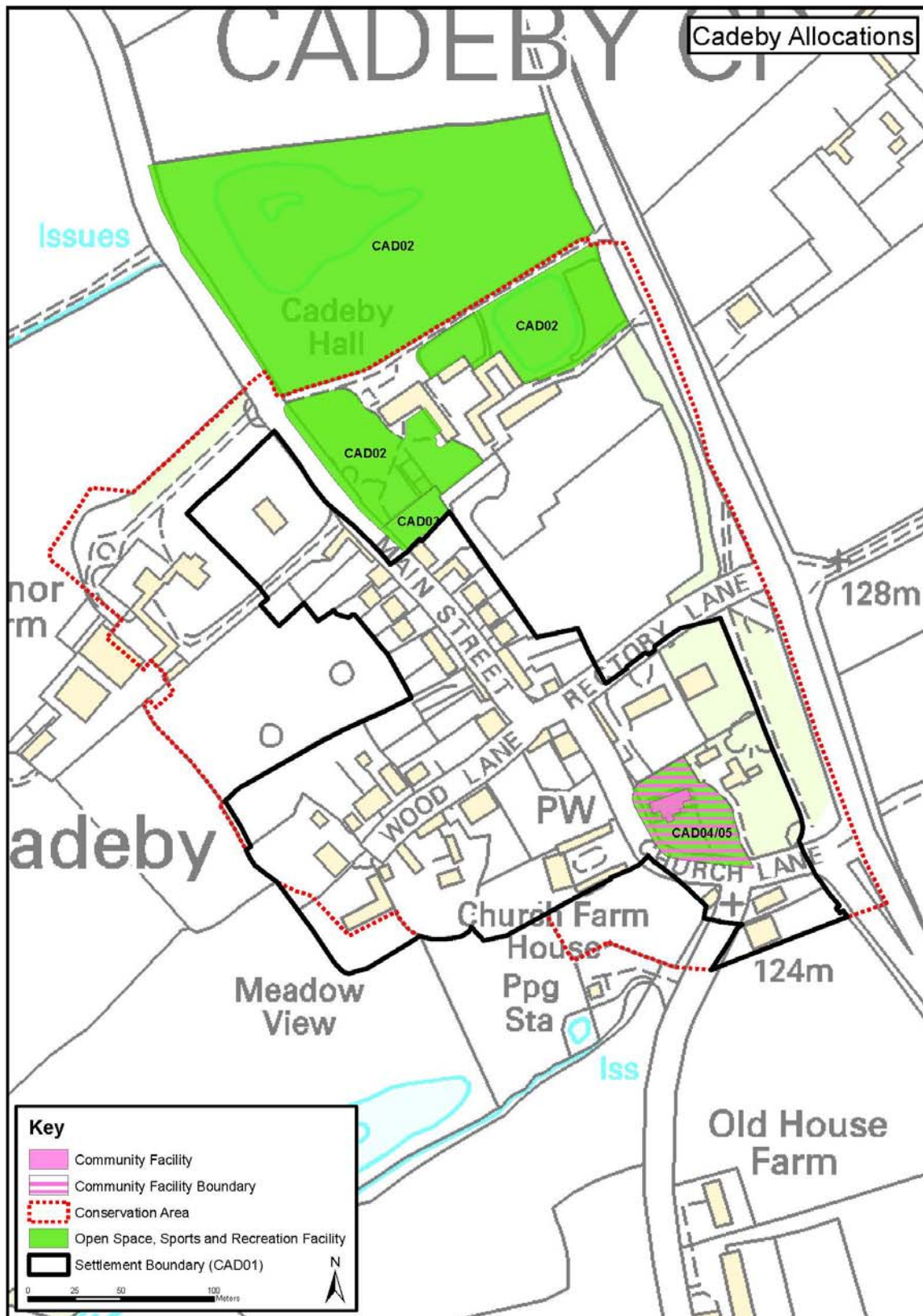
CADEBY: SITES

- 9.12 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Cadeby (see Cadeby Pre-Submission Draft Map).

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 proposals map.



RURAL HAMLETS

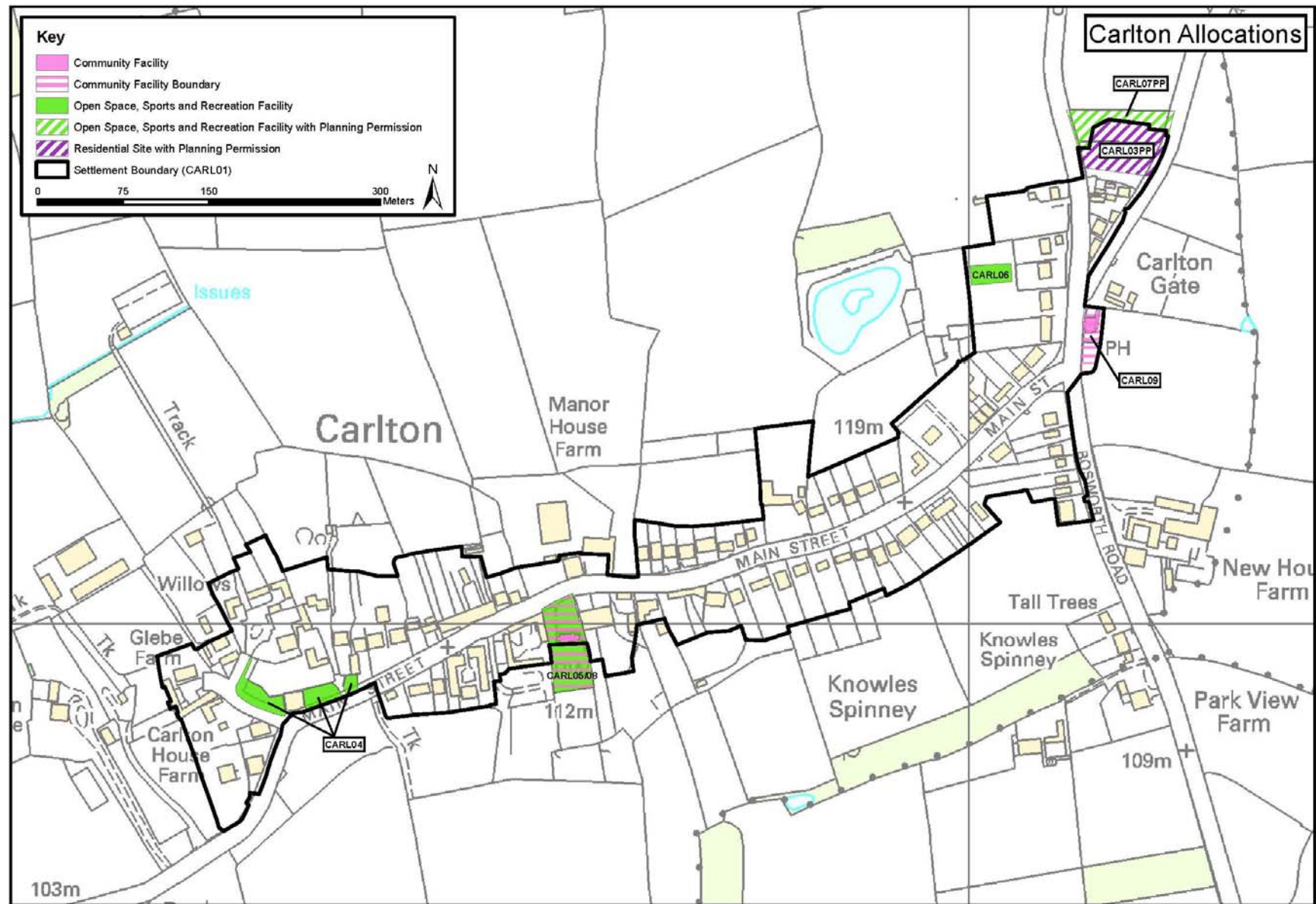
CARLTON: SITES

- 9.13 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Carlton (see Carlton Pre-Submission Draft Map).

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, Main Street	Cemeteries and Churchyards	DM8
CARL06	Barton Road Tennis Court	Outdoor Sports Facility	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
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	Land off Nailstone Road	12/00889/FUL (11 dwellings)

Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 October 2013.



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Hindley & Bowditch Borough Council LA100010-000 Published 2014

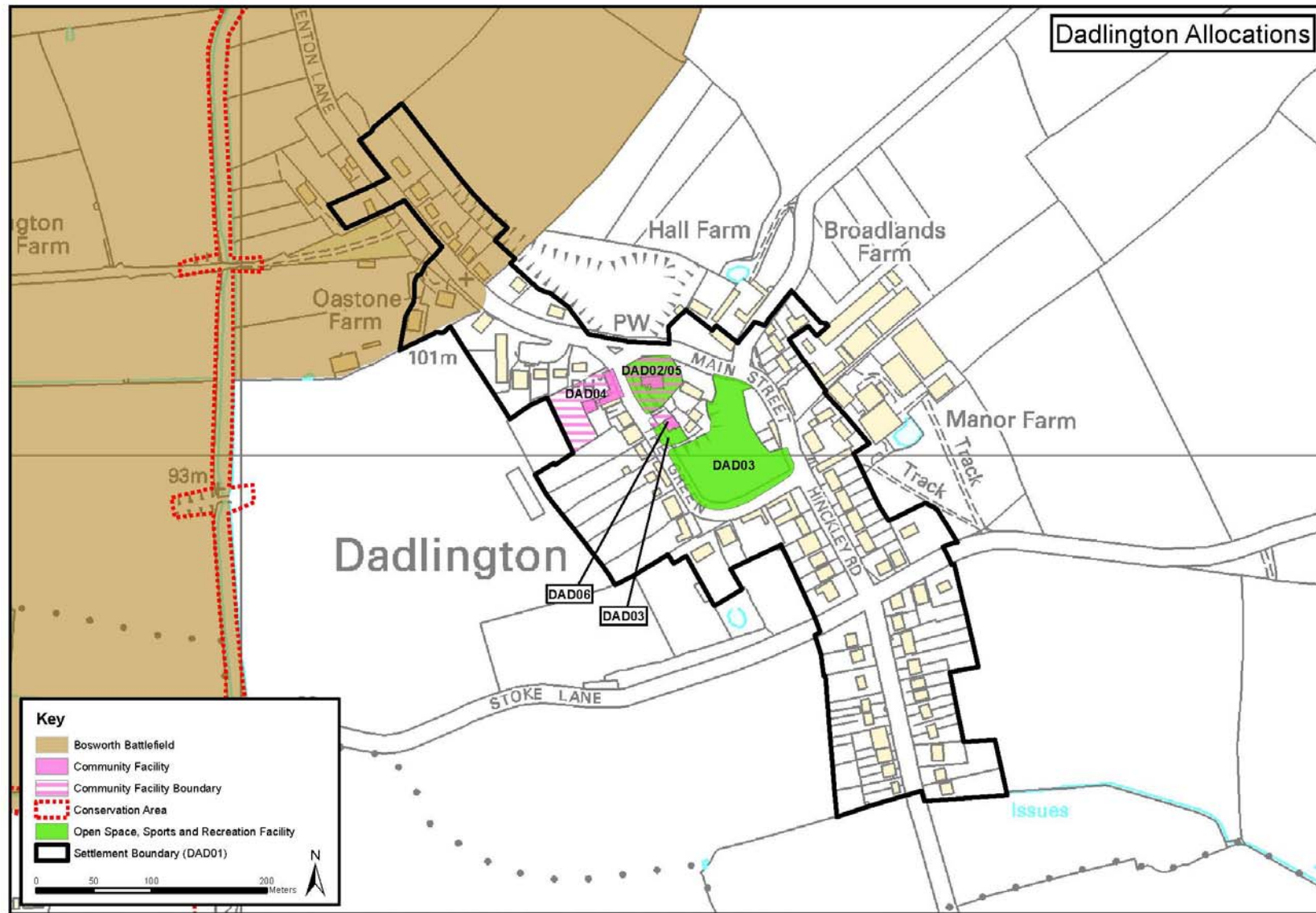
RURAL HAMLETS

DADLINGTON: SITES

- 9.14 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Dadlington (see Dadlington Pre-Submission Draft Map).

