



Hinckley & Bosworth
Borough Council

A Borough to be proud of

**Site Allocations and Development
Management Policies
Development Plan Document
Pre-Submission Report (Regulation 19)**

Proposed Modifications

Local Plan (2006 -2026)

**Rural Areas
Site Selection Justification Paper**

December 2014

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1. The Residual Housing Requirement

- 1.1 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. However in some settlements a residual housing requirement remains and land needs to be allocated to meet this requirement. Where this is the case the number of dwellings the Council still have to find land for is specified in a calculation known as the residual housing requirement. The elements of this calculation are identified and explained below, taken from the baseline date of the Core Strategy (1 April 2009):

Core Strategy Requirement (number of dwellings)

+

Dwellings expired

+

Alterations

-

Completions (net of demolitions)

-

Existing permissions (commitments)

- 1.2 This justifications paper will identify the residual housing requirement for each settlement as of 1 April 2014. New permissions granted up to 1 September 2014 have also been included to provide the most up-to-date figures as possible.
- 1.3 A key aspect of the calculation is that any site identified in the current housing supply in Table 1 on page 22 of the Core Strategy (large and small site commitments and developable sites) should not be removed from the residual housing requirement. This is because these sites have already been accounted for in determining how much land the Council still has to find land for each settlement. The status of each element of the residual housing requirement in regards to its situation identified in Table 1 of the Core Strategy will be highlighted in this section.

Dwellings expired since 1 April 2009

- 1.4 Where sites identified as a commitment in Table 1 of the Core Strategy have expired they need to be added onto the residual requirement. Planning permissions on sites which were not included in Table 1 of the Core Strategy that have since expired do not need to be added back onto the residual requirement.

Alterations

- 1.5 Where the capacity of a site identified as developable in Table 1 of the Core Strategy has been reduced (as informed by the latest Strategic Housing Land Availability Assessment Review 2013) the reduced capacity needs to be added to the residual requirement.

Completions since 1 April 2009 (net of demolitions)

- 1.6 The number of dwellings completed since 1 April 2009 are removed from the residual requirement. If there have been completions on a site identified in Table 1 of the Core Strategy they should not be removed from the requirement. Any dwellings demolished since 1 April 2009 are removed from the gross completions figure, making the figure net of demolitions. A 50% provision of the total rooms provided from residential institutions (use class C2) has been included on sites completed since 1 April 2009.

Existing permissions (commitments) at 1 September 2014 (net of superseded permissions and expiry rate)

- 1.7 The number of dwellings permitted since 1 April 2009 is removed from the residual housing requirement. Commitments not considered deliverable when the principles of the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) are applied are also removed from the total. If there have been permissions on a site identified in Table 1 of the Core Strategy they should not be removed from the requirement. A 50% provision of the total rooms to be provided from existing permissions for residential institutions (use class C2) has been included.
- 1.8 Where there has been a reduction in the capacity of a site permitted prior to 1 April 2009 and then superseded following 1 April 2009 this needs to be added to the requirement.
- 1.9 An expiry rate of 4% for large sites and 11% for small sites has been applied to the projected delivery where the permission has not yet been implemented and where delivery on site could not be ascertained by the council.
- 1.10 Sites identified with a PP reference are those which have gained planning permission up to 1 September 2014. A site threshold of 5

dwellings or more has been applied for new sites permitted between 1 April 2014 and 31 August 2014 for key rural centres. No site threshold has been applied for the rural villages.

2. Key Rural Centres Relating to Leicester

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2.1 Desford

Core Strategy Requirements

- 2.1.1 The Core Strategy sets out a minimum requirement of 110 new homes to be delivered in Desford. The residual housing requirement for Desford is described below:

$$\begin{array}{r}
 \text{Desford Requirement (110)} \\
 + \\
 \text{Expired Permissions (1)} \\
 + \\
 \text{Alterations (0)} \\
 - \\
 \text{Dwellings completed (-2)} \\
 - \\
 \text{Dwellings committed (permissions) (141)}
 \end{array}$$

Desford Residual Housing Requirement = **-28 dwellings**

- 2.1.2 Due to the number of dwellings provided the minimum housing requirement in Desford has been exceeded by 28 dwellings. The sites included in this calculation are listed below.

Expired Permissions:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings added to residual requirement
Land adj 7 Station Road	04/00509/FUL	1	Yes	As204	1
Land adj 7 Station Road	09/00579/FUL	1	No	As204	0
9 Lancaster Close	10/00586/FUL	1	No	As901	0
Total:					1

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Forest Hill Farm, Leicester Lane	07/00568/FUL	1	Yes	As199	0
Wiseacre, Leicester Lane *	09/00176/COU	-1	Yes	As737	0
33 & 35 Station Road	08/00306/FUL	19	Yes	As745	0
17 High Street	09/00572/COU	1	No	As850	1

5 Newbold Road	09/00508/FUL	2	No	As849	2
The Bulls Head, 33 Main Street	10/00477/COU	1	No	As862	1
18 Manor Road	10/00627/COU	-1	No	As956	-1
Honeysuckle Farm, Desford Road, Newtown Unthank	10/01017/FUL	1 (C2 use room)	No	N/A	1
Total:					4
Minus Dwellings demolished (6):					-2 (net)

* This permission supersedes a permission committed in Table 1 of Core Strategy

Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
33 & 35 Station Road	08/00306/FUL	2
5 Newbold Road	09/00508/FUL	1
The Red Lion, 1 Lindridge Lane	11/00027/FUL	1
Alder Hall, Peckleton Lane	11/00519/FUL	1
Caldecott Croft, Leicester Lane	12/00666/FUL	1
Total:		6

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
The Bungalow, Peckleton Lane	08/01054/COU	-1	Yes	As740	0
The Red Lion PH, 1 Lindridge Lane	11/00027/FUL	4	Yes (for 9 dwellings)	As207	-5
Alder Hall, Peckleton Lane	11/00519/FUL	1	No	As932	1
Caldecott Croft, Leicester Lane	12/00666/FUL	1	No	As1059	1
23 Main Street	12/01019/FUL	3	No	As1100	3
Land south of Newbold Road/Manor Road	12/01125/REM	135	No	As209	135
106 Manor Road	13/00479/FUL	1	No	As1061	1
St Martins Drive	13/01006/FUL	3	No	As1101	3
Meadow View, Leicester Lane	13/01067/REM	3	No	As1060	3

Total:	142
Minus Superseded Permissions (0), Large Sites Expiry Rate (0) and Small Site Expiry Rate (1):	141 (net)

2.1.3 The Core Strategy requires that the existing deficiencies in the quality and accessibility of green spaces and play provision are addressed and the strategic green infrastructure network as detailed in Core Strategy Policy 20 is implemented. The Core Strategy also requires the delivery of improvements in the quality of sport in Desford; ensuring a range of employment opportunities and land to be safeguarded for the development of a new passenger railway station.

Progressing from the Preferred Options to selecting sites for allocation

2.1.4 At the Preferred Options consultation stage in 2009, two potential housing sites were put forward as the preferred option sites for housing:

- DES01: Land to the south of Hunts Lane
- DES02: The Red Lion, Newbold Road

2.1.5 DES01 gained planning permission for 135 dwellings which combined with DES02, which gained planning permission for 4 dwellings and the other commitments identified above, the settlement has exceeded Desford's housing requirement. As such no further residential land allocations are required during the plan period. Therefore the comments raised in relation to these Preferred Option Sites in 2009 have been superseded by events.

2.1.6 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.

2.1.7 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance for Desford are the following studies which have been updated or completed:

- Strategic Housing Land Availability Assessment (SHLAA) (2013)
- Open Space, Sports and Recreational Facilities Study (2011)
- Extended Phase 1 Habitat Survey (2012)
- Community, Cultural and Tourism Facilities Review (2013)
- Employment Land and Premises Review (2013)
- District, Local and Neighbourhood Centre Review (2012)

2.1.8 These studies have provided an updated baseline position since 2009, identifying open spaces and community, cultural and tourism facilities for protection, assessing the significance of any habitats and species within sites considered at the Preferred Options stage and updating any requirements for additional employment provision in addition to revising local shopping area boundaries.

2.1.9 Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

2.1.10 The Extended Phase 1 Habitat Survey has assessed additional sites and the Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

Sites to be allocated at September 2014

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/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 Facilities			
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
Residential Site Allocations with Planning Permission*			
DES02PP	Land south of Newbold Road/Manor Road	135 dwellings	Core Strategy Policy 7

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

Site references with the final suffix of N identify Neighbourhood Centres.

Allocations which relate to but stand away from the settlement**			
Reference	Location	Designation	Policy
DES25	Sport in Desford Facility	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.

Site Selection Justifications	
Retail	
DES13N	
Previous Ref: DES11	SHLAA Ref: N/a
Location:	St Martin's Drive Neighbourhood Centre
Details of Allocation:	A collection of three units focused within a residential area providing two hot food takeaways and a convenience store.
Justification for the Allocation:	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a neighbourhood centre. It also establishes the centre's boundaries which are reflected in the allocation. The vitality of the Neighbourhood Centre is safeguarded by policy DM22.
DES14N	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Desford High Street
Details of Allocation:	A linear neighbourhood centre dispersed along High Street. The allocation includes a post office, convenience store, a pub and a snack bar. The Neighbourhood Centre is situated within the centre of the original settlement core.
Justification for the Allocation:	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a neighbourhood centre. It also establishes the centre's boundaries which are reflected in the allocation. The vitality of the Neighbourhood Centre is safeguarded by policy DM22.
Open Space	
DES03	
Previous Ref: DES10, OS Ref 282	SHLAA Ref: N/a
Location:	Hunts Lane Allotments
Details of Allocation:	Open Space: Allotments standing to the south of Hunts Lane to the west of the settlement. The site has an area of 1.76 hectares.

Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall in the quality of allotments in Desford and the quantity in the Borough generally. Therefore allotments will be safeguarded through policy DM8. This site has a quality score of 66%.	
DES04		
Previous Ref: OS Ref 317		SHLAA Ref: N/a
Location:	Hunts Lane Cemetery	
Details of Allocation:	Open Space: Cemeteries and Churchyards standing to the north of Hunts Lane to the west of the settlement. The site has an area of 0.49 hectares.	
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 74% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.	
DES05		
Previous Ref: DES08, OS Ref 34, 497 and 918		SHLAA Ref: N/a
Location:	Kirkby Road Recreation Ground	
Details of Allocation:	Open Space: Children’s play space, formal park, outdoor sports facilities standing on the south western corner of the settlement adjacent to the primary school. The site has an overall area of 2.57 hectares.	
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the open space types have the following quality scores:</p> <ul style="list-style-type: none">• Children’s- 62%• Formal Park- 70%• Outdoor Sports Facilities- 68% <p>There is a shortfall in the quality and quantity of formal park provision in Desford and a shortfall in the quality of children’s play space and outdoor sports provision.</p> <p>The site provides a recreational resource to Desford providing facilities to undertake football activities. The site also adds to the amenity of</p>	

	<p>local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p> <p>A generic comment and a comment of support were received through the Preferred Options consultation regarding the capacity of this site considering the additional housing proposed. It is noted however that developer contributions will improve existing areas of open space and provide additional areas of open space.</p>
DES06	
Previous Ref: DES15, OS Ref 378	SHLAA Ref: N/a
Location:	Desford Community Primary School Playing Fields, Kirkby Road
Details of Allocation:	Open Space: Outdoor Sports Facilities situated to the rear of the school. The site has an area of 1.77 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site but there is a shortfall in the quality of this open space type in Desford. The site provides a recreational and educational resource, providing facilities to undertake sporting activities such as football. This site is a valued recreational resource and its allocation can help safeguard it as valued open space through policy DM8.
DES07	
Previous Ref: OS Ref 180	SHLAA Ref: N/a
Location:	Norfolk Road Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space standing on the south western periphery of the settlement. The site has an area of 0.07 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in the quantity and quality of this open space type in Desford. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.

DES08	
Previous Ref: Os Ref 498 and 35	SHLAA Ref: N/a
Location:	Pleasure Grounds Recreation Ground, Littlefield Lane
Details of Allocation:	Open Space: Children's play space and Formal Park surrounded by residential properties. The site has an overall area of 0.43 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the children's play space has a quality score of 90% and the formal park a score of 72%. Formal parks have a shortfall in their quantity and quality of provision and children's play space has a shortfall in the quantity.</p> <p>The site also adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
DES09	
Previous Ref: OS Ref 318	SHLAA Ref: N/a
Location:	St Martins Churchyard, Church Lane
Details of Allocation:	Open Space: Cemeteries and Churchyards situated on Church Lane. The site has an area of 0.35 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 76% and there is an opportunity to improve the quality of these open space types in Desford. This type of open space provides a space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. Therefore cemeteries will be safeguarded as valued open space through policy DM8.</p>
DES10	
Previous Ref: OS Ref 102	SHLAA Ref: N/a
Location:	Bambrook Close Flood Retention Basin
Details of Allocation:	Open Space: Amenity Green Space standing on the south eastern periphery of the settlement. The site has an area of 0.23 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has

	a quality score of 70% and there is a shortfall in the quantity and quality of this open space type in Desford. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
DES11	
Previous Ref: DES16, OS Ref 379	SHLAA Ref: N/a
Location:	Bosworth Academy Playing Fields, Leicester Lane
Details of Allocation:	Open Space: Outdoor Sports Facilities situated to the rear and either side of the college. The site has an area of 8.59 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site but there is a shortfall in the quality of this open space type in Desford. The site provides a recreational and educational resource, providing facilities to undertake sporting activities such as football, cricket, tennis and athletics. This site is a valued recreational resource and its allocation can help safeguard it as valued open space through policy DM8.
DES12PP	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Hunts Lane Amenity Green Space
Details of Allocation:	Open Space: Children's Play Space and Amenity Green Space standing within the southern part of the approved residential site 'land south of Newbold Road and Manor Road.' The site has an area of 0.34 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify this site as open space because the development of which it is part had not been commenced. The site will be fully assessed as part of the review of the Open Space Sports and Recreational Facilities Study. The site adds to the amenity of local residents of the new estate and visual quality of the area. The site fulfils the definition and criteria to be identified as open space and safeguarded through Policy DM8.
Community Facilities	
DES16	
Previous Ref: DES15	SHLAA Ref: N/a
Location:	Desford Community Primary School, Kirkby Road

Details of Allocation:	An educational community facility standing on the south western edge of the village. The allocation includes areas of hardstanding. The associated areas of open space will be safeguarded as valued open space through policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational community facility to be safeguarded in line with policy DM25. This facility is the only primary school within a reasonable walking distance of properties in the village.
DES17	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Desford Village Hall, Lindridge Lane
Details of Allocation:	A congregational community facility situated close to the junction of Lindridge Lane and Newbold Road, to the north of the settlement.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a range of community activities including a youth club, bingo, weight watchers and arts & crafts fair. This facility will be safeguarded in line with policy DM25.
DES18	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Desford Free Church, Chapel Lane
Details of Allocation:	A religious community congregational facility standing toward the north of the settlement, in close proximity to Main Street. The allocation includes the parking area.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community congregational facility providing activities such as holiday club, young persons group and craft and painting workshops. These facilities often serve as the centre of rural community life and often provided opportunities for social events as well as for religious purposes. This facility will be safeguarded as a community facility in line with policy DM25.
DES19	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Desford Medical Centre, Main Street.
Details of Allocation:	A community health care facility forming the primary facility within the village. The allocation includes the associated hardstanding.
Justification for the	The Community, Cultural and Tourism Facilities

Allocation:	Review (Jan 2013) identifies this site as the only medical centre within a reasonable walking distance of properties in the village. This facility will be safeguarded in line with policy DM25.
DES20	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Martin's Church Centre, Main Street
Details of Allocation:	A congregational community facility situated in close proximity to the medical centre. The allocation includes the surrounding curtilage which is safeguarded in line with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a range of community activities including a youth club, Mums & Tots, Coffee and Chat and various sports classes. This facility will be safeguarded in line with policy DM25.
DES21	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Martins Church, Main Street
Details of Allocation:	A religious community congregational facility situated on Main Street and Church Lane close to village centre. The associated churchyard will be designated as open space and safeguarded in line with policy DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) did not identify this site but did assess the church centre which is an ancillary use to this facility. In addition the facility is a rural religious congregational facility which fulfils the community facility classification criteria. These facilities also often serve as the centre of rural community life and often provided opportunities for social events as well as for religious purposes.
DES22	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Desford Library, Main Street
Details of Allocation:	An educational community facility situated in the heart of Desford at the road junction with High Street, Manor Road and Main Street.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as Desford's only public library. The facility provides a range of services such as internet, tourist information and local studies. This facility will be

	safeguarded in line with policy DM25.
DES23	
Previous Ref: DES16	SHLAA Ref: N/a
Location:	Bosworth Academy, Leicester Lane
Details of Allocation:	An educational community facility with academy status situated on the eastern periphery of Desford. The allocation includes areas of hardstanding. The associated areas of open space will be safeguarded as valued open space through policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational community facility to be safeguarded in line with policy DM25. This site provides secondary education for children aged between 14-18 years with pupils received from Winstaley, Market Bosworth and South Charnwood.
Cultural and Tourism Facilities	
DES15	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Tropical Bird Land, Lindridge Lane
Details of Allocation:	An identified Cultural and Tourism facility separated from the settlement to the north. The allocation includes the site's buildings, parking and ancillary green spaces.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a bird aviary, tea rooms and ice cream parlour. This facility will be safeguarded through policy DM24.
DES01	
Previous Ref: DES14	SHLAA Ref: N/a
Location:	The Settlement Boundary for Desford
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.

Residential Site Allocations with Planning Permission*	
DES02PP	
Previous Ref: DES01	SHLAA Ref: AS209
Location:	Land South of Newbold Road/Manor Road
Details of Allocation:	An approved residential scheme for 135 dwellings with associated infrastructure, public open space and vehicular and pedestrian access situated on the western edge of Desford.
Justification for the Allocation:	This residential scheme was approved under reference 11/00029/OUT in August 2011 and the Reserved Matters approved under reference 12/01125/REM in May 2013.

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

Allocations which relate to but stand away from the settlement**	
DES25	
Previous Ref: DES17, OS Ref 396, 919 and 920	SHLAA Ref: N/a
Location:	Sport in Desford Facility, Peckleton Lane
Details of Allocation:	Open Space: Outdoor Sports Facilities for Football, Tennis and a Bowling Green. The site has an overall area of 1.04 hectares. These facilities stand as part of a wider private sports facilities standing away from the settlement to the south.
Justification for the Allocation:	<p>The Open Space Sports and Recreational Facilities Study (July 2011) identified the following quality scores:</p> <ul style="list-style-type: none"> • Football- 78% • Tennis- 80% • Bowling Green- 92% <p>This area is a valuable recreational resource, proving a range of sporting activities, as such this site will be allocated as open space to be safeguarded through policy DM8.</p>
DES26	
Previous Ref: OS Ref 393	SHLAA Ref: N/a
Location:	Caterpillar UK Sporting Facilities, Peckleton Lane
Details of Allocation:	Open Space: Outdoor Sports Facilities situated to the east of the Caterpillar site but west of Peckleton Lane. The site has an area of 3.98 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a

	<p>quality score for this site but there is a shortfall in the quality of this open space type in Desford. The site provides a private recreational resource providing facilities to undertake sporting activities such as football and cricket. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.</p>
DES27	
Previous Ref: DES03	SHLAA Ref: N/a
Location:	Caterpillar, Peckleton Lane
Details of Allocation:	A large industrial site comprising two occupiers, Caterpillar UK and Neovia. The site is detached from the settlement standing to the south. The site has an area of 99.67 hectares.
Justification for the Allocation:	<p>The Employment Land and Premises Review (July 2013) identified this site as a key employment area. This is identified as a category A site, to be retained for 100% employment uses. In addition, limited other employment space has been identified in Desford. Therefore this site will be safeguarded under policy DM19 to ensure a range of employment opportunities.</p> <p>One objection was received during Preferred Options consultation relating to the boundary not being detailed enough to show the boundary area. The updated Employment Land and Premises Review 2013 provides an accurate up to date boundary.</p>
DES28	
Previous Ref: DES04	SHLAA Ref: N/a
Location:	Peckleton Lane Business Park, Peckleton Common
Details of Allocation:	An industrial site standing to the south of the Caterpillar site and Peckleton Common. The site has an area of 3.29 hectares. This site is also known as Ratby Engineering.
Justification for the Allocation:	The Employment Land and Premises Review (July 2013) identified this site as a key employment area. This is identified as a category A site, to be retained for 100% employment uses. In addition limited other employment space has been identified in Desford. Therefore this site will be safeguarded under policy DM19 to ensure a range of employment opportunities.