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 proposals map.

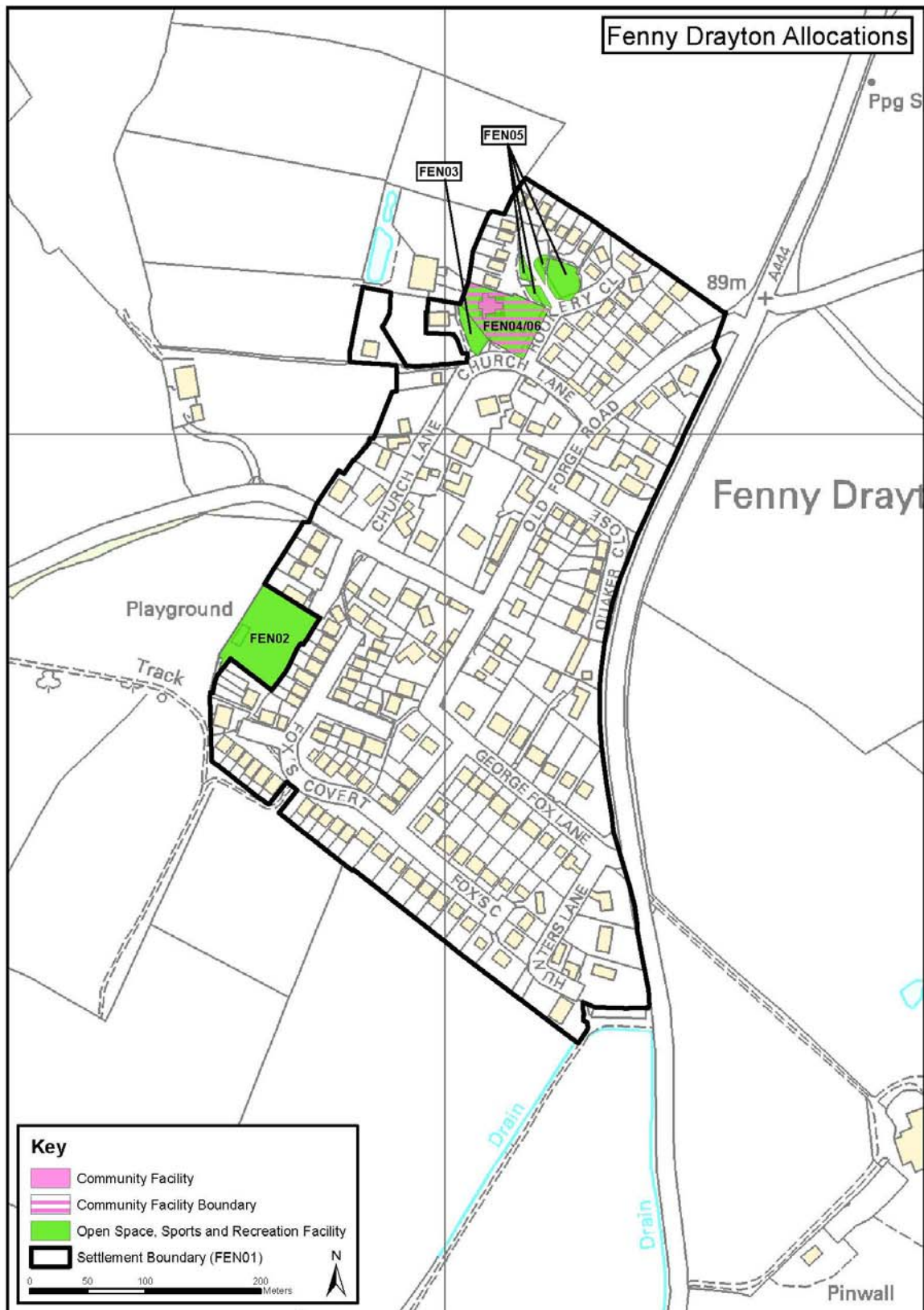


RURAL HAMLETS

FENNY DRAYTON: SITES

- 9.15 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Fenny Drayton (see Fenny Drayton Pre-Submission Draft Map).

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
FEN03	Church Lane Park	Formal Park	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
FEN01	Fenny Drayton Settlement Boundary	Settlement Boundary	Core Strategy Policy 13

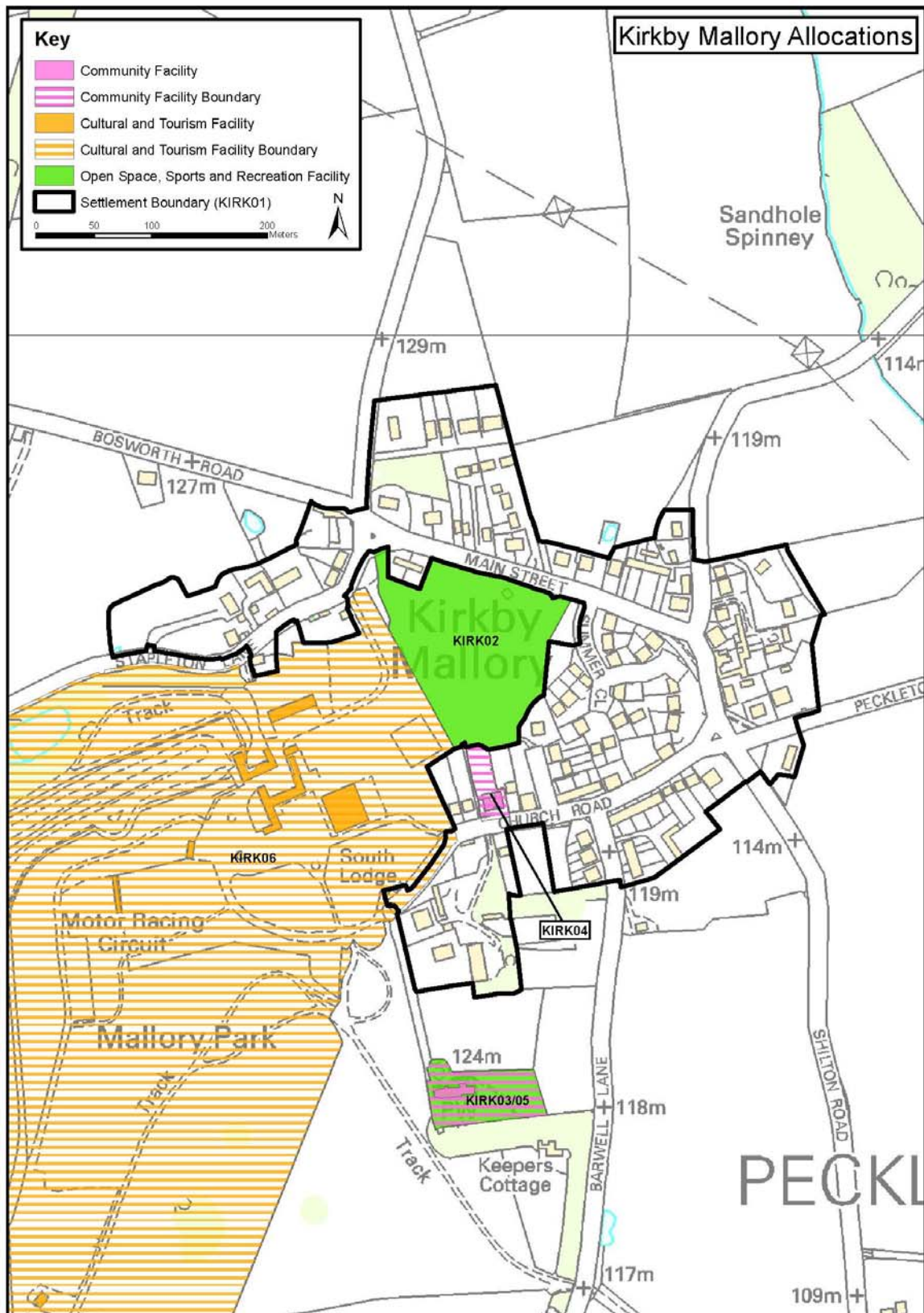


RURAL HAMLETS

KIRKBY MALLORY: SITES

- 9.16 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Kirkby Mallory (see Kirkby Mallory Pre-Submission Draft Map).

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
KIRK01	Kirkby Mallory Settlement Boundary	Settlement Boundary	Core Strategy Policy 13



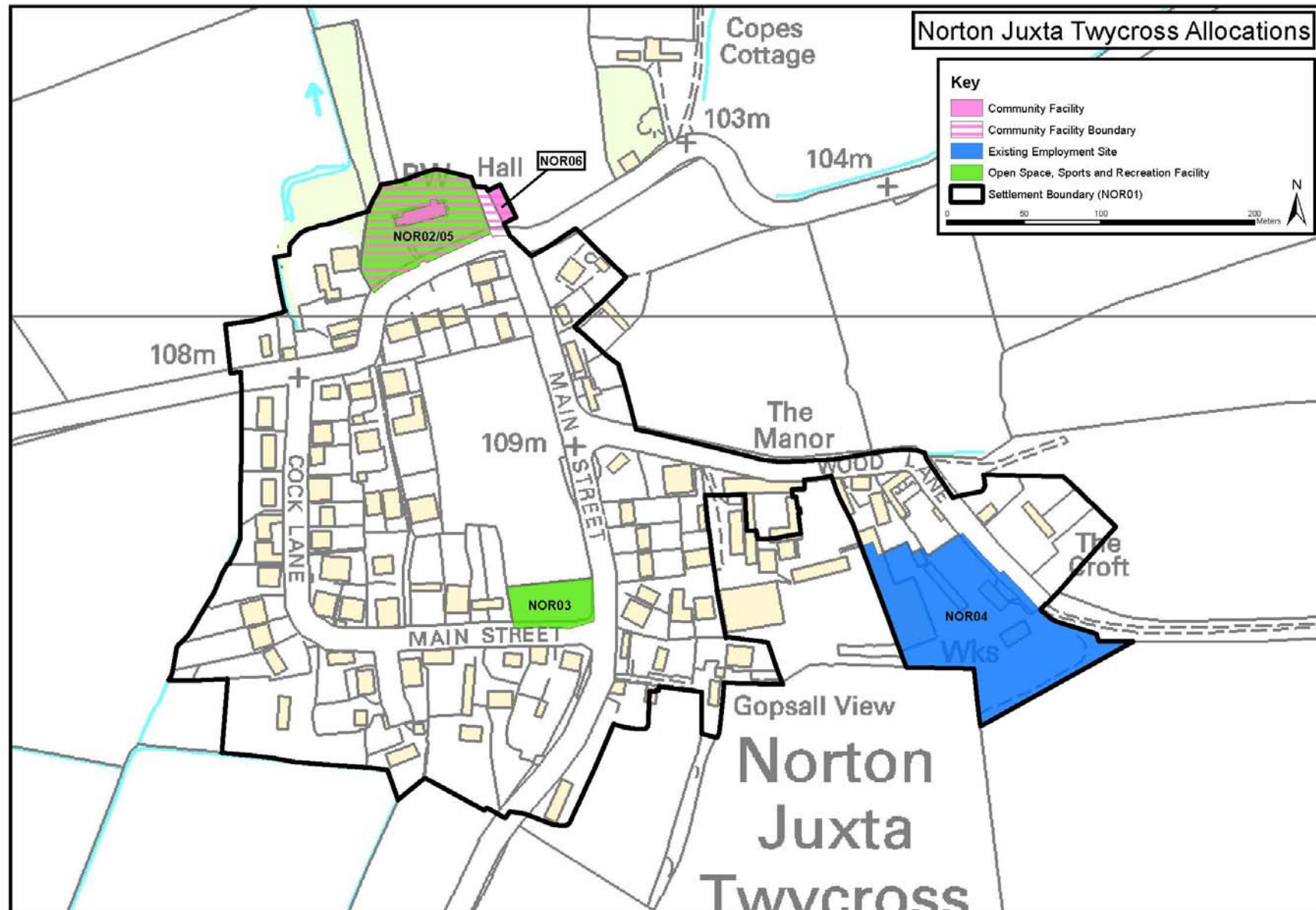
RURAL HAMLETS

NORTON JUXTA TWYCROSS: SITES

- 9.17 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Norton Juxta Twycross (see Norton Juxta Twycross Pre-Submission Draft Map).

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
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 proposals map.

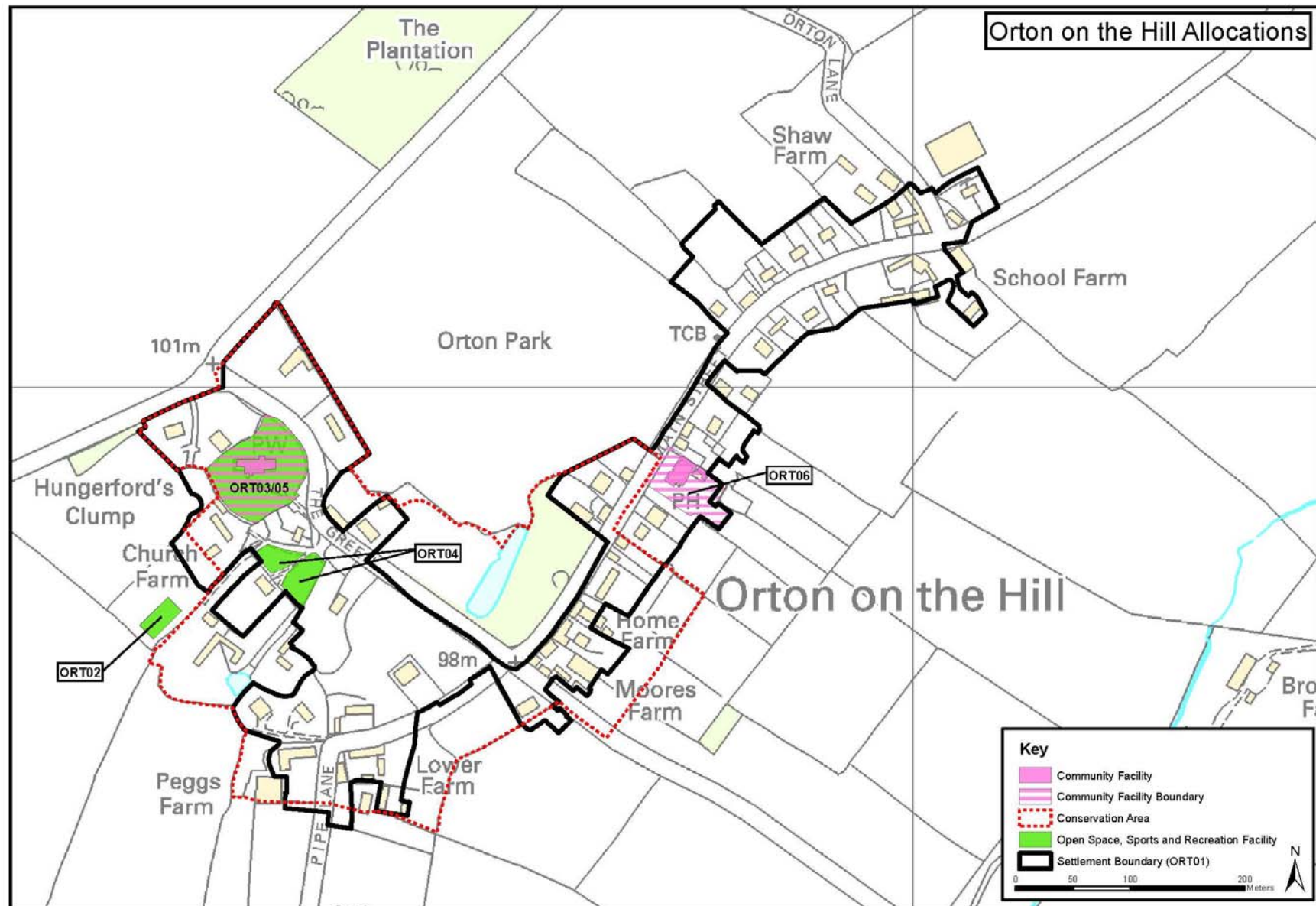


RURAL HAMLETS

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 (see Orton on the Hill Pre-Submission Draft Map).

Orton on the Hill Site Allocations			
Reference	Location	Designation	Policy
Open Space			
ORT02	The Green Tennis Court	Outdoor Sports Facility	DM8
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
ORT01	Orton on the Hill Settlement Boundary	Settlement Boundary	Core Strategy Policy 13

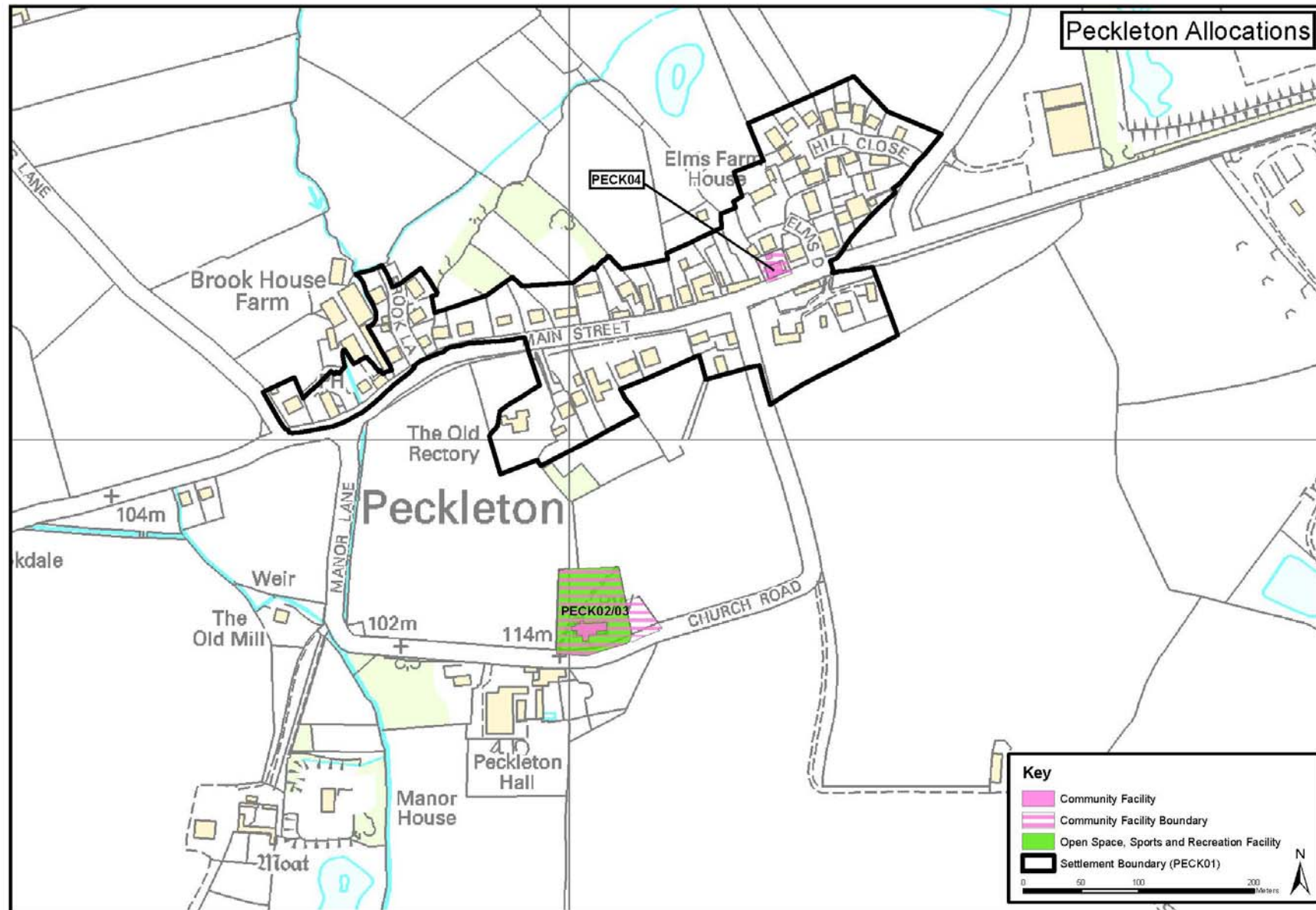


RURAL HAMLETS

PECKLETON: SITES

- 9.19 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Peckleton (see Peckleton Pre-Submission Draft Map).

Peckleton Site Allocations			
Reference	Location	Designation	Policy
Open Space			
PECK02	St Mary Magdalene's Churchyard, Church Road	Cemeteries and Churchyards	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



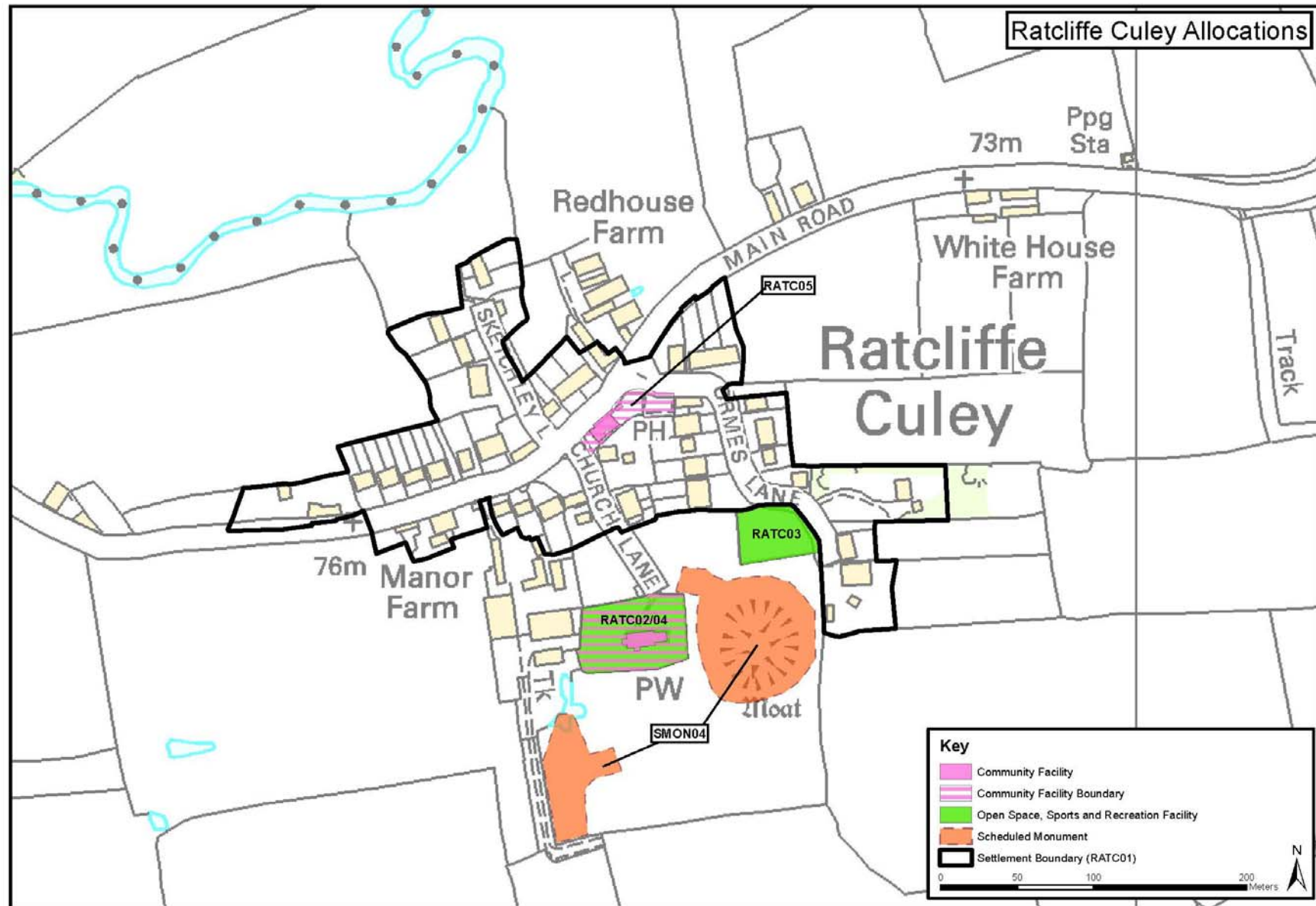
The map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Hordley & Bowness through Council LA10000406 Published 2014

RURAL HAMLETS

RATCLIFFE CULEY: SITES

- 9.20 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Ratcliffe Culey (see Ratcliffe Culey Pre-Submission Draft Map).