DES29	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Highfields Seeds, Peckleton Lane
Details of Allocation:	A single factory unit standing to the east of the Caterpillar site and Peckleton Lane. The site is detached from the settlement. The site has an area of 0.5 hectares.
Justification for the Allocation:	The Employment Land and Premises Review (July 2013) identified this site as an important employment area. This is identified as a category B site, to be retained for 100% employment uses. In addition, limited other employment space has been identified in Desford. Therefore this site will be safeguarded under policy DM19 to ensure a range of employment opportunities.
DES30	
Previous Ref: DES05	SHLAA Ref: N/a
Location:	Desford Hall Business Park, Leicester Lane
Details of Allocation:	A former Victorian hospital converted into offices forming a small business centre. The site is detached from the settlement standing a significant distance to the south east of Desford. The site has an area of 5.13 hectares. This site is also known as the Former Glengate Hospital Site.
Justification for the Allocation:	The Employment Land and Premises Review (July 2013) identified this site as a key employment area. This is identified as a category A site, to be retained for 100% employment uses. In addition limited other employment space has been identified in Desford. Therefore this site will be safeguarded under policy DM19.
DES31	
Previous Ref: N/a	SHLAA Ref:
Location:	Crown Crest, Desford Lane
Details of Allocation:	An existing employment site located to the north east of the main settlement of Desford, along Desford Lane. This is a large, well established employment site, currently used for storage and distribution purposes. The site area is 14.65 hectares.
Justification for the Allocation:	The Council's Employment Land and Premises Review (July 2013) advocates 100% retention of this site for employment use, classifying it as a Category B, fit for purpose employment site. In 2013, the site was partially occupied by Crown

	<p>Crest as a distribution centre. The remainder of the site was vacant.</p> <p>The site benefits from good road access, being located on Desford Lane which offers links to the surrounding settlements, plus close proximity to the M1 motorway.</p>
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** These Allocations appear on the Borough-wide proposals map.

2.2 Groby

Core Strategy Requirements

2.2.1 The Core Strategy set out a minimum requirement for 110 new homes to be delivered in Groby. The residual housing requirement for Groby is described below:

$$\begin{array}{r}
 \text{Groby Requirement (110)} \\
 + \\
 \text{Expired Permissions (3)} \\
 + \\
 \text{Alterations (0)} \\
 - \\
 \text{Dwellings completed (7)} \\
 - \\
 \text{Dwellings committed (permissions) (22)}
 \end{array}$$

Groby Residual Housing Requirement = **84 dwellings**

2.2.2 The sites included in this calculation are listed below.

Expired Permissions:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings added to residual requirement
Land adj 1 Parkside	06/00846/FUL	1	Yes	As258	1
53 Markfield Road *	09/00031/FUL	2	Yes	As266	2
Land adj 50 Forest Rise	09/00493/DEEM	1	No	As847	0
Total:					3

* This permission supersedes a permission committed in Table 1 of Core Strategy

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land opposite 3 & 5 The Rookery	04/00389/FUL	1	Yes	N/A	0
North of 11 Newtown Linford Lane	06/01288/FUL	4	Yes	As265	0
The Pool House, Newtown Linford Lane	10/00213/FUL	3	No	As268	3

Old Hall, Markfield Road	10/00266/FUL	4	No	As884	4
Total:					7
Minus Dwellings demolished (0):					7 (net)

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land adj 30 Markfield Road	06/01322/FUL	20	Yes	As265	0
The Brant Inn. Leicester Road	12/01107/OUT	22	No	As680	22
Rear of 3 The Rookery *	13/00565/FUL	1	Yes	As259	0
Total:					22
Minus Superseded Permissions (0), Large Sites Expiry Rate (0) and Small Site Expiry Rate (0):					22 (net)

* This permission supersedes a permission committed in Table 1 of Core Strategy

Preferred Options Consultation Responses

2.2.3 At the Preferred Options stage three sites were put forward to deliver the 110 dwellings required by the Core Strategy;

Preferred Option Site Allocations (2009)		
Previous reference	Location	Proposed number of dwellings
GRO01	Land south of Martinshaw Lane	10 dwellings
GRO02	Land to the south of Leicester Road (Laurel Farm)-	17 dwellings
GRO21	Land to the west of Sacheverell Way	82 dwellings

2.2.4 GRO01 received 11 objections, two general comments and three comments of support with the main themes identified below:

- Concerns over traffic congestion and safety;
- Green space should not be developed;
- Services are overstretched and infrastructure is already pressured;
- Housing should be for the elderly;
- Site could be used for allotments; and
- General support for the proposal and for social housing on the site.

2.2.5 GRO02 received 46 objections and two comments of support with the main themes identified below:

- Services are overstretched and infrastructure is already pressured;
- Green space should not be developed;
- Concerns over traffic congestion and safety;
- Should be left as a separating area between the two villages;
- Adverse impact on wildlife;
- Site is within the green wedge;
- Missed opportunity for a rural exception site;
- Flooding concerns; and
- More suitable sites identified.

2.2.6 GRO21 received 63 objections, three general comments and one comment of support. This site was subject to two appeals on the site for 133 dwellings in 2009 under application reference 09/00798/FUL and for 91 dwellings in 2012 under reference 12/00250/FUL. Due to these appeals and the site attracting the largest number of objections for a residential site in Groby this residential allocation has been revised.

Progressing from the Preferred Options to selecting sites for allocation

2.2.7 Groby as a settlement is very constrained from further outward growth by a number of barriers, including the A50 to the north, Martinshaw ancient woodland to the west and Sacheverell Way to the east and south east. In addition the Rothley Brook Green Wedge wraps almost entirely around the perimeter of the settlement.

2.2.8 As a result of these constraints, sites which present a potential development opportunity within the settlement boundary should be developed wherever possible and before sites adjacent to the boundary.

2.2.9 Proposed residential site GRO01 is the only site identified for residential development potential within the settlement boundary. This site is identified through the Open Space, Sports and Recreational Facilities Study (July 2011) as amenity green space however there is currently an adequate quantity of this open space typology in Groby. In addition the site scored a 30% quality score and the site visit identified the site as overgrown and underused. The constrained nature of Groby and the lack of available in-boundary sites and the poor quality of the site have led to the allocation of this site for residential development. In addition, the SHLAA identifies this site as deliverable and developable.

2.2.10 Proposed residential site GRO02 stands adjacent to the settlement boundary, within the green wedge but on the Groby side of Sacheverell Way. This creates a site preferable for residential development than other sites within the green wedge which stand further from the

settlement core and have an adverse impact on its role and functions. The Green Wedge Review identifies this site as part of the wider site area D which fulfils the role and functions of the green wedge. This larger area D guides development form, provides a green lung and prevents coalescence. Whilst the loss of this site from the green wedge is less than ideal it is considered the least damaging option when considered against other sites within the green wedge. The loss of GRO02 from Area D is considered to still enable the area and the wider green wedge to continue to fulfil its role and functions. Core Strategy Policy 9 highlights that a review of the green wedge will take place through the Site Allocations and Development Management Policies DPD.

- 2.2.11 Site GRO21 was presented as a preferred option for residential development for Groby however this site was subject to the highest number of objections of the three proposed residential sites. In addition, this site has been subject to two applications refused by planning committee under references 09/00798/FUL and 12/00250/FUL. These two refused applications were both taken to appeal and both appeals were dismissed. As a result of these considerations the preferred option allocation GRO21 has not been taken forward through the pre-submission version of the document.
- 2.2.12 A new and additional site has been brought forward through the pre-submission version of the document to make up for the shortfall in housing numbers created by the removal of site GRO21. This site stands north of Leicester Road and spans between Grey Close to the west and Daisy Close to the east. The majority of this site stands within the settlement boundary with only a minor proportion standing outside but adjacent Groby's settlement boundary. The site is currently in the ownership of the Highway Authority but is overgrown and underused and is surplus to requirements. The site does not stand within the Green Wedge which presents this site as a preferable site for residential development when compared against previously proposed alternatives. In addition, the site does not breach the A50 to the north, ensuring the defensible boundary is not breached, and the settlements containment and morphology are maintained. This allocation is considered in conformity with NPPF's Core planning principles to ensure *'Allocations of land for development prefer land of lesser environmental value...'*
- 2.2.13 Since the production of the Core Strategy in 2009, a number of the Council's evidence base studies have been updated or new evidence has been produced. Those of particular relevance to the allocation of sites in Groby are:
- Open Space, Sports and Recreational Facilities Study (2011)
 - Community, Cultural and Tourism Facilities Review (2013)
 - Strategic Housing Land Availability Assessment (SHLAA) (2013)
 - District, Local and Neighbourhood Centre Review (2012)

- Hinckley & Bosworth Green Wedge Review (2011)
- Extended Phase 1 Habitat Survey (2012)

2.2.14 These studies have provided an updated baseline position since 2009, identifying open spaces and community facilities for protection, assessing the developability and deliverability of residential sites, assessing the significance of any habitats and species within sites considered at the Preferred Options stage and updating any requirements for additional employment provision in addition to revising local shopping area boundaries. The Green Wedge Review also undertook a robust assessment of the boundaries, role and functions of the green wedge, which in turn formulated recommendations to be taken forward through the preparation of the Site Allocations and Development Management Policies DPD.

2.2.15 Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

2.2.16 The Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

2.2.17 The Extended Phase 1 Habitat Survey has assessed additional sites and the findings of the Survey have been integrated into the modified justifications.

2.2.18 Reference to the Rothley Brook Green Wedge has been inserted through the Proposed Modifications to rectify the omission.