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
RATC01	Ratcliffe Culey Settlement Boundary	Settlement Boundary	Core Strategy Policy 13



RURAL HAMLETS

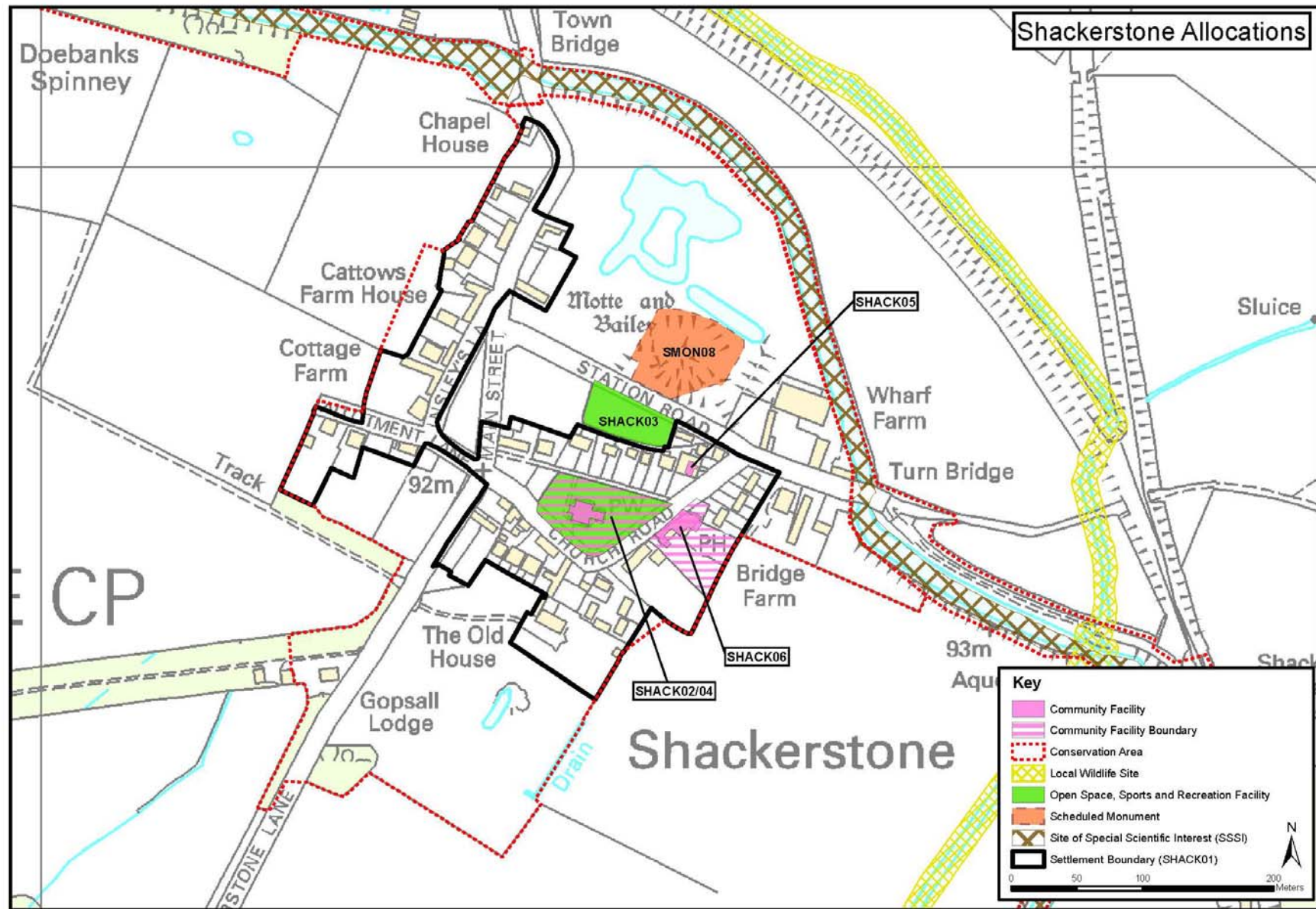
SHACKERSTONE: SITES

- 9.21 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Shackerstone (see Shackerstone Pre-Submission Draft Map).

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 proposals map.

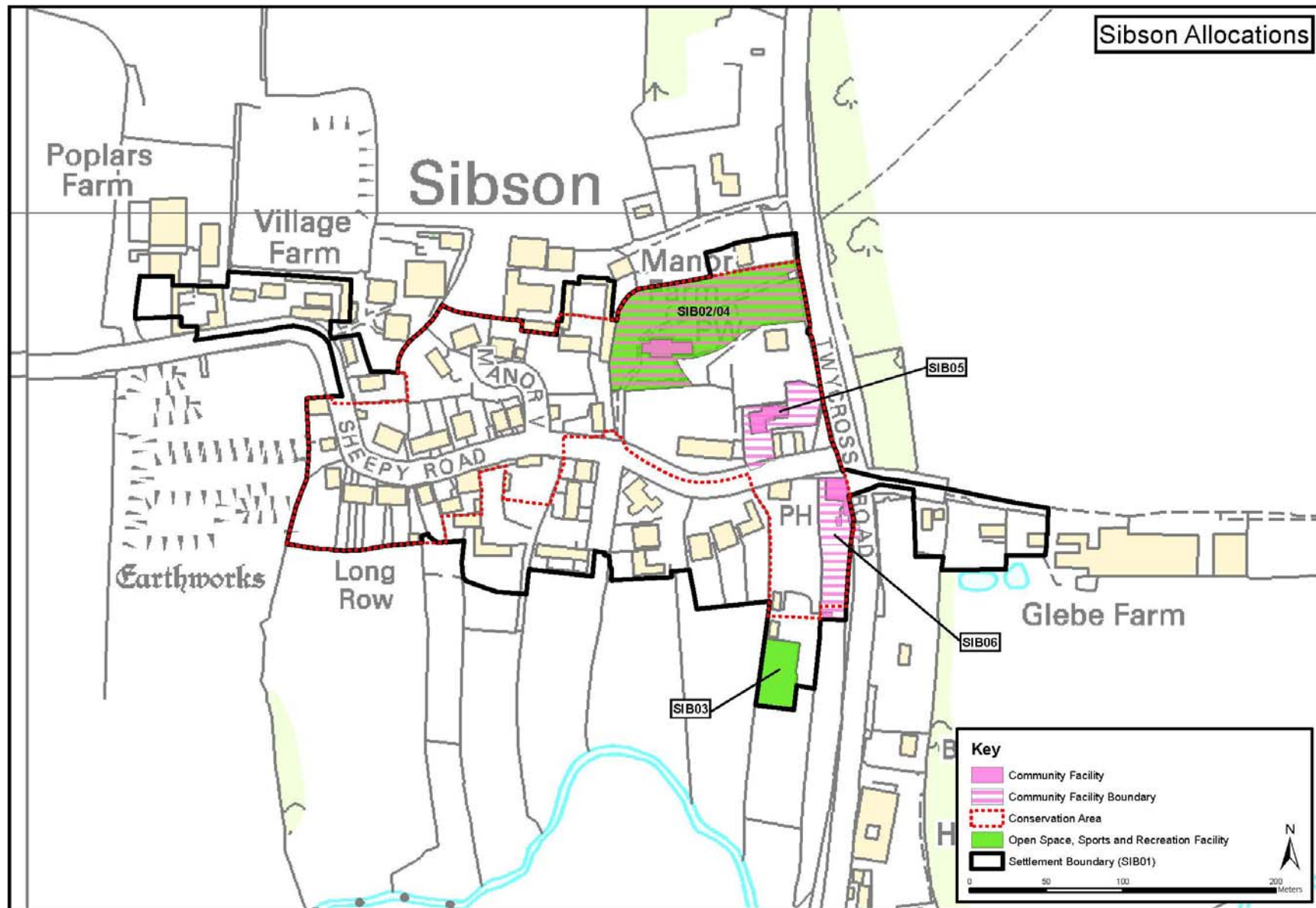


RURAL HAMLETS

SIBSON: SITES

- 9.22 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Sibson (see Sibson Pre-Submission Draft Map).

Sibson Site Allocations			
Reference	Location	Designation	Policy
Open Space			
SIB02	St Botolph's Churchyard, North of Sheepy Road	Cemeteries and Churchyards	DM8
SIB03	Twycross Road Tennis Court	Outdoor Sports Facility	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
SIB01	Sibson Settlement Boundary	Settlement Boundary	Core Strategy Policy 13

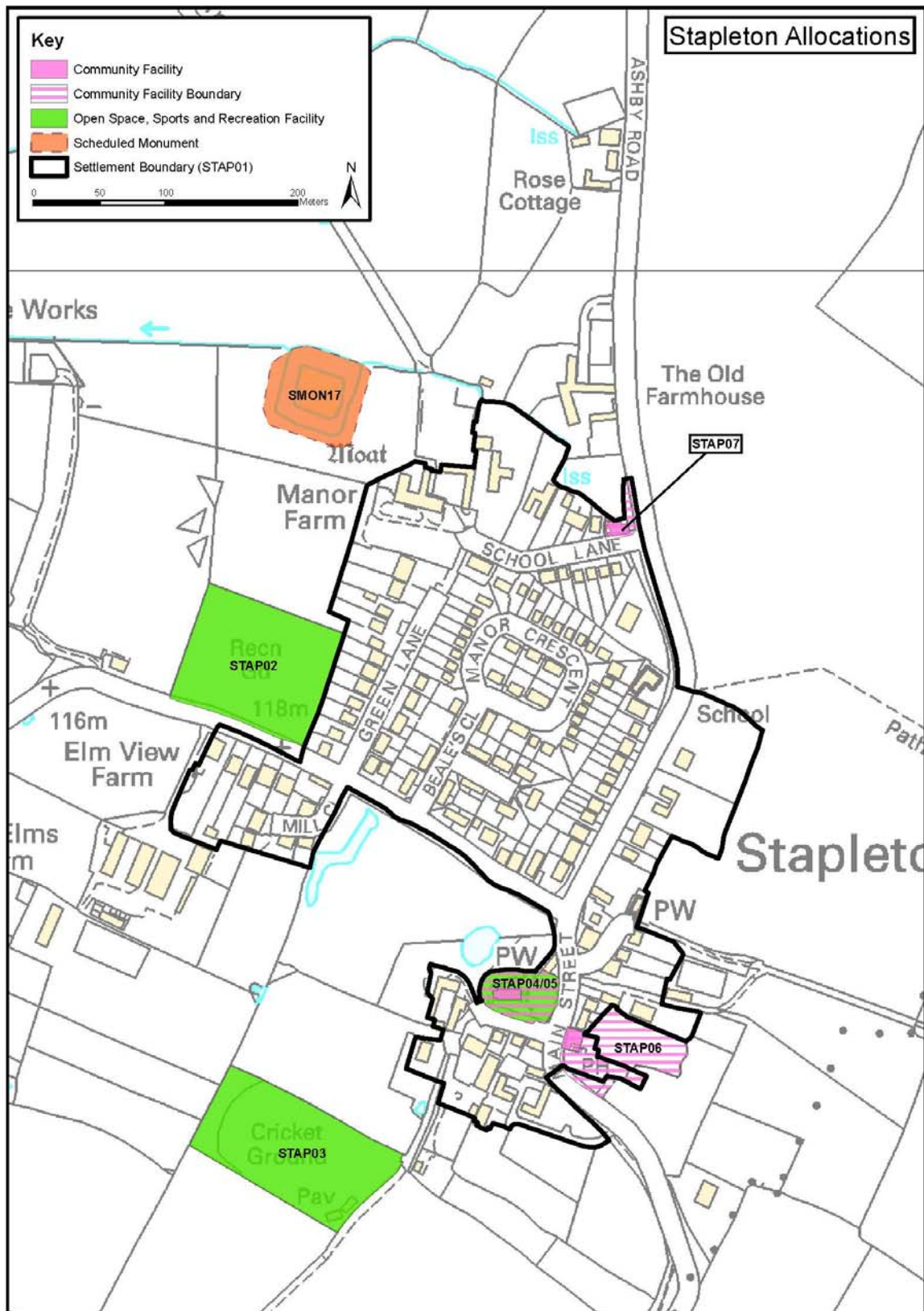


RURAL HAMLETS

STAPLETON: SITES

- 9.23 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Stapleton (see Stapleton Pre-Submission Draft Map).

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
STAP01	Stapleton Settlement Boundary	Settlement Boundary	Core Strategy Policy 13



RURAL HAMLETS

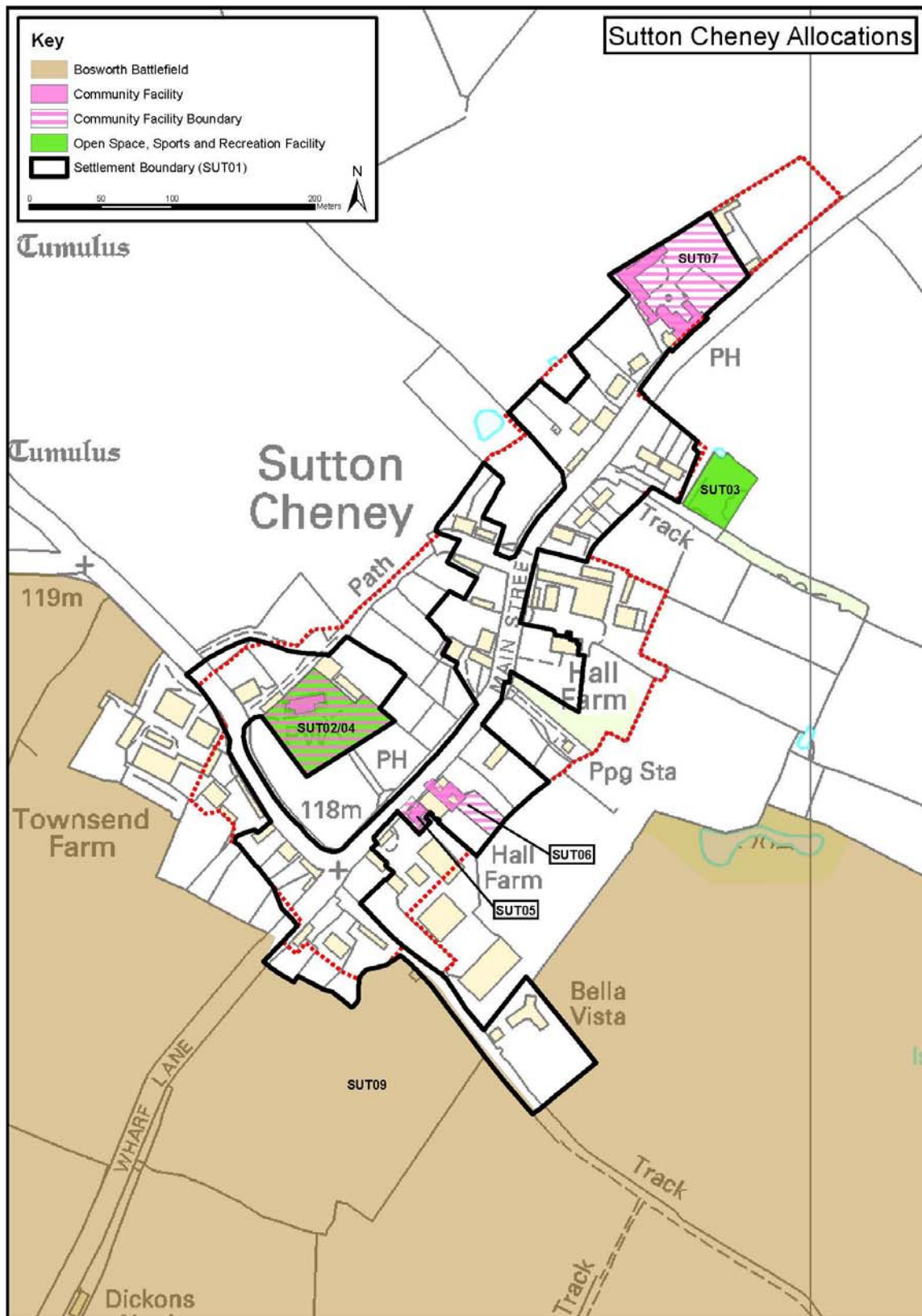
SUTTON CHENEY: SITES

- 9.24 In line with Core Strategy Policy 13: Rural Hamlets, the following designations are proposed for Sutton Cheney (see Sutton Cheney Pre-Submission Draft Map).

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 proposals map.



The map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. Crown copyright. Unauthorised reproduction infringes crown copyright and may lead to prosecution or civil proceedings. Walsley & Bosworth Borough Council L400010488 Published 2014

10 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 proposals 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 proposals 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

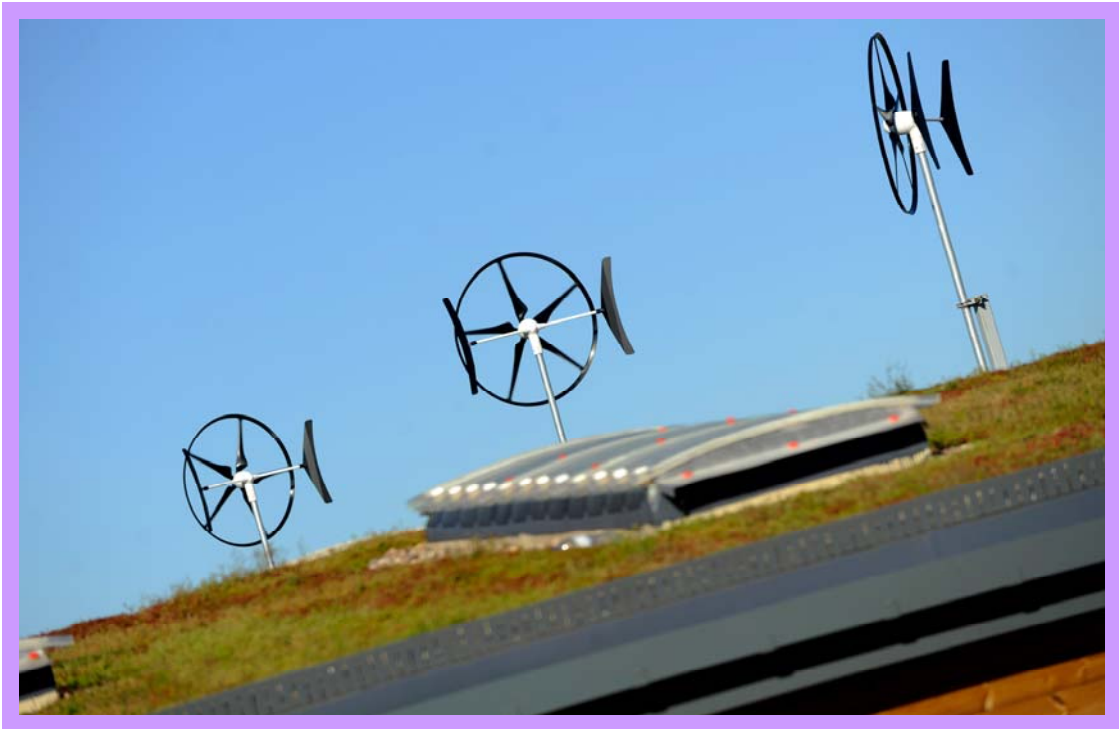
The proposals for Copt Oak are contained on the borough-wide proposals map. This is attached separately due to its size.

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). 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 are taken into account.
- 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 - 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 council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- 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 which the National Planning Policy Framework defines as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”.
- 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. A proportion of development will be distributed to the rural areas depending on their level of sustainability defined by the settlement hierarchy below:
1. The Urban Area
 2. Key Rural Centres
 3. Rural Villages
 4. Rural Hamlets
 5. Settlements without a settlement boundary
- 12.4 When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development. It will always work proactively with applicants jointly 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

DM2

Delivering Renewable Energy and Low Carbon Development

The 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.

The council is seeking new renewable energy generation capacity up to 2026 to deliver at least 14% of the borough's energy consumption (Gwh) based on 2010 levels. An indicative mix of the most effective and appropriate technologies are identified in Table 1.

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) An effective and appropriate technology is selected for the site as informed by the Renewable Energy Opportunity Area Maps; and
- b) It is demonstrated that a proposed wind energy development takes account of the landscape sensitivity assessment contained within the Renewable Energy Capacity Study; and
- c) All reasonable steps have been taken to minimise or mitigate any adverse impacts; and
- d) The proposed development accords with other policies of this plan.

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

DM2 (Continued)
Delivering Renewable Energy and
Low Carbon Development

Proposals which are situated outside identified Opportunity Areas must demonstrate how the proposed location meets the criteria used to identify the Opportunity Areas for that technology.

Where community benefit is demonstrated, and there is overwhelming community support, applications will be considered favourably even where there may be some conflict with the above criteria.

From 2016, where compliance with building regulations would necessitate the use of allowable solutions, developers will be required to have regard to Policy 24 of the Core Strategy and other relevant guidance.

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).
- 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 council is seeking to contribute to this national target and meet Core Strategy Spatial Objective 12 through the provision of a renewable energy target, supported through a renewable energy development management policy.
- 12.8 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.
- 12.9 Policy DM2 seeks to provide this step-change by establishing a renewable energy generation target which is evidenced by the Renewable Energy Capacity Study and based upon realistic deployable potential.
- 12.10 The council is seeking at least 14% of the borough's energy consumption (heat and electricity) to be produced from renewable sources by 2026. This target is extended from the 2020 national target to align within the plan period but renewable energy generation figures will be monitored annually.
- 12.11 Table 1 provides an indicative mix of the most effective and appropriate technologies which provide the most realistic deployable opportunities specific to the natural resources available in the borough. The mix and power outputs presented in Table 1 are not prescriptions but should be used to inform the delivery of renewable technologies in the borough. In addition they provide a benchmark to which the uptake and success of the various technologies can be judged. Table 1 identifies the potential power output of large, medium and small scale turbines which could contribute to the renewables mix, these figures equate to approximately 4 large scale turbines, 12-13 medium scale turbines and 12 small scale turbines.

- 12.12 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. 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 in accordance with the Landscape Sensitivity Assessment within the Renewable Energy Capacity Study. Particular regard should be had for the sensitive nature of the landscape to large scale wind turbines.
- 12.13 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.
- 12.14 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.