Sites to be allocated at September 2014

Grobby Site Allocations			
Reference	Location	Designation	Policy
Retail			
GRO36N	Lawnwood Road Neighbourhood Centre	Neighbourhood Centre	DM22
GRO37L	Grobby Village Centre (Local Centre)	Local Centre	DM22
GRO38N	Laundon Way Neighbourhood Centre	Neighbourhood Centre	DM22
Employment			
GRO33	Grobby 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 Grobby 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/DM9
GRO12	Greys Drive Amenity Green Space	Amenity Green Space	DM8
GRO13	Ratby Road Allotments	Allotments	DM8
GRO14	Quarry Park	Formal Park/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	Amenity Green Space	DM8

	South Amenity Green Space		
GRO20	Poplars Close Amenity Green Space	Amenity Green Space	DM8
GRO21	Stephenson Way North Amenity Green Space	Amenity Green Space	DM8
GRO22	Ratby Road Amenity Green Space	Amenity Green Space	DM8
GRO23	Markfield Road Allotments	Allotments	DM8
GRO24	The Old Mineral Line	Green Corridor	DM8/DM9
GRO25	St Philip & 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	Formal Park and Children's Play Space	DM8
GRO52	Branting Hill Amenity Green Space	Amenity Green Space and Children's Play Space	DM8
Community			
GRO39	Grobby Community College, Ratby Road	Community Facility	DM25
GRO40	Brookvale High School, Ratby Road	Community Facility	DM25
GRO41	Grobby 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	Grobby Library, Leicester Road	Community Facility	DM25
GRO45	Grobby 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 Community Primary School, Wolsey Close	Community Facility	DM25
GRO01	Groby Settlement Boundary	Settlement Boundary	Core Strategy Policy 7
Residential Site Allocations			
GRO02	Land south of Martinshaw Lane	11 dwellings	Core Strategy Policy 8
GRO03	Land to the rear of Daisy Close	38 dwellings	
GRO04	Land at Laurel Farm	45 dwellings	
Residential Site Allocations with Planning Permission*			
GRO05PP	Land Adjacent 30 Markfield Road	20 dwellings	Core Strategy Policy 8
GRO06PP	The Brant Inn, Leicester Road	22 dwellings	

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

Site references with the final suffix of N identify Neighbourhood Centres.
Site references with the final suffix of L identify Local Centres

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 Deport, Markfield Road (A50)	Employment Site	DM19
Rothley Brook Meadow Green Wedge		Green Wedge	CS Policy 9

**These Allocations appear on the Borough-wide proposals map.

Site Selection Justifications	
Retail	
GRO36N	
Previous Ref: GRO19	SHLAA Ref: N/a
Location:	Lawnwood Road Neighbourhood Centre
Details of Allocation:	A small parade of retail units standing within a

	residential area to the west of the settlement.
Justification for the Allocation:	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Neighbourhood Centre. The centre includes six units including a pet shop, hairdressers and hardware store. It also established the centres boundaries which are reflected in the allocation. The vitality of the Local Centre is safeguarded by policy DM22.
GRO37L	
Previous Ref: GRO18	SHLAA Ref: N/a
Location:	Groby Village Centre (Local Centre)
Details of Allocation:	A cluster of retail units situated on Leicester, Markfield and Ratby Roads forming a Local Centre. This centre serves the everyday needs of local residents.
Justification for the Allocation:	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Local Centre. The centre provides a convenience store, grocers, newsagents, banking facilities and gift shop amongst others. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Local Centre is safeguarded by policy DM22.
GRO38N	
Previous Ref: GRO20	SHLAA Ref: N/a
Location:	Laundon Way Neighbourhood Centre
Details of Allocation:	One large convenience store serving the everyday needs of local residents to the south of Groby.
Justification for the Allocation:	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Neighbourhood Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Local Centre is safeguarded by policy DM22.
Employment	
GRO33	
Previous Ref: GRO04	SHLAA Ref: AS619
Location:	Groby Trading Estate, Fir Tree Lane
Details of Allocation:	An existing industrial estate to the north west of the settlement close to the historic core of Groby. The site has an area of 3.38 hectares.
Justification for the Allocation:	The Employment Land and Premises Review (July 2013) identified this site as a category A site, to be retained for 100% employment uses. There are limited employment opportunities in

	Groby as such this site will be safeguarded under policy DM19.
GRO34	
Previous Ref: N/a	SHLAA Ref: AS262
Location:	Walker Smiths Haulage Site, Rookery Lane
Details of Allocation:	A small existing factory within the village centre and conservation area within light industrial use. The site is 0.11 hectares.
Justification for the Allocation:	The Employment Land and Premises Review identified this site as a category C site with 100% other uses allowed as the site is constrained by its tight residential location.
GRO35	
Previous Ref: N/a	SHLAA Ref: AS261
Location:	Workshops, The Rookery
Details of Allocation:	A small existing workshop within the village centre and conservation area within light industrial use. The site has an area of 0.03 hectares.
Justification for the Allocation:	The Employment Land and Premises Review (July 2013) identified this site as a category C site with 100% other uses allowed and its loss is considered to have little impact on the land supply of Groby and the Borough.
Open Space	
GRO07	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Proposed Cemetery Extension, Ratby Road
Details of Allocation:	Open Space: A Cemetery extension standing north of Sacheverell Way. The site has an area of 0.61 hectares
Justification for the Allocation:	<p>As a proposed extension, the Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site however once developed, future reviews of the study will assess the site accordingly.</p> <p>Quantity standards were not addressed for this open space type however the need for additional land for this use has been identified through discussion with a member of Groby Parish Council. As this land is in the ownership of the Parish Council it is both deliverable and ideally located for the allocation of additional land for this use.</p> <p>This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued</p>

	area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
GRO08	
Previous Ref: OS Ref 367 and 519	SHLAA Ref: N/a
Location:	Brookvale High School and Groby Community College Playing Fields, Ratby Road.
Details of Allocation:	Open Space: Outdoor Sports Facilities including a synthetic turf pitch situated to the rear of the school and college, located on the south western corner of Groby. The site has an area of 12.71 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The study identifies a shortfall in the general quality of this open space type in Groby. The site provides a recreational and educational resource to the school, providing facilities to undertake sporting activities such as football and tennis. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
GRO09	
Previous Ref: OS Ref 302	SHLAA Ref: N/a
Location:	Butler's Field Cemetery, Ratby Road
Details of Allocation:	Open Space: Cemeteries and Churchyards standing on Ratby Road and bounded by Sacheverell Way. The site has an area of 0.93 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that the site has a quality score of 100% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
GRO10	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Butlers Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated to the south west of Groby. The site has an area of 1.51 hectares
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify this site but there is a general shortfall in the quality

	<p>of amenity green space within Groby. The site will be assessed in future revisions of the Open Space Study.</p> <p>The site is in the ownership of the Parish Council and is currently used as a dog walking field. It adds to the amenity of local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.</p> <p>This site was proposed to be allocated as GRO06 for allotments in the 2009 Preferred Options consultation paper. This received five objections, two general comments and three comments of support during the consultation. It has since become apparent that there is no immediate need for additional allotment provision in Groby and its most appropriate allocation is therefore amenity green space.</p>
GRO11	
Previous Ref: OS Ref 86	SHLAA Ref: N/a
Location:	The Spinney, on Ratby Road
Details of Allocation:	Open Space: Green Corridor on the eastern side of Ratby Road, toward the south of Groby. The allocation includes Cowpen Spinney. The site has an area of 4.25 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for green corridors. These areas of open space add to the amenity of local residents, facilitate wildlife migration and provide links from the settlement to its rural hinterland. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
GRO12	
Previous Ref: OS Ref 169	SHLAA Ref: N/a
Location:	Greys Drive Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated to the south west of Groby and to the west of Greys Drive. This site has an area of 0.26 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 75% and there is a general shortfall in the quality of amenity green space within Groby. The site adds to the amenity of

	local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO13	
Previous Ref: GRO07, OS Ref 266	SHLAA Ref:
Location:	Ratby Road Allotments
Details of Allocation:	Open Space: Allotments situated centrally within Groby and to the east of Ratby Road. This site has an area of 2.12 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 70% and there is a shortfall in the quality of allotments generally within Groby. Therefore allotments will be safeguarded with the opportunity for enhancement through policy DM8.
GRO14	
Previous Ref: GRO11, OS Ref 37 and 502	SHLAA Ref: N/a
Location:	Quarry Park, accessed off Forest Rise or from Markfield Road.
Details of Allocation:	Open Space: Formal Park and Children's Play Space situated on the north western corner of Groby. The site has an area of 2.89 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 80% for the formal park and 75% for the children's play space. The space also includes outdoor gym equipment and significant improvements were undertaken to the children's play space in 2012. This park is also the home venue for Groby Junior's football games. This type of open space provides opportunities for informal recreation, provides a sense of place and a focal point for community life. In addition the space provides equipped play opportunities for children 12 years and under. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO15	
Previous Ref: OS Ref 366	SHLAA Ref: N/a
Location:	Martinshaw County Primary School Playing Fields
Details of Allocation:	Open Space: Outdoor Sports Facilities situated adjacent the school, located on the north western corner of Groby. The site has an area of 1.05 hectares.

Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The study identifies a shortfall in the general quality of this open space type in Groby. The site provides a recreational and educational resource to the school, providing facilities to undertake sporting activities such as football and athletics. This site is a valued recreational resource and its allocation can help safeguard it as valued open space through policy DM8.
GRO16	
Previous Ref: GRO15, OS Ref 162	SHLAA Ref: N/a
Location:	Forest Close Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated on the eastern side of Groby, north of Forest Close. This site has an area of 0.05 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a general shortfall in the quality of amenity green space within Groby. The site adds to the amenity of local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO17	
Previous Ref: OS Ref 170	SHLAA Ref: N/a
Location:	Forest Rise Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated on the eastern side of Groby, behind Forest Close and at the junction with Forest Close and Forest Rise. This site has an area of 0.14 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a general shortfall in the quality of amenity green space within Groby. The site adds to the amenity of local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO18	
Previous Ref: OS Ref 166	SHLAA Ref: N/a
Location:	Lawnwood Road Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated on the eastern side of Groby within a residential area close to the junction with Forest Rise. This site has an area of 0.04 hectares.

Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. There is a general shortfall in the quality of amenity green space within Groby. The site adds to the amenity of local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO19	
Previous Ref: OS Ref 167	SHLAA Ref: N/a
Location:	Stephenson Way South Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated on the eastern side of Groby, at the junction with Stephenson Way and Martinshaw Lane. This site has an area of 0.04 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a general shortfall in the quality of amenity green space within Groby. The site adds to the amenity of local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO20	
Previous Ref: OS Ref 244	SHLAA Ref: N/a
Location:	Poplars Close Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated to the north west of Groby. This site has an area of 0.06 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 65% and there is a general shortfall in the quality of amenity green space within Groby. The site adds to the amenity of local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO21	
Previous Ref: OS Ref 163	SHLAA Ref: N/a
Location:	Stephenson Way North Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated on the eastern side of Groby, lying off Ratby Road. This site has an area of 0.06 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a general

	shortfall in the quality of amenity green space within Groby. The site adds to the amenity of local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO22	
Previous Ref: GRO09, OS Ref 164	SHLAA Ref: N/a
Location:	Ratby Road Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated on the eastern side of Groby close to the village centre. The site lies at the junction with Ratby Road and Fir Tree Lane. This site has an area of 0.09 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 65% and there is a general shortfall in the quality of amenity green space within Groby. The site adds to the amenity of local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO23	
Previous Ref: GRO08, OS Ref 287	SHLAA Ref: N/a
Location:	Markfield Road Allotments
Details of Allocation:	Open Space: Allotments situated on the northern boundary of Groby, sandwiched between Markfield Road and the A50. This site has an area of 0.36 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 65% and there is a shortfall in the quality of allotments generally within Groby. Therefore allotments will be safeguarded with the opportunity for enhancement through policy DM8.
GRO24	
Previous Ref: OS Ref 87	SHLAA Ref: N/a
Location:	The Old Mineral Line, Markfield Road
Details of Allocation:	Open Space: Green Corridor accessed off Markfield Road and spanning northward under the A50 up to Groby Pool and Nature Area. The site has an area of 0.36 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for green corridors. These areas of open space add to the amenity of local residents and facilitate wildlife migration and provide links