Table 1

Technology	Technology Type	Power Output Mega Watt (Mw)	
Wind	Large Scale* 80-135m	8.3	Total for Wind 26.21 Mw
	Medium Scale 40-80m	11.66	
	Small Scale 15-40m	6	
	Micro Scale <6kw	0.25	
Biomass	Woodfuel (Heat)	7.2	Total for Biomass 7.2 Mw
Energy Crops	Energy Crops (Heat)	2.44	Total for Energy Crops 2.44 Mw
Wet Organic Waste	Heat	0.96	Total for Wet Organic Waste 1.76 Mw
	Electricity	0.80	

Technology	Technology Type	Power Output Mega Watt (Mw)	
Solar	Solar Arrays	6.14	Total for Solar 15.03 Mw
	Solar Voltaics	7.48	
	Solar Thermal	1.41	
Heat Pumps	Ground and Air	23.12	Total for Heat Pumps 23.71 Mw
	Water source	0.59	
Agricultural Arisings	Heat	0.47	Total for Agricultural Arisings 0.47 Mw
Hydro	Electricity	0.03	Total for Hydro 0.03 Mw
Landfill gas	Electricity	0.71	Total for Landfill Gas 0.71 Mw
* The lower end of the larger turbine size is considered more suitable in landscape sensitivity terms.			Overall Total 77.56 Mw

- 12.15 There is a clear commitment to ensuring all new homes built from 2016 to reach a zero carbon standard, as prescribed by the Code for Sustainable Homes. This standard will be achieved through on-site carbon compliance measures enforced through Part L of the building regulations and through Allowable Solutions which secure carbon savings off-site.
- 12.16 The council intends to publish supporting guidance to set out the approach to Allowable Solutions.

Supporting Documents

Hinckley and Bosworth Renewable Energy Capacity Study (2013)

Allowable Solutions for Tomorrow's New Homes

Overarching National Policy Statement for Energy

National Policy Statement for Renewable Energy Infrastructure

Planning practice guidance for renewable and low carbon energy (DCLG, July 2013)

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.

To secure and co-ordinate the timely delivery of infrastructure, the 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.

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 infrastructure, the 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, be that at application stage or during delivery, 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

- 12.17 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.
- 12.18 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.

- 12.19 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. After April 2015 authorities will only be allowed to pool up to a maximum of five contributions from S106 agreements to fund a particular item of infrastructure.
- 12.20 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 council is considering preparing a Community Infrastructure Levy (CIL) and if adopted, 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.
- 12.21 In assessing issues of viability, the 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 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 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.
- 12.22 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 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 Infrastructure Assessment

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

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**
- **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 and open character, the countryside will first and foremost be safeguarded from inappropriate development. Exceptions to development in the countryside will be considered appropriate 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 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:

- f) It does not have an adverse effect on the intrinsic value, beauty or open character of the countryside; and
- g) It does not undermine the physical and perceived separation and open character between settlements; and
- h) It does not create or exacerbate ribbon development.

Where it is demonstrated that the benefits of the scheme would significantly outweigh the harm caused to the intrinsic value, beauty or open character of the countryside, the scheme maybe found acceptable even where this may result in some conflict with criteria F-H.

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

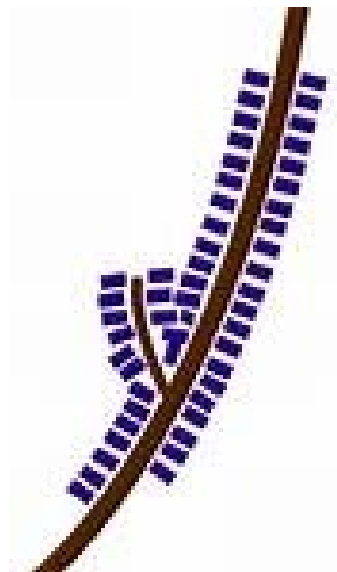
NE5: Development in the Countryside

NE4: Areas of Separation

- 13.1 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. 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.
- 13.2 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.
- 13.3 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 f-h of this policy.
- 13.4 Proposals for outdoor sport and recreation will generally only be supported in countryside locations where it is demonstrated it 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.
- 13.5 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.
- 13.6 Where a building is of historic or architectural merit applicants must also have specific regard to policy DM11, DM12 and DM13.

- 13.7 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.
- 13.8 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.
- 13.9 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. 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.
- 13.10 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.

Diagram 1 – Ribbon Development



Supporting Documents

The Areas of Separation Review

Landscape Character Assessment (2006)

Re-use of Redundant Rural Buildings SPG

The Hinckley and Bosworth Renewable Energy Capacity Study
(February 2013)

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

- 13.11 Hinckley and Bosworth is a largely rural borough with farmland/agricultural land accounting for 88% of the borough's landscape area and accounts for 1.2% of employment.
- 13.12 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.

- 13.13 The Core Strategy and Site Allocations document provide the distinction between the rural and the urban and identifies the focus for development to ensure development 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.
- 13.14 It is appreciated however that the aims of sustainability also encompass sustaining and supporting rural enterprise which contribute to a strong, responsive and competitive economy, especially in a predominantly rural borough such as Hinckley and Bosworth. In recognition of the role 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.
- 13.15 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
- 13.16 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.
- 13.17 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.
- 13.18 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.
- 13.19 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.

- 13.20 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.
- 13.21 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.
- 13.22 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 on to the permission. This policy relates only to the needs of established enterprises and not prospective or newly established enterprises.

Supporting Documents

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

Development which is likely to have any adverse impact on the notified features of an international or 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) Where internationally designated sites are affected, the requirements of the Habitats Regulations are met.

Irreplaceable Habitats

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

- i. The need and benefits of the development in that location clearly outweigh the loss; and,
- ii. It has been adequately demonstrated that the irreplaceable habitat cannot be retained with the proposed scheme; and
- iii. 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:

1. Firstly, seek an alternative site with a lesser impact than that proposed;
2. Secondly, and if the first is not possible, demonstrate mitigation measures can be taken on site;
3. 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

- 13.23 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.
- 13.24 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.
- 13.25 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.
- 13.26 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.
- 13.27 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.
- 13.28 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.
- 13.29 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

- 13.30 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.

- 13.31 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.
- 13.32 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.
- 13.33 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.
- 13.34 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

- 13.35 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 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.

- 13.36 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.
- 13.37 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.
- 13.38 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

- 13.39 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.
- 13.40 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 council will require the developer to use prevailing guidance by respective designating bodies.
- 13.41 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 can not be retained within a proposed scheme and that the loss is clearly outweighed by the benefits.

Supporting Documents

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

The Leicester and Rutland Environment Records Centre

The Hinckley and Bosworth Extended Phase 1 Habitat Survey (Feb 2012)

The Hinckley and Bosworth Biodiversity Assessment (Mar 2009)

The Conservation of Habitats and Species (amendment) Regulations 2012

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

DM7 Preventing Pollution

Adverse impacts from pollution 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; and
- f) It will not contribute to poor air quality.

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

- 13.42 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.

- 13.43 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.
- 13.44 The Borough Council will apply relevant legislation and guidance and liaise with pollution control authorities in considering proposals for development which has the potential to pollute or result in land instability.

Noise Pollution

- 13.45 National policy seeks to avoid, mitigate and minimise the adverse impacts on health and the 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.
- 13.46 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.
- 13.47 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 low moving narrow boats, walking and cycling. Cemeteries and churchyards provide a place for quiet contemplation, relaxation and a haven for wildlife and these spaces are also considered areas of tranquillity.

Light Pollution

- 13.48 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.
- 13.49 The Guidance Notes for the Reduction of Obtrusive Light (2011) highlights 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

- 13.50 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.
- 13.51 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

- 13.52 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

- 13.53 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.
- 13.54 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.
- 13.55 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.

- 13.56 The use or storage of substances such as oils, fuels and chemicals pose a risk to watercourses and groundwater resources through surface water run-off, 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 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.
- 13.57 This policy seeks to ensure development proposals do not result in adverse impacts upon water quality and ecosystems in the borough and require 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.

Supporting Documents

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.

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

- 13.58 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.

13.59 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 proposals 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

13.60 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.

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 persons provision	Equipped Children's play space
Outdoor Sports Facilities	Outdoor Sports Provision

- 13.61 The Borough Council regularly review 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.
- 13.62 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

The Hinckley and Bosworth Open Space, Sport and Recreational
Facilities Study (July 2011)

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 proposals 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 areas biodiversity value; or
- b) It relates to the enhancement of the areas biodiversity or conservation value; or
- c) It would promote the establishment and enhancement of pedestrian footpaths and cycle ways.

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

- 13.63 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.
- 13.64 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.
- 13.65 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.

- 13.66 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.
- 13.67 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.

Supporting Documents

The Hinckley and Bosworth Open Space, Sport and Recreational
Facilities Study (July 2011)

The Green Infrastructure Strategy (Oct 2008)

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 does not adversely affect 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) There is no detriment to the character or appearance of the host building or the surrounding area;
- d) The siting and density respects the character and layout of the area;
- e) It respects the local distinctiveness of existing buildings and landscape settings;
- f) The design respects the scale, proportions and height of the existing building, neighbouring structures and overall street scene;
- g) Fenestrations are well proportioned, well balanced within the elevations and sympathetic to adjoining/neighbouring buildings;
- h) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;
- i) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;
- j) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;
- k) Where parking is to be provided a minimum of one charging point for electric/low emission vehicles is included per development scheme (excluding extensions and alterations and change of use) unless it is demonstrated this is not technically feasible;
- l) 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.

DM10 (Continued) Development and Design

Favourable consideration will be given to proposals where it can be demonstrated the views of community have significantly influenced the design of the new development.

Development which does not meet the above criteria and would result in poor design which fails to improve design standards in the locality will be refused.

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 within some 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

Flood and Water Management Act 2010

DM11

Protecting and Enhancing the Historic Environment

The 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 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.
- 14.11 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.
- 14.12 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 canals 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.

- 14.13 The borough currently has two Conservation Areas on the Heritage at Risk Register, namely Hinckley Hollycroft and Ratby. These conservation areas have seen some deterioration in the condition and quality of the buildings and spaces. It is this vulnerability to change with the potential to create lasting damage to the special character of conservation areas which highlights the importance of implementing Conservation Area Management Plans through development management decisions.
- 14.14 Conservation Area Appraisals and Management Plans identify listed buildings, important boundary treatments and traditional paving styles and views in and out of the conservation area to be maintained and enhanced. In addition they identify the weak elements of the conservation area which require enhancement to improve the overall character and significance of this irreplaceable asset.
- 14.15 In order to ensure Conservation Areas in the borough are continually enhanced and do not suffer deterioration, Conservation Area Appraisals and Management Plans should form an integral part of a submitted Heritage Statement and decision making.
- 14.16 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

- 14.17 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.
- 14.18 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

14.19 The hosiery industry commenced in Hinckley when before 1640 William Iliffe first brought a stocking frame to Hinckley at a cost of £60. At this time Hinckley was a small rural community made up of farms and farmyards. It 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 now almost all have 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

14.20 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 manufacture 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 and small early factories such as that on East Green, Barwell.

Railways

- 14.21 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.
- 14.22 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.
- 14.23 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

- 14.24 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 (opened 1862), Merrylees, Desford (opened 1904) and Bagworth (opened 1826).
- 14.25 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.

- 14.26 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.

Supporting Documents

Conservation Area Appraisals

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 the area is preserved and enhanced through the consideration and inclusion of the following, where applicable (as identified in the Conservation Area Management Plans):

- 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 where feasible;
- e) Sensitively styled street furniture; and
- f) The use of natural building materials, preferably locally sourced.

Proposals which seek to improve identified weak/improvement areas inside designated conservation areas, which also lead to the overall enhancement of the Conservation Area will be supported and encouraged.

DM12 (Continued) Heritage Assets

All applications which include the demolition of buildings 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

Development proposals within or adjacent to the historic landscape of Bosworth Battlefield should always 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 overwhelming justification.

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 overwhelming 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 27 conservation areas, 365 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. These are all 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 council has a programme of Conservation Area Appraisals and Management Plans which highlight important spaces, key buildings, weak areas, green spaces and boundary treatments. 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 areas 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 on 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 English Heritage 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 and 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 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 its setting. The Borough Council will not approve development proposals which will have an adverse impact on this 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 English Heritage 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, English Heritage has placed the battlefield on the Battlefields Register in England in 1995. In June 2013 English Heritage re-evaluated the registered battlefield area and significantly extended the boundary, particularly westward up to Fen 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 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

14.41 In addition the Ashby Canal forms part a historic landscape, sited within the setting of the Bosworth Battlefield and reflecting the industrial development of the local area.