	from the settlement to its rural hinterland. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
GRO25	
Previous Ref: OS Ref 330	SHLAA Ref: N/a
Location:	St Philip and St James Churchyard, Markfield Road
Details of Allocation:	Open Space: Cemeteries and Churchyards standing around the church on the northern periphery of Groby. The site has an area of 0.43 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that the site has a quality score of 80% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
GRO26	
Previous Ref: GRO13, OS Ref 161	SHLAA Ref: N/a
Location:	Flaxfield Close Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated in a residential area standing behind properties on Flaxfield Close. This site has an area of 0.28 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a general shortfall in the quality of amenity green space within Groby. The site adds to the amenity of local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO27	
Previous Ref: OS Ref 365	SHLAA Ref: N/a
Location:	Elizabeth Woodville Primary School Playing Fields, Glebe Road
Details of Allocation:	Open Space: Outdoor Sports Facilities situated adjacent the school, located centrally within Groby. The site has an area of 0.74 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a

	quality score for this site. The study identifies a shortfall in the general quality of this open space type in Groby. The site provides a recreational and educational resource to the school, providing facilities to undertake sporting activities such as football and athletics. This site is a valued recreational resource and its allocation can help safeguard it as valued open space through policy DM8.
GRO28	
Previous Ref: GRO10, OS Ref 159	SHLAA Ref: N/a
Location:	Beacon Close Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated within a residential area sandwiched between Oakmeadow Way, Highfield Road and Beacon Close. This site has an area of 1.48 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 65% and there is a general shortfall in the quality of amenity green space within Groby. The site adds to the amenity of local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO29	
Previous Ref: OS Ref 210	SHLAA Ref: N/a
Location:	Lady Jane Grey Primary School Amenity Green Space, Wolsey Close.
Details of Allocation:	Open Space: Amenity Green Space situated around the primary school standing to the south of the settlement. This site has an area of 0.33 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. There is a general shortfall in the quality of amenity green space within Groby. The site adds to the amenity of local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO30	
Previous Ref: GRO14, OS Ref 168	SHLAA Ref: N/a
Location:	Laundon Way Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated to the south of Groby, to the south of Laundon Way and to the rear of properties on Kings Way, Castle Rise and Windsor Avenue. This site has

	an area of 0.42 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a general shortfall in the quality of amenity green space within Groby. The site adds to the amenity of local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO31	
Previous Ref: GRO12, OS Ref 160	SHLAA Ref: N/a
Location:	Meadow Way Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space surrounded by residential properties on Sycamore Drive, Meadow Court Road, Meadow Way and Sycamore Grove. This site has an area of 1 hectare and forms an hour glass shaped site.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a general shortfall in the quality of amenity green space within Groby. The site adds to the amenity of local residents and the visual quality of the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
GRO32	
Previous Ref: GRO16, OS Ref 36 and 501	SHLAA Ref: N/a
Location:	Marina Park, Castell Drive
Details of Allocation:	Open Space: Formal Park and Children's play space situated on the eastern edge of Groby. The allocation includes a BMX track. The site has an area of 7.24 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for the formal park but attributed a quality score of 80% for the children's play area. The study identifies a shortfall in the general quality and quantity of children's play space in Groby but there are adequate levels of formal park provision to an adequate quality standard. This type of open space provides opportunities for informal recreation, provides a sense of place and a focal point for community life. In addition, the space provides equipped play opportunities for children 12 years and under. The allocation of this site can help safeguard it as valued open

	space through policy DM8 and offer enhancement in the future.
GRO52	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Branting Hill Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space and Children's Play Space situated on the far north eastern corner of Groby.
Justification for the Allocation:	This site was not identified in the Open Space, Sports and Recreational Facilities Study (July 2011) but the site meets the criteria to be included as an area of open space. The site was however approved as open space as part of the application for the adjacent 61 dwellings under reference 06/00898/FUL in November 2006. This area of open space will be identified through future revisions of the open space study. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future
Community Facilities	
GRO39	
Previous Ref: GRO17	SHLAA Ref: N/a
Location:	Groby Community College, Ratby Road
Details of Allocation:	An educational community facility situated toward the south west of the village adjacent to Brookvale High School. The associated playing fields will be designated as open space and safeguarded inline with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this facility as serving the educational needs of 14-19 year olds. This facility will be safeguarded in line with policy DM25.
GRO40	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Brookvale High School, Ratby Road
Details of Allocation:	An educational community facility situated toward the south west of the village adjacent Groby Community College. The associated playing fields will be designated as open space and safeguarded inline with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this facility as serving the educational needs of 11-14 year olds and is the only school serving this age range in Groby. As such this facility will be safeguarded in line with policy DM25.

GRO41	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Groby Community Centre, Forest Rise
Details of Allocation:	A congregational community facility within a residential area situated to the west of Groby. The allocation includes the associated hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a range of community activities including a mother and baby clinic, kick boxing and hall hire. As such this facility will be safeguarded in line with policy DM25.
GRO42	
Previous Ref: GRO24	SHLAA Ref: N/a
Location:	Martinshaw Primary School, Forest View
Details of Allocation:	An educational community facility situated the north western corner of Groby. The allocation includes areas of hardstanding. The associated areas of open space will be safeguarded as valued open space through policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational community facility to be safeguarded in line with policy DM25.
GRO43	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Philip and St James Church, Markfield Road
Details of Allocation:	A religious community congregational facility situated on the northern limit of Groby. The associated churchyard will be designated as open space and safeguarded in line with policy DM8. This building is Grade II listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
GRO44	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Groby Library, Leicester Road
Details of Allocation:	An educational community facility situated on the corner of Leicester Road and Newtown Linford Lane. The allocation includes the parking area and surrounding hardstanding.

Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identified this site as Groby's only public library. The facility provides a range of services such as CD/DVD rental, tourist information and children's reading club. As such this facility will be safeguarded in line with policy DM25.
GRO45	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Groby Village Hall, Leicester Road
Details of Allocation:	A congregational community facility situated adjacent Groby Library.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a wide range of community activities including an after-school club, weight watchers and an arts & crafts fair. As such this facility will be safeguarded in line with policy DM25.
GRO46	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Groby Doctors Surgery, Rookery Lane
Details of Allocation:	A community healthcare facility forming the primary facility within the village. The allocation includes the associated hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the only medical facility within a reasonable walking distance of properties in the village. As such this facility will be safeguarded in line with policy DM25.
GRO47	
Previous Ref: GRO25	SHLAA Ref: N/a
Location:	Elizabeth Woodville Primary School, Glebe Road
Details of Allocation:	An educational community facility situated centrally within Groby. The allocation includes areas of hardstanding. The associated areas of open space will be safeguarded as valued open space through policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational community facility to be safeguarded in line with policy DM25.
GRO48	
Previous Ref: GRO26	SHLAA Ref: N/a
Location:	Lady Jane Community Primary School, Wolsey Close
Details of Allocation:	An educational community facility situated in a modern residential area to the south of Groby.

	The allocation includes areas of hardstanding. The associated areas of open space will be safeguarded as valued open space through policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational community facility to be safeguarded in line with policy DM25.
GRO01	
Previous Ref: GRO22	SHLAA Ref: N/a
Location:	The Settlement Boundary for Groby
Details of Allocation:	The revised settlement boundary hugs the settlement's built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
Residential Site Allocations	
GRO02	
Previous Ref: GRO01, EOI 468	SHLAA Ref: AS264
Location:	Land south of Martinshaw Lane
Details of Allocation:	Allocate the 0.36 hectare site for the development of a minimum of 11 dwellings.
Justification for the Allocation:	<p>Core Strategy Policy 8: Key Rural Centres Relating to Leicester states that the Borough Council will allocate a minimum of 110 houses in the settlement of Groby. Since the adoption of the Core Strategy, this figure has now reduced to 84.</p> <p>The Highway Authority commented that the access is considered acceptable with the volume of development proposed and the site stands in close proximity to existing services and bus stops.</p> <p>This allocation for 11 dwellings was originally included in the 2001 Local Plan but has not yet been developed. For this reason, the site has already been taken into account when formulating the housing figures for Groby. The SHLAA identified the site capacity to be 10, subsequently increased to 11 within the 2013</p>

	<p>SHLAA Review, so when developed only 1 dwelling will be removed from the residual housing requirement of 84.</p> <p>As the landowner of the site, the Borough Council can confirm their intention to develop the land for residential purposes over the plan period.</p> <p>The Open Space, Sport and Recreational Facilities Study identified this site as an area of Amenity Green Space in Groby. The study assessed this site as having a quality score of 30% which is the lowest scoring area of Amenity Green Space in the village.</p> <p>The Extended Phase One Habitat Survey identified this site as having limited ecological value.</p> <p>The SHLAA Review 2013 has identified this site as being suitable, available and achievable with a likely timeframe for development of 2013-2018.</p> <p>Groby is a constrained village and development sites are extremely limited, particularly those within the settlement boundary. The presence of the existing Local Plan allocation and its location close to services within the settlement boundary mean that this is considered to be the most sustainable location for development within the village.</p>
Modifications Justification	<p>The Strategic Flood Risk Assessment (2014) identified that this site did not fall within a flood zone or suffer from surface or ground water flooding.</p> <p>The Sustainability Appraisal Addendum identified that this site was one of the most sustainable when assessed against the SA objectives.</p> <p>The Highways Authority have provided additional comments relating to this site noting that it is acceptable in principle for further consideration as part of the Highway Development Control Process. However any application would need to be assessed against</p>

	the 6C's Design Guide.
GRO03	
Previous Ref: EOI 257 and 771	SHLAA Ref: AS257 & AS1081
Location:	Land to the rear of Daisy Close
Details of Allocation:	Allocation of 1.57 hectares for the residential development of a minimum of 38 dwellings.
Justification for the Allocation:	<p>Core Strategy Policy 8: Key Rural Centres Relating to Leicester states that the Borough Council will allocate a minimum of 110 houses in the settlement of Groby. Since the adoption of the Core Strategy, this figure has now reduced to 84.</p> <p>This majority of the site is within the ownership of the Highway Authority who have demonstrated their intention for the disposal of this land.</p> <p>The Highway Authority have advised highway rights over the land require extinguishing and services within the site may require diverting. An access is likely to be achievable and the additional traffic generated by the development is likely to be small and unlikely to create severe impacts on the highway network.</p> <p>Groby is a constrained village and development sites are extremely limited, particularly those within or directly adjacent the settlement boundary. The location of this site contained by the A50, outside the green wedge and with excellent access to the strategic road network mean that this site is considered a suitable location for residential development.</p> <p>The SHLAA Review 2013 identified this site as AS1081 and concluded that it is suitable, available and achievable and therefore deliverable. The review also identifies a site which forms a southern component of this allocation under reference AS257. The site was identified as non-developable because a dwelling stands at the entrance of the site preventing suitable access if the site is considered stand-alone. This constraint can be overcome through combining the site with the field parcel above. The SHLAA identifies As257 as available.</p>