Locally Important Heritage Assets

14.42 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.

14.43 Locally Important Heritage Assets do not benefit from statutory designations however their importance and significance is recognised by the Borough Council through their listing on the Borough Council's Locally Important Heritage Assets List.

14.44 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

Conservation Area Appraisals

Historic Environment Record

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

- 14.45 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.
- 14.46 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.

- 14.47 Where important archaeological remains are found the 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.
- 14.48 A list of approved archaeological organisations is available from the Leicestershire County Council Archaeological Team or English Heritage.

Supporting Documents

Planning Policy Statement 5:
Planning for the Historic Environment – Practice Guide 2010

DM14

Replacement Dwellings in the Rural Area

A proposal for the demolition and rebuild of an existing dwelling outside the settlement boundary will only be considered acceptable 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

- 14.49 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.
- 14.50 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.
- 14.51 Due to these significant potential benefits, on the proviso 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.

- 14.52 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.
- 14.53 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.
- 14.54 Any proposals to replace a dwelling should not lead to an increase in the number of residential units on the site. The council may attach conditions to any planning permission for replacement dwellings to ensure that demolition of the existing dwelling is carried out.

Supporting Documents

DCLG (2010) Code for Sustainable Homes

Conservation Area Appraisals

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; 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

- 14.55 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.

- 14.56 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.
- 14.57 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.
- 14.58 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.
- 14.59 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

HBBC (2004) 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

- 14.60 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 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.
- 14.61 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.

- 14.62 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 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.
- 14.63 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.
- 14.64 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 Design

All proposals for new development and changes of use should be in accordance with the highway design standards set out in the most up to date guidance adopted by the relevant Highways Authority.

DM18 Vehicle Parking Standards

All proposals for new development will be required to meet the parking standards set out set out in the most up to date guidance adopted by the relevant Highways Authority as minimum provision.

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

- 14.65 As a two-tier authority, the protection, maintenance and expansion of the highways network and the coordination of sustainable transport in Hinckley and Bosworth are the responsibility of Leicestershire County Council as the Local Highway Authority. Leicestershire County Council has worked collaboratively with the highway 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 highways and transportation infrastructure. It is an online resource providing up to date guidance to all parties involved in development proposals which have the potential to impact on the highway network.

- 14.66 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. Development thresholds for the submission of Transport Statements, Transport Assessments and Travel Plans for proposals which would generate significant levels of movement are also set out in the Design Guide. Due to existing problems with parking in the borough, predominantly in Hinckley, the Borough Council will expect applicants to treat the maximum parking standards for residential developments as a minimum to ensure that existing parking issues are not exacerbated. This approach is in accordance with the more flexible stance of the NPPF and has been supported by Leicestershire County Council.
- 14.67 National guidance on transport is provided in the National Planning Policy Framework, with a strong emphasis given to the promotion of sustainable modes of transport over the private vehicle. National guidance makes clear that developments that generate significant traffic movements should be located where the need to travel can be minimised and the use of sustainable transport can be maximised. In rural areas this is often not possible with limited public transport provision, but there is recognition through the Core Strategy that some development is needed to support the existing settlements outside the urban area. Encouraging a range of trip-generating land uses to locate together allows people to combine journeys and thus minimise total journey lengths. Locating such land uses together can also contribute towards making public transport services more viable. This approach is supported locally by policy DM21: Locating Sustainable Town Centre Uses, which seeks to locate all main town centre uses in the borough's most sustainable locations.

Supporting Documents

Leicestershire County Council (2011) The 6Cs Design Guide

DM19 Existing Employment Sites

Existing employment areas are identified on the proposals map as either Category A, B or C sites, informed by the most up-to-date Employment Land and Premises Review.

Category A sites

The council will actively 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 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) Where 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 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

Local Plan (2001) policies to be replaced

EMP1: Existing Employment Sites

- 14.68 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 (see table below)). The 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.

Retail Use Classifications	Uses included within the classification
B1: Business	B1a: Office other than a use within Class A2 B1b: Research and Development of products or processes B1c: For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)
B2: General Industry	Industrial processes other than that falling within Class B1
B8: Storage and Distribution	Use for storage or as a distribution centre

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

- 14.69 The rural context of the borough means it is difficult to identify new sites for employment and housing development, particularly beyond settlement boundaries. The council seeks to ensure the most efficient and prudent use of employment land as once it is lost it is difficult to replace.
- 14.70 In seeking to safeguard employment land, either existing and operational, existing but not currently in use or the allocation of new sites, the 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.
- 14.71 The 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.
- 14.72 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 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

Supporting Documents

The 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 be found acceptable where it is demonstrated that there are no suitable alternative sites identified sequentially in the following locations:

1. Within settlement boundaries;
2. On previously developed land;
3. Adjacent to existing employment areas;
4. 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

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

- 14.73 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.
- 14.74 The 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 conform to the other policies in this Plan.

- 14.75 The 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 council will consider proposals on alternative sites only 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.
- 14.76 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 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.
- 14.77 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

The 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:

First

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



Second

Edge of Hinckley Town Centre, District Centres or Local Centres



Third

Out of Centre

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

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

Out of centre sites would only be considered where:

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

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

- iv. Small scale rural development.
- v. 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 floorspace 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 proposals 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 floorspace 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 proposals 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 retail or loss of A1 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 application 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

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 maybe 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:

1. They have no detrimental impact on public safety; and
2. They do not represent an over proliferation of unnecessary advertisements singularly or cumulatively; and
3. They have no adverse impact on amenity; and
4. 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 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) and Appendix 1 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

The Shopping and Shop Fronts SPD

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

16 TOURISM



Policies within Tourism

- **DM24 - Preserving the Borough's Cultural and Tourism Facilities**

DM24

Preserving the Borough's Cultural and Tourism Facilities

The loss of cultural and tourism facilities including ancillary areas will be resisted.

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 can not 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 cultural 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: Preserving the Borough's Cultural and Tourism Facilities policy 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

The Hinckley and Bosworth Community, Cultural and Tourism
Facilities Review

The Hinckley and Bosworth Borough Council
Cultural Strategy

The Hinckley and Bosworth Borough Council
Cultural Facilities Action Plan

17 COMMUNITY



Policies within Community

- **DM25 - Safeguarding Community Facilities**

DM25

Safeguarding Community Facilities

Provision of New Facilities

The council will encourage the formation of new community facilities across the borough, where it can be demonstrated that:

- The facility meets the needs of the community it intends to serve; and
- It is within a reasonable distance of the above community.

Retention of Existing Provision

The 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 can not 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:

- i. 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.
- ii. 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

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 well being.
- 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 meet its day to day needs. For example, this could be the loss of the last congregational space, public house or school in the village.

Supporting Documents

The Hinckley and Bosworth Community, Cultural and
Tourism Facilities Review

18 APPENDIX 1

MONITORING FRAMEWORK

- 18.1 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.
- 18.2 As the Site Allocations and Development Management Policies document 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. 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 Document. 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.
- 18.3 In addition to the targets set out below, the effectiveness of each of the policies will be monitored through the Authority Monitoring Report which will detail the number of times that each of the policies has been used in decision making process.

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output Indicator	Source
1. Strong and Diverse Economy	Policy 1, 2, 3, 4, 7, 8, 10, 11, 12, 13, 23	Relevant site allocations: Allocation of existing and future employment sites. Allocation of cultural and tourism facilities. Allocation of community facilities. Relevant development management policies: DM1, DM15, DM19, DM20, DM21, DM22, DM23, DM24, DM25	Development of 4 ha of additional B2 land by 2026 within/adjacent to Hinckley	Total amount of additional B2 land	Authority Monitoring Report
			Development of 10 ha of additional B8 land by 2026 within/adjacent to Hinckley	Total amount of additional B8 land	Authority Monitoring Report
			Development of a minimum of 5.4 ha of employment land in the Barwell Sustainable Urban Extension	Total amount of additional employment land	Authority Monitoring Report
			Development of a minimum of 6.2 ha of employment land in the Earl Shilton Sustainable Urban Extension	Total amount of additional employment land	Authority Monitoring Report
			To balance any justified loss of designated 'A' employment sites for other uses with additional provision	Total amount of designated 'A' employment sites within the Borough Hinckley & Bosworth	Hinckley & Bosworth Residential Land Availability Monitoring Statement
			To increase the percentage of VAT registered businesses in Hinckley & Bosworth	Percentage of small businesses in an area showing employment growth	Authority Monitoring Report

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 Level 2 or higher Public Service Agreement 2	Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 2 or higher	Authority Monitoring Report
			To increase the percentage of the working age population qualified to at least Level 4 or higher Public Service Agreement 2	Proportion of population aged 19-64 for males and 19-59 for females qualified to at least Level 4 or higher	Authority Monitoring Report
			To retain an overall employment rate of 81% or better (based on 2008/09 rate)	Overall Employment rate (working-age)	Authority Monitoring Report

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output Indicator	Source
2. Regeneration of Urban Centres	Policy 1, 2, 3, 4	Relevant site allocations: Allocation of urban housing sites. Allocation of cultural and tourism facilities.	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
		Allocation of community facilities. Relevant development management policies: DM1, DM8, DM19, DM20, DM21, DM22, DM23, DM24, DM25	To increase footfall levels within Hinckley town centre and Earl Shilton and Barwell local centres	Actual Footfall Levels within Hinckley town centre and Earl Shilton and Barwell local centres	Hinckley & Bosworth Town Centre Monitor
			To reduce the percentage of vacant shops within Hinckley, Earl Shilton, Barwell local centres	Actual percentage of vacant shops within Hinckley, Earl Shilton, Barwell local centres	Hinckley & Bosworth Town Centre Monitor
			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:	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
		Allocation of rural housing sites.			
		Allocation of existing and future employment sites.	To provide local services within Bagworth (Policy 10)	Number of identified existing services in the Key Rural Centres and Rural Villages	Authority Monitoring Report
		Allocation of cultural and tourism facilities.			
		Allocation of community facilities.	No loss of allocated community facilities in the rural areas	No loss of allocated community facilities in the rural areas	Authority Monitoring Report
		Relevant development management policies:	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
		DM1, DM4, DM8, DM10, DM15, DM19, DM20, DM21, DM22, DM23, DM24, DM25	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

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output Indicator	Source
4. Social Inclusion	Policy 1, 2, 3, 4	Relevant development management policies: DM1, DM3	To reduce the ranking in the index of multiple deprivation for Hinckley & Bosworth's most deprived wards (Hinckley Trinity West, Earl Shilton East, Hinckley Westfield Junior School, Barwell East, Burbage North West)	The rank in the index of multiple deprivation for Hinckley & Bosworth's most deprived wards (Hinckley Trinity West, Earl Shilton East, Hinckley Westfield Junior School, Barwell East, Burbage North West)	Authority Monitoring Report
5. Housing for Everyone	Policy 1, 2, 3, 4, 7, 8, 10, 11, 12, 13, 15, 16, 17, 18	Relevant site allocations: Allocation of housing sites. Relevant development management policies: DM1, DM5, DM14, DM15	Achievement of the Core Strategy minimum housing requirements in each of the borough's settlements	<ul style="list-style-type: none"> • H1: Plan period and housing targets • H2b: Net additional dwellings – for the reporting year • H2c: Net additional dwellings – in future years • H2d – Managed delivery target 	Authority Monitoring Report
			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

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output Indicator	Source
6. Infrastructure Provision	Policy 1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 13, 14, 19, 20	Relevant development management policies: DM1, DM3, DM16	To deliver the infrastructure outlined in the Core Strategy Infrastructure Plan in line with the indicative phasing	Infrastructure requirements provided	Revised Infrastructure Plan
7. Healthier Active Communities	Policy 1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 13, 14, 19, 20, 21, 22	Relevant site allocations: Open space, sport and recreational facilities. Natural and semi-natural open spaces Relevant development management policies: DM1, DM4, DM8, DM9, DM24	To achieve the following green space and play provision standards per 1000 population: <ul style="list-style-type: none"> • Equipped children's play space: 0.15 ha • Casual/informal play space: 0.7 ha • Outdoor sports provision: 1.6 ha • Accessible Natural Green Space: 2 ha 	Amount of green space and play provision attained	Authority Monitoring Report Green Space Strategy
			All existing allocated and new green spaces to achieve a quality score of 65% (as defined by the Hinckley & Bosworth Green Space Strategy).	Amount of existing allocated and new green spaces achieving a quality score of 65%	Authority Monitoring Report Green Space Strategy

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output Indicator	Source
			<p>All new households to be within:*</p> <ul style="list-style-type: none"> • 5 km of an open space of at least 10 ha which provides general facilities for recreational activity within a landscaped setting • 600 metres of an open space between 1 and 10 ha which provide general facilities for recreational activity within a landscaped setting • 400 metres of an open space of between 0.2-1 ha which provides facilities within a localised area, catering for the specific informal needs of the local community 	Percentage of new households that meet the open space accessibility standards	Authority Monitoring Report Green Space Strategy

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output Indicator	Source
8. Stronger, Safer Communities	Policy 1, 2, 3, 4, 7, 8, 10, 11, 12, 13	Relevant development management policies: DM1, DM3, DM10, DM24	To achieve a year on year increase of 5% of people who believe people from different backgrounds get on well together in their local area	% of people believe people from different backgrounds get on well together in their local area	Authority Monitoring Report
			To achieve a year on year increase of 5% of people who feel that they belong to their neighbourhood	% of people feel that they belong to their neighbourhood	Authority Monitoring Report
			To achieve a year on year increase of 5% of people feel they can influence decisions about their locality	% of people feel they can influence decisions about their locality	Authority Monitoring Report
			To achieve an annual 3% reduction in assault with injury crime rate Public Service Agreement 25	Assault with injury crime rate	Authority Monitoring Report
			To achieve 56% satisfaction (from a baseline of 48%) with the way the police and local council dealt with anti-social behaviour Home Office Department Strategic Objectives	Satisfaction with the way the police and local council dealt with anti-social behaviour	Authority Monitoring Report

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output Indicator	Source
9. Identity, Distinctiveness and Quality of Design	Policy 1, 2, 3, 4, 8, 11, 12, 13, 16	Relevant development management policies: 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
10. Natural Environment and Cultural Assets	Policy 19, 20, 21, 22	Relevant site allocations: Cultural and tourism facilities Open space, sport and recreational facilities. Natural and semi-natural open spaces Relevant development management policies: 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 Site, and 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

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output Indicator	Source
11. Built Environment and Townscape Character	Policy 1, 2, 3, 4, 8, 11, 12, 13	Relevant site allocations: Heritage assets Relevant development management policies: 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
12. Climate Change and Resource Efficiency	Policy 24	Relevant development management policies: 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 • Minimum of Code Level 6 from 2016 	New homes meeting the identified Code for Sustainable Homes levels	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

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output Indicator	Source
			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 regeneration	Authority Monitoring Report
			4% per annum CO2 reduction against baseline from Local Authority operations	CO2 reduction from local authority operations	Leicestershire LAA (NI 185)
			To increase the percentage of household waste sent for reuse, recycling and composting	Percentage of household waste sent for reuse, recycling and composting	Hinckley & Bosworth Borough Council Corporate Plan Monitoring (NI 192)

Objective	Core Strategy Policy	Site Allocations and Development Management Policies	Target	Output Indicator	Source
13. Transportation and need to travel	Policy 1, 2, 3, 4, 5, 7, 8, 10, 11, 12, 13, 14	Relevant development management policies: DM1, DM17, DM18	Delivery of transport interchange at Hinckley rail station by 2026	Delivery of 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

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

19 APPENDIX 2

LOCAL PLAN (2001) POLICIES TO BE REPLACED BY LOCAL PLAN (2006 – 2026) POLICIES

- 19.1 The table below 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 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**)
 - Earl Shilton and Barwell Area Action Plan Policies (**ESBAAP Policy**)
 - Hinckley Town Centre Area Action Plan (**TCAAP Policy**)
- 19.3 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.

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 ESBAAP Policy 13	Barwell Urban Extension 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	
RES1 (i)	Ronald Troon Road, Earl Shilton	Implemented	

Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
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
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

Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
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
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

Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
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
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

Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
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
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
BE27	Wind Power	DM Policy 2	Delivering Renewable Energy and Low Carbon Development

Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
NE2	Pollution	DM Policy 7	Preventing Pollution
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
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
NE14	Protection of Surface Waters and Ground Water Quality	DM Policy 7	Preventing Pollution
NE15	Protection of River Corridors	DM Policy 7	Preventing Pollution
NE16	Storage of Oils, Fuels and Chemicals	DM Policy 7	Preventing Pollution
NE17	Protection of the Water Environment from the Development of Contaminated Land	DM Policy 7	Preventing Pollution

Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
NE19	Charnwood Forest	CS Policy 22	Charnwood Forest
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 Design
		DM Policy 18	Vehicle Parking Standards

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
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

Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
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
		ESBAAP Policy 26	Vitalising District, Local and Neighbourhood
RETAIL 12	Use of Upper Floors	DM Policy 22	Vitalising District, Local and Neighbourhood Centres
		ESBAAP Policy 26	Vitalising District, Local and Neighbourhood Centres
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

Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
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
		DM Policy 18	Vehicle Parking Standards
REC9	Access to the Countryside	Deleted	
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

Existing Local Plan Policy (2001)		Replacement Policy in the Local Plan (2006 - 2026)	
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	Safeguarding Community Facilities
		ESBAAP Policy 24	Safeguarding Community Facilities
CF2B	Alternative Uses of Existing Educational and Community	DM Policy 25	Safeguarding Community Facilities
		ESBAAP Policy 24	Safeguarding 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
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
Existing Town Centre Area Action Plan Policy (2011)		Replacement Policy in the Local Plan (2006-2026)	
TCAAP14	Retail development Outside Hinckley Town Centre	DM Policy 21	Locating Sustainable Town Centre Uses

20 APPENDIX 3

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 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 English Heritage, with the exception of conservation areas which have been designated by the council.

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 exception architectural or historic interest which have been recognised by English Heritage. 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 - 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.

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 - The setting is the surroundings which are experienced. A setting is not fixed and may change when the surroundings evolve.

Site of Special Scientific Interest (SSSI) - A national conservation designation protecting a wildlife and/or geological site which are of.

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.

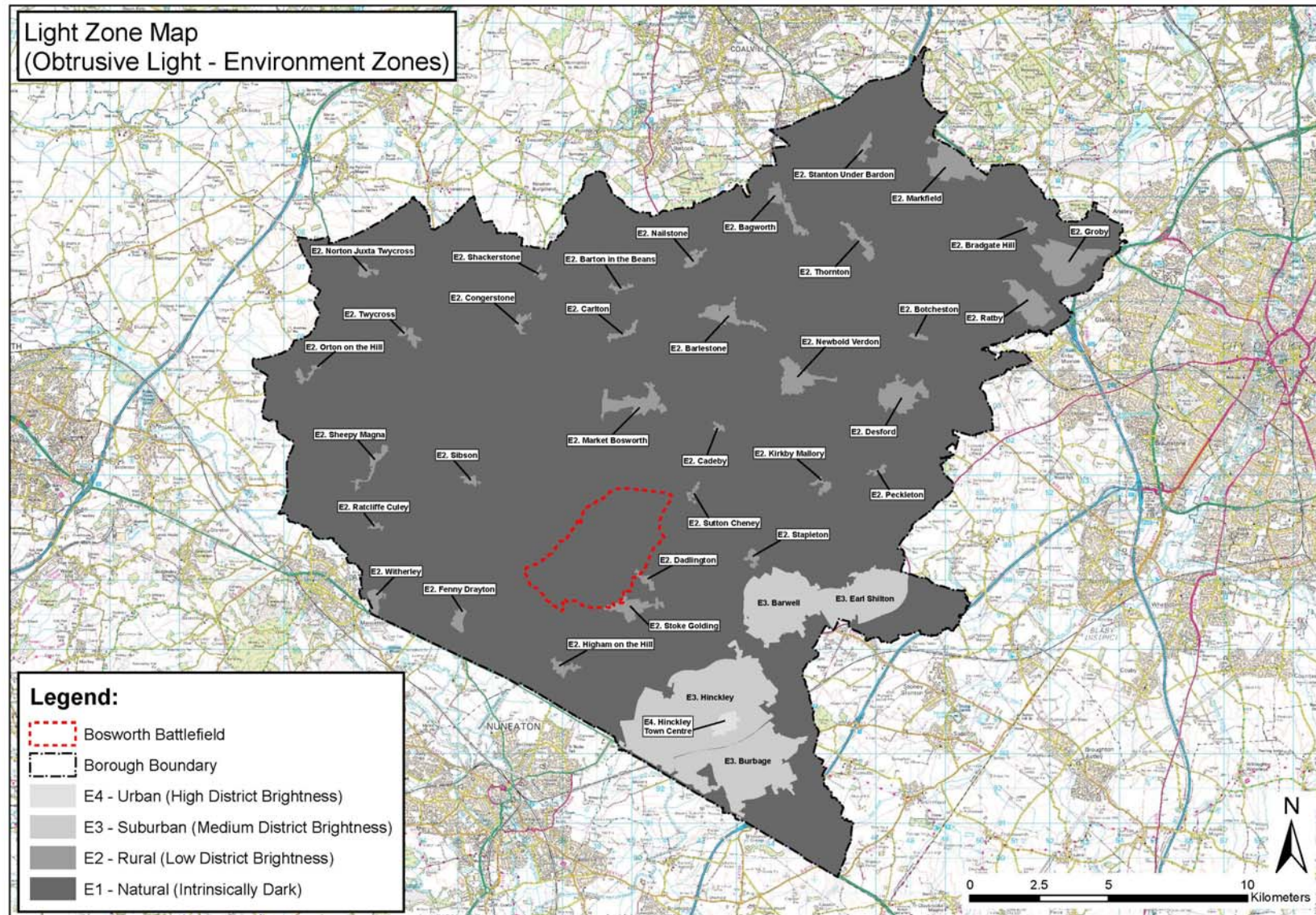
Veteran Tree - Defined by Natural England as a 'tree that is of interest biologically, culturally or aesthetically because of its age, size or condition'.

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.

21 APPENDIX 4

LIGHT ZONE MAP



© Crown copyright. All rights reserved Hinckley & Bosworth Borough Council LA100018489 Published 2014

22 APPENDIX 5

STRATEGIC POLICIES OF THE LOCAL PLAN (2006 – 2026)

- 22.1 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.
- 22.2 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.
- 22.3 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 5 and should plan positively to support them.
- 22.4 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.
- 22.5 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	Land West of Hinckley, Normandy Way, Hinckley
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
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	Preserving the Borough's Cultural and Tourism Facilities
DM Policy 25	Safeguarding 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

23 APPENDIX 6

SCHEDULED MONUMENT LISTINGS

- 23.1 Scheduled monuments are nationally important sites and monuments given legal protection through being 'scheduled'. The sites are identified by English Heritage and placed on the schedule by the Secretary for Culture, Media and Sport.
- 23.2 The underpinning legislation for this designation is the Ancient Monuments and Archaeological Areas Act 1979.
- 23.3 National policy confers significant importance to the preservation of scheduled monuments with substantial harm to the heritage asset being considered only where it is wholly exceptional.
- 23.4 The borough has 22 scheduled monuments and one registered battlefield which are identified through the borough-wide proposals 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 (see Barwell & Earl Shilton AAP)
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.

24 APPENDIX 7

CONSERVATION AREAS

- 24.1 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.'
- 24.2 The borough has 27 conservation areas, which are identified through the borough-wide proposals 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
 - Newbold Verdon
 - Orton-on-the-Hill
 - Osbaston
 - Ratby
 - Shackerstone
 - Shenton
 - Sibson
 - Stoke Golding
 - Sutton Cheney
 - Twycross
 - Witherley

25 APPENDIX 8

LIST OF ACRONYMS

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