<p>Modifications justification</p>	<p>The Strategic Flood Risk Assessment (2014) identified that the site had the potential to suffer surface and ground water flooding, mitigation would be required through appropriate SUDs as a requirement of policy DM10: Development and Design.</p> <p>The Extended Phase 1 Habitat Survey (2014) identifies this site as being of moderate ecological value. This development would be required to conform with policy DM6: Enhancement of Biodiversity and Geological Interest to ensure that features of nature conservation and geological value are conserved and enhanced.</p> <p>The Sustainability Appraisal Addendum identified that this site was one of the most sustainable when assessed against the SA objectives.</p> <p>The Highways Authority have provided additional comments relating to this site which are as follows:</p> <p>Highways records show much of the site as being registered as public highway and as such highway rights require extinguishment. The site registration has been explored by HBBC and confirmation has been provided from LCC that the site is no longer required for highway purposes and can be disposed of for residential. The registration is unlikely to hinder the development of the site, as it can be resolved by legal agreement to the satisfaction.</p> <p>The site is considered acceptable in principle to the Highway Authority subject to the submission with any planning application of a multi-modal Transport Statement in line with the 6C's Design Guide which must include; (this list is not exhaustive, please see the 6CsDG for full information)</p> <ul style="list-style-type: none"> • Suitable site access with visibility splays and vehicle swept path analysis, • Junction capacity assessment, and <p>Identification of appropriate mitigation including design.</p>
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GRO04	
Previous Ref: GRO02, EOI 631	SHLAA Ref: AS705
Location:	Land at Laurel Farm
Details of Allocation:	Allocate the 1.8 ha for the development of a minimum of 45 dwellings.
Justification for the Allocation:	<p>Core Strategy Policy 8: Key Rural Centres Relating to Leicester states that the Borough Council will allocate a minimum of 110 houses in the settlement of Groby. Since the adoption of the Core Strategy, this figure has now reduced to 82.</p> <p>This site at Laurel Farm was included within the Site Allocations and Generic Development Control Policies Preferred Options document in 2009. Although a number of representations regarding the suitability of this site were received, the 2013 SHLAA review has assessed this site as suitable, available and achievable and developable within the 2018-2023 timeframe.</p> <p>The Extended Phase One Habitat Survey identifies this site as being of moderate ecological value through the presence of neutral semi-improved grassland, scattered shrubs and coniferous trees.</p> <p>This site lies within the Rothley Brook Green Wedge which is not normally considered to be an appropriate location for the development of housing. However, Groby is an extremely constrained settlement bounded by major A roads, Green Wedge and other protected areas. For this reason, options for the location of new residential development are limited. The level of residential development which is required by the Core Strategy to be delivered in the village over the plan period coupled with a lack of suitable or available brownfield sites means that there is no other option than developing on Greenfield sites outside the settlement boundary. The requirement to amend settlement boundaries and Green Wedge boundaries where necessary was acknowledged in Core Strategy Policy 9 which states that a review of the green wedge will take place through the Site Allocations and Development Management Policies DPD. It is an essential part of the site selection process to</p>

	<p>ensure that the most appropriate of these Greenfield sites are chosen for development.</p> <p>The Green Wedge Review (2011) identified this land as forming part of the larger section 'D' of the Rothley Brook Meadow Green Wedge. Although the Green Wedge Review did not recommend that any amendments be made to this section of the Green Wedge at the macro scale, a micro scale assessment demonstrates that the loss of this land from Area D is considered to still enable the wider area to continue to fulfil its role and functions.</p> <p>This site is considered preferable for residential development than other sites that stand within the Green Wedge that may be further from facilities within the settlement core and have an adverse impact on its role and functions. Whilst the loss of this site from the Green Wedge is not ideal, it is considered the least damaging option when considered against other potential sites within the Green Wedge.</p> <p>The Highways Authority have identified that an access would be achievable off Leicester Road and adequate visibility can be achieved.</p>
Modifications justifications	<p>The Strategic Flood Risk Assessment (2014) identified that the site had the potential to suffer ground water flooding, mitigation would be required through appropriate SUDs as a requirement of policy DM10: Development and Design.</p> <p>The Sustainability Appraisal Addendum scored GRO04 relatively well against the sustainability appraisal objectives with the exception of the SAO7 due to the site being considered of high ecological value.</p> <p>This site was reconsidered within the Extended Phase 1 Habitat Survey (2014) as it included a larger area than the previous Survey. As a result the site has changed from one of moderate ecological value to one of high ecological value. This is due to Great Burnet being found in the field and road verge which is an indicator for good quality grassland. Mitigation measures should be considered through the use of Policy DM6.</p>

	<p>As the Sustainability Appraisal Addendum found that a number of alternatives scored relatively well against one another and they all fell within the green wedge (with the exception of AS270 which has viability issues) it is necessary to consider the alternatives against their impact upon the green wedge. There haven't been any material changes that can not be mitigated against which would lead the Council to deviate away from the previous green wedge assessment (see box above) in the SADMPDPD Pre-Submission Version (February 2014). As a result it is considered that this site will have the least impact on the function of the green wedge and therefore preferable to the other green wedge alternatives.</p> <p>The Highways Authority have provided additional information which is as follows: The site would be acceptable in Principle to the Highway Authority subject to the submission with any planning application of a multi-modal Transport Statement in line with the 6C's Design Guide which must include; (this list is not exhaustive, please see the 6C'sDG for full information)</p> <ul style="list-style-type: none"> • Suitable site access with visibility splays and vehicle swept analysis, • Junction capacity assessment and Identification of appropriate mitigation including design.
Residential Site Allocations with Planning Permission*	
GRO05PP	
Previous Ref: 06/01322/FUL	SHLAA Ref: AS265
Location:	Land adjacent 30 Markfield Road
Details of Allocation:	An approved residential scheme for 20 dwellings with associated access situated adjacent the northern settlement boundary and adjacent the A50.
Justification for the Allocation:	<p>This residential scheme was approved under reference 06/01322/FUL in April 2007. The applicant has partially implemented their scheme through the creation of an access which means this approval is still an active permission.</p> <p>The scheme approved 20 dwellings in 2007 which were taken into account when the residual housing requirements within the Core Strategy were devised. Therefore the proposed 20</p>

	dwelling will not come off Groby's residual housing requirement.
GRO06PP	
Previous Ref: EOI 600, 12/01107/OUT	SHLAA Ref: AS680
Location:	The Brant Inn, Leicester Road
Details of Allocation:	An approved residential scheme for 31 dwellings with associated access situated on the eastern side of the A46, physically detached from Groby. The application site extended over the administrative boundaries of both Hinckley and Bosworth and Blaby as such only 22 dwellings fell within the boundaries definable as Groby.
Justification for the Allocation:	The residential scheme was approved under reference 12/01107/OUT in June 2013.

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

Site references with the final suffix of N identify Neighbourhood Centres.

Site references with the final suffix of L identify Local Centres

Allocations which relate to but stand away from the settlement**	
GRO49	
Previous Ref: OS Ref 63	SHLAA Ref: N/a
Location:	Groby Pool
Details of Allocation:	Open Space: Natural and Semi-Natural open space situated to the north west of Groby, north of the A50. The site is also an identified Site of Special Scientific Interest (SSSI). The site has an area of 12.59 hectares.
Justification for the Allocation:	This site was assessed as part of the Open Space, Sports and Recreational Facilities Study (July 2011) with a quality score of 65%. The site contains Groby Pool House and is rich with wildlife, with a particular focus on bird life. This important outdoor space is protected through policies DM9: Protecting Natural and Semi-Natural Open Spaces and DM8: Safeguarding Open Space, Sports and Recreational Facilities and DM6: Enhancement of Biodiversity and Geological Interest.
GRO50	
Previous Ref: OS Ref 49	SHLAA Ref: N/a
Location:	Groby Pool Nature Area
Details of Allocation:	Open Space: Natural and Semi-natural open space situated to the north of Groby, north of the A50. This site has an area of 12.6 hectares.

Justification for the Allocation:	Located to the north of the A50 and on the southern edge of Charnwood Forest, lies Groby Pool Nature Area which provides a rich habitat for wildlife. A footpath along the former mineral railway line to Groby village leads to the Dowry Furlong wildlife area where mediaeval ridge and furrow remains. Assessed as part of the 2011 Open Space, Sports and Recreational Facilities Study, the Groby Pool Nature Area scored a quality score 90%. This important outdoor space is protected through policies DM9: Protecting Natural and Semi-Natural Open Spaces and DM8: Safeguarding Open Space, Sports and Recreational Facilities.
GRO51	
Previous Ref: GRO3	SHLAA Ref: AS271
Location:	Scania Depot, Markfield Road (A50)
Details of Allocation:	An existing small industrial site to the north west of Groby, accessed off the A50. The site has an area of 1.27 hectares.
Justification for the Allocation:	The Employment Land and Premises Review (July 2013) identified this site as a category A site, to be retained for 100% employment uses. There are limited employment opportunities in Groby as such this site will be safeguarded under policy DM19.
Rothley Brook Meadow Green Wedge	

**These Allocations appear on the Borough-wide proposals map.

2.3 Ratby

Core Strategy Requirements

2.3.1 The Core Strategy set out a minimum requirement for 75 new homes to be delivered in Ratby. The residual housing requirement for Ratby is described below:

$$\begin{array}{r}
 \text{Ratby Requirement (75)} \\
 + \\
 \text{Expired Permissions (4)} \\
 + \\
 \text{Alterations (0)} \\
 - \\
 \text{Dwellings completed (34)} \\
 - \\
 \text{Dwellings committed (permissions) (84)}
 \end{array}$$

Ratby Residual Housing Requirement = **-39 dwellings**

2.3.2 Due to the number of dwellings provided the minimum housing requirement in Ratby has been exceeded by 39 dwellings. The sites included in this calculation are listed below.

Expired Permissions:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings added to residual requirement
The Service Station, Main Street	05/00872/FUL	4	Yes	As485	4
Total:					4

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
North of Ferndale Drive	98/00324/FUL	16	Yes	As486	0
15 Main Street	03/01118/FUL	2	Yes	As491	0
127 Markfield Road	08/00492/FUL	2	Yes	As797	0
The Poultry Farm, Desford Road	08/00997/FUL	1	Yes	As798	0
116 Stamford Street *	09/00115/FUL	1	Yes	As493	0
88 Station Road	09/00675/COU	1	No	As855	1
11 Chapel Lane	09/00709/COU		No	As857	1

Land adjacent 3 Mill Drive	10/00855/FUL	1	No	As865	1
Land adjacent M1, Ferndale Drive	12/00178/FUL	31	No	As830	31
Land adj 15 Groby Road	12/00737/FUL	2	No	As1029	2
Total:					36
Minus Dwellings demolished (2):					34 (net)

* This permission supersedes a permission committed in Table 1 of Core Strategy

Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
127 Markfield Road	08/00492/FUL	1
24 Station Road	13/00223/FUL	1
Total:		2

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land adj M1, Ferndale Drive	12/00178/FUL	33	No	As830	33
Land adj Medworth, Desford Lane	12/00306/OUT	1	No	As1072	1
131 Station Road *	12/00750/EXT	2	Yes	As481	0
71 Park Road	13/00056/FUL	29	No	As479	29
Former Geary's Bakery, 24 Station Road	13/00223/FUL	13	No	As484	13
Land rear of 38 Station Road	13/00663/FUL	3	No	As483	3
Holywell Farm, Desford Lane	13/00719/FUL	2	No	As1124	2
Land rear of 141-151 Station Road	13/00804/OUT	3	No	As1112	3
Total:					84
Minus Superseded Permissions (0), Large Sites Expiry Rate (0) and Small Site Expiry Rate (0):					84 (net)

* This permission supersedes a permission committed in Table 1 of Core Strategy

2.3.3 In addition, the Core Strategy requires that support is given for additional employment provision and improvement to GP facilities. The existing deficiencies in the quality and accessibility of green space and play provision should also be addressed the strategic green

infrastructure network should be implemented, alongside delivering improvements to the quality of Ferndale Park outdoor facilities and delivering safe cycle routes.

Progressing from the Preferred Options to selecting sites

- 2.3.4 At the Preferred Options consultation stage in 2009, two potential housing sites were put forward as the preferred option sites for housing:
- RAT01: Land at Geary's Bakery, Station Road; and
 - RAT02: Land off Groby Road (south of the M1)
- 2.3.5 Since 1 October 2013, RAT01 had gained planning permission for 13 dwellings which, when combined with RAT02, which gained planning permission for 65 dwellings and the other commitments identified above, the settlement has exceeded Ratby's housing requirement. As such no further residential land allocations are required during the plan period. Therefore comments raised in relation to these preferred option sites in 2009 have been superseded by events.
- 2.3.6 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance for Ratby, the following studies have been updated or completed:
- Strategic Housing Land Availability Assessment (SHLAA) (2013)
 - Open Space, Sports and Recreational Facilities Study (2011)
 - Community, Cultural and Tourism Facilities Review (2013)
 - Employment Land and Premises Review (2013)
 - District, Local and Neighbourhood Centre Review (2012)
- 2.3.7 These studies have provided an updated baseline position since 2009, identifying open spaces and community facilities for protection, assessing the significance of any habitats and species within sites considered at the Preferred Options stage and updating any requirements for additional employment provision in addition to revising local shopping area boundaries.
- 2.3.8 Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:
- Extended Phase 1 Habitat Survey (2014)
 - Joint Strategic Flood Risk Assessment (2014)
- 2.3.9 The Extended Phase 1 Habitat Survey has assessed additional sites and the Strategic Flood Risk Assessment provides a detailed

assessment of flooding hazards and information relating to existing defences and flood risk management measures.

2.3.10 In the Pre-Submission Version (February 2014) RAT18 was allocated as an employment site, since this consultation this site has received permission for an alternative use and as a result it has been removed as an allocation through the proposed modifications. The designation for RAT05 has been amended to remove the word 'proposed' to reflect the current status of the site.

2.3.11 Reference to the Rothley Brook Meadow Green Wedge has been inserted into the list of allocations to rectify the omission in the Pre-Submission Version (February 2014).

Sites to be allocated at September 2014

Ratby Site Allocations			
Reference	Location	Designation	Policy
Retail			
RAT22L	Ratby Village Centre	Local Centre	DM22
Employment			
RAT19	Pear Tree Business Park, Desford Lane	Employment Site	DM19
RAT20	Factory, Park Road	Employment Site	DM19
RAT21	Land west of Station Road	Employment Site	DM19
Open Space			
RAT05	Desford Lane Allotments	Allotments	DM8
RAT06	Ash Close Amenity Green Space	Amenity Green Space	DM8
RAT07	Bradgate Drive Amenity Green Space	Amenity Green Space	DM8
RAT08	Burroughs Road Green Space	Amenity Green Space/Children's Play Space/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 & 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/Young Persons Facilities	DM8
RAT17	Taverner Drive Allotments	Existing 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 & 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
Residential Site Allocations with Planning Permission*			
RAT02PP	Former Geary's Bakery, 24 Station Road	13 dwellings	Core Strategy Policy 8
RAT03PP	71 Park Road	29 dwellings	
RAT04PP	Land adjacent to the M1, North of Ferndale	65 dwellings	

*Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to 1 September 2014. Site references with the final suffix of L identify Local Centres

Allocations which relate to but stand away from the settlement.**			
Reference	Location	Designation	Policy
RAT31	Burroughs Wood	Natural & Semi-Natural Open Space	DM8/DM9
RAT32	Pear Tree Wood	Natural & Semi-Natural Open Space	DM8/DM9

RAT33	Grey Lodge Wood	Natural & Semi-Natural Open Space	DM8/DM9
RAT34	Martinshaw Wood	Natural & Semi-Natural Open Space	DM8/DM9
RAT35	Alexandra Stone Works, Desford Lane, SW of Ratby	Employment Site	DM19
Rothley Brook Meadow Green Wedge		Green Wedge	Core Strategy Policy 9

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

Site Selection Justifications	
Retail	
RAT22L	
Previous Ref: RAT13	SHLAA Ref: N/a
Location:	Ratby Village Centre
Details of designation:	A linear local centre dispersed along Main Street and Station Road. The Local Centre is situated within the centre of the original settlement core.
Justification for the designation:	<p>Assessed as part of the District, Local and Neighbourhood Centre Review (Feb 2012), Ratby Village Centre is located largely on Main Street and partially on Station Road and has been classed as a local centre. The centre consists of 16 units, including a range of everyday retail stores such as hairdressers, pharmacy and general store.</p> <p>Policy 7 of the Core Strategy states that new retail development in the Key Rural Centres should be supported to meet local needs, and that this development should be directed to within the local centre boundaries. The vitality of the Local Centre is safeguarded by policy DM22.</p>
Employment	
RAT18 (allocation removed)	
Previous Ref: N/a	SHLAA Ref: AS494
Location:	Factory, South of Whittington Drive
Details of designation:	An existing employment site forming a small textile factory located in the residential area of Whittington Drive. The site has an area of 0.08 hectares.
Justification for the designation:	This site was identified in the Employment Land and Premises Review (July 2013) and was classed as a lower quality, category C employment site. At the time

	of the report, the site was occupied by Trafalgar Workwear, a clothing manufacturer. The site provides local employment in Ratby but redevelopment may be appropriate in the future, in line with policy DM19.
Modified justification:	This site is no longer in employment use and has been removed as an allocation.
RAT19	
Previous Ref: RAT12, EOI 526	SHLAA Ref: AS490
Location:	Pear Tree Business Park, Desford Lane
Details of designation:	An existing employment site located on the western edge of the settlement, north of Desford Lane. This is a modern employment site offering office accommodation and light industrial units. The site has an area of 0.41 hectares.
Justification for the designation:	<p>This modern business park development was constructed in 2012/13, providing high specification offices and light industrial units built in accordance with sustainable construction principles.</p> <p>The site was under construction at the time of the 2013 Employment Land and Premises Review (July 2013) and therefore was not categorised in the study. Given the general lack of employment sites in the rural area and its modern, high quality and innovative design, it should be protected in its entirety for employment use. The methodology of the study has therefore been applied to categorise it as a Category A site. The site is therefore safeguarded as an existing employment site in accordance with DM20.</p>
RAT20	
Previous Ref: RAT04	SHLAA Ref: AS479
Location:	Factory, Park Road
Details of designation:	An existing employment site located in the southern area of the settlement and off Park Road, this is an employment site which stands to the rear of residential properties. After a recent application for the change of use of part of the site for residential the remaining site area stands at approximately 1.35 hectares.
Justification for the designation:	At 2013, the factory on this site was occupied by the Benlowe Group, a manufacturing firm for windows and doors. The Employment Land and Premises Review (July 2013) assessed the original employment site and made the recommendation that between 75-50% of the site to be retained for employment uses, on the basis of it being a Category B site which is fit for purpose. Since the evidence base report was compiled, planning permission has been granted for residential

	development on the north east portion of the site, fronting Station Road. Given that the recommendations of the study have been implemented, it is now appropriate for the entirety of the 1.35 ha remaining to be retained for employment purposes. Therefore this site will be safeguarded under policy DM19 to ensure a range of employment opportunities.
RAT21	
Previous Ref: RAT06	SHLAA Ref: AS478
Location:	Land west of Station Road
Details of designation:	An existing employment site located west of Station Road in the southern part of the settlement near the edge of the village. It was last occupied by Casepak and consists of a small, modern warehousing unit which is accessed from Station Road. The site has an area of 0.45 hectares.
Justification for the designation:	The Employment Land and Premises Review (July 2013) identifies this site as a Category B employment site which is fit for purpose and should be retained for 100% employment uses. In addition limited other employment space has been identified in Ratby. Therefore this site will safeguarded under policy DM19 to ensure a range of employment opportunities.
Open Space	
RAT05	
Previous Ref: N/a	SHLAA Ref: AS489 & AS490
Location:	Desford Lane Allotments
Details of designation:	Open Space: Allotments located to the east of Desford Lane. The site could accommodate approximately 15 plots (10m x 5m).
Justification for the designation:	<p>This site was submitted by the land owner during the 2009 Preferred Options consultation for use as allotments. There is a shortfall in the quality and quantity of this open space type in Ratby and the quantity of allotments in the borough generally. The allocation of this land will therefore improve provision for Ratby and the Borough as a whole.</p> <p>As they are not an existing facility, the Open Space, Sports and Recreational Facilities Study (July 2011) could not identify this site. Once developed, this site will be assessed for its quality in any review of the evidence base.</p> <p>This site will be safeguarded through policy DM8.</p>

Modified Justification:	Through the consultation on the Pre-Submission Version Site Allocations and Development Management Policies DPD (February 2014) it was identified that the allotments had been created and were in use. The word 'proposed' has therefore been removed from the allocation as they are now an existing allocation.
RAT06	
Previous Ref: OS Ref 236	SHLAA Ref: N/a
Location:	Ash Close Open Space
Details of designation:	Open Space: Amenity Green Space in the centre of the Ash Close residential development. The site has an area of 0.09 hectares.
Justification for the designation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 65% and there is a shortfall in the quality and quantity of this open space type in Ratby.</p> <p>The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future. This protection is given in accordance with policy DM8.</p>
RAT07	
Previous Ref: OS Ref 237	SHLAA Ref: N/a
Location:	Bradgate Drive Open Space
Details of designation:	Open Space: Amenity Green Space located on the corner of Bradgate Drive and Charnwood. The site has an area of 0.12 hectares.
Justification for the designation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 55% and there is a shortfall in the quality and quantity of this open space type in Ratby.</p> <p>The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
RAT08	
Previous Ref: RAT08, OS Ref 249, 499 and 500	SHLAA Ref: AS488
Location:	Burroughs Road Green Space
Details of designation:	Open Space: Amenity Green Space, Children's play space and young persons facilities situated in the south west of the settlement outside of the settlement boundary. The site has an area of 1.02 hectares.

Justification for the designation:	<p>The Open Space, Sports and Recreational Facilities study (July 2011) identified all of the open space types have a quality score of 65%.</p> <p>There is a shortfall in the quality and quantity of amenity green space and children's play space in Ratby and a shortfall in the quality of young persons provision.</p> <p>The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old through equipped play apparatus. The site also provides a teen shelter and BMX track for young people. The allocation of this site can help safeguard this site as valued open space through policy DM8 and offer enhancement in the future.</p>
RAT09	
Previous Ref: RAT18, OS Ref 381	SHLAA Ref: N/a
Location:	Ratby Primary School Playing Fields, Burroughs Road
Details of designation:	Open Space: Outdoor Sports Facilities located on Main Street within the local centre and opposite the library. The site has an area of 1.14 hectares.
Justification for the designation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this area of open space. The site provides a recreational and educational resource, providing facilities to undertake sporting activities such as football and athletics. The site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
RAT10	
Previous Ref: RAT14, OS Ref 414	SHLAA Ref: N/a
Location:	Ratby Sports Club, Desford Lane
Details of designation:	Open Space: Outdoor Sports Facilities located at the junction of Desford Lane and Station Road and within the local centre. This allocation includes sports pavilions to serve the users of the area. The site has an area of 6.61 hectares.
Justification for the designation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 80% and there is a shortfall in the general quality of this open space type in Ratby. This open space type provides a recreational resource to Ratby, providing facilities to undertake football and cricket. These facilities are well used by sports teams in the local

	area. Additional facilities include a clubhouse and sports pavilion. The allocation of this site can help safeguard it as valued open space through policy DM8.
RAT11	
Previous Ref: RAT11, OS Ref 261	SHLAA Ref: N/a
Location:	Church Lane Allotments
Details of designation:	Open Space: Private allotments located on Church Lane. The site has an area of 0.09 hectares.
Justification for the designation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 70% and there is a shortfall in the quality and quantity of this open space type in Ratby and the quantity of allotments in the borough generally. Therefore allotments will be safeguarded through policy DM8.
RAT12	
Previous Ref: OS Ref 385	SHLAA Ref: N/a
Location:	St Philip & St James Churchyard, Church Lane
Details of designation:	Open Space: Cemeteries and churchyards located on Church Lane off Main Street and forms the setting of this Grade II* Listed building. The site has an area of 0.91 hectares.
Justification for the designation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 95% for this area of open space. This is a prominent historic building in the centre of the village, which was awarded a Grade II* listing in 1966. The area of open space is highly valued and as such will be safeguarded through policy DM8.
RAT13PP	
Previous Ref: 12/00178/FUL	SHLAA Ref: AS830
Location:	Ferndale Drive Amenity Green Space
Details of designation:	Open Space: Amenity Green Space located within the residential development approved under reference 12/00178/FUL. The site is split into two parcels, one standing toward the site entrance and one further toward the centre. The combined site area for this site is 0.32 hectares.
Justification for the designation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify this site as open space as it was not permitted at the time of the site visits. The open space was permitted as part of the above residential scheme which is currently under construction. The open space meets the criteria to be classified as amenity green space and will appear in

	any future revisions of the open space study. The site will add to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
RAT14	
Previous Ref: RAT09, OS Ref 182	SHLAA Ref: N/a
Location:	Cottage Close Open Space
Details of designation:	Open Space: Amenity Green Space Located to the east of properties on Cottage Close and to the rear of properties on Overfield Walk . The site has an area of 0.07 hectares.
Justification for the designation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 40% and there is a shortfall in the quality and quantity of this open space type in Ratby.</p> <p>The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
RAT15	
Previous Ref: OS Ref 221	SHLAA Ref: N/a
Location:	Journeyman's Green
Details of designation:	Open Space: Amenity Green Space located in the heart of Ratby which runs between Journeyman's Green, Nicholas Drive, Bell Close, Calverton Close, Lee Rise, Cardinal Close and Grange Close and provides pedestrian access between these residential roads. The site has an area of 0.38 hectares.
Justification for the designation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 70% and there is a shortfall in the quality and quantity of this open space type in Ratby.</p> <p>The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
RAT16	
Previous Ref: RAT07, OS Ref 40, 509, 510 and 511	SHLAA Ref: N/a
Location:	Ferndale Park, Ferndale Drive
Details of designation:	Open Space: Formal Park, Children's Play Space and Young Persons Facilities situated in the eastern part of the settlement, close to the M1, Ferndale Park is a multi-use outdoor green space serving the whole

	community. The site has an area of 2.88 hectares.
Justification for the designation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the open space types have the following quality scores:</p> <ul style="list-style-type: none"> • Formal Park- 85% • Children's play area east- 75% • Children's play area west- 80% • Young Persons Multi Use Games Area- 80% <p>There is a shortfall in the quality and quantity of children's play space in Ratby, a shortfall in the quality of young persons provision and a shortfall in the quantity of formal park provision.</p> <p>The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old through two areas of equipped play apparatus. The site also provides a multi-use games area for young people. The allocation of this site can help safeguard this site as valued open space through policy DM8 and offer enhancement in the future.</p> <p>Particular regard is had to Ferndale Park in Policy 8 of the Core Strategy to deliver improvements to the quality of the parks outdoor facilities as supported by the Council's Cultural Facilities audit. The protection and opportunities for enhancement is afforded by policy DM8.</p>
RAT17	
Previous Ref: RAT10, OS Ref 279	SHLAA Ref: N/a
Location:	Taverner Drive Allotments
Details of designation:	Open Space: Allotments located to the south of Taverner Drive. The site has an area of 0.24 hectares.
Justification for the designation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 70% and there is a shortfall in the quality and quantity of this open space type in Ratby and the quantity of allotments in the borough generally. In addition these allotments are owned by Ratby Parish Council and are the only public allotments in the village. Therefore allotments will be safeguarded through policy DM8.
Community Facilities	
RAT23	
Previous Ref: RAT18	SHLAA Ref: N/a

Location:	Ratby Primary School, Main Street
Details of designation:	An educational community facility located on Main Street within the local centre and opposite the library. The allocation includes associated area of hardstanding including playgrounds but excludes playing fields as these will be safeguarded as open space through policy DM8.
Justification for the designation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site the only primary school facility within a reasonable walking distance of properties in the village. This facility will be safeguarded through policy DM25.
RAT24	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Ratby Village Hall and Old People's Welfare Hall, 35 Main Street.
Details of designation:	A congregation community facility providing additional facilities for the elderly. The facility is located on Main Street at its junction with Burroughs Road. The allocation includes the surrounding areas of hardstanding.
Justification for the designation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing activities such as computer courses, art classes, play group, craft classes and baby, parent and toddler group. This facility will be safeguarded in line with policy DM25.
RAT25	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Ratby Library, Main Street
Details of designation:	An educational community facility located on Main Street in the heart of the village.
Justification for the designation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as Ratby's only public library. The facility provides a range of services such as DVD rental, tourist information and local studies. This facility will be safeguarded in line with policy DM25.
RAT26	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Ratby Church Rooms, Church Lane
Details of designation:	A religious congregational community facility located on Church Lane, close to St Philip and St James Church. This allocation includes the parking area to the side.

Justification for the designation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing activities such as coffee mornings, slimming world, youth club, dance classes and beavers, cubs and scouts. This facility will be safeguarded in line with policy DM25.
RAT27	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Philip & St James Church, Church Lane
Details of designation:	A religious congregational community facility located on Church Lane off Main Street. The surrounding churchyard will be safeguarded as open space through policy DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the designation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing activities such as young family group, bell ringing, slimming world, scouts, cubs and beavers and dance group. This site will be safeguarded as a community facility in line with policy DM25.
RAT28	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Ratby Methodist Church, 31 Station Road
Details of designation:	A religious congregational community facility located on Station Road at its junction with Chapel Lane.
Justification for the designation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing activities such as the Girls Brigade, pre-school committee meetings, parish council meetings and also offers room hire. This facility will be safeguarded in line with policy DM25.
RAT29	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Ratby Surgery, 122-124 Station Road
Details of designation:	A community healthcare facility forming the primary facility within the village. The surgery is located on the corner of Station Road and Park Road in the south of the settlement. The allocation includes the rear parking area.
Justification for the designation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the only medical facility within a reasonable walking distance of properties in the village. This facility will be safeguarded in line with policy DM25.

RAT30	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Brethren Meeting Hall, Station Road
Details of designation:	A religious congregational community facility located south of Station Road on the edge of the settlement boundary.
Justification for the designation:	Included within the Community, Cultural and Tourism Facilities Review (Jan 2013), the Brethren Meeting Hall provides a congregational facility for people to meet and worship together. Policy DM25 provides the policy basis for the protection of this facility.
RAT01	
Previous Ref: RAT15	SHLAA Ref:
Location:	The Settlement Boundary for Ratby.
Details of designation:	Boundary around the settlement of Ratby to identify the extent of the built-up area in the village.
Justification for the designation:	In order to incorporate recently developed sites or those with planning consent for development into the settlement of Ratby, it is necessary to amend the current settlement boundary to reflect the growth of the village. The identification of a settlement boundary will assist in directing future development in line with Core Strategy Policy 7: Key Rural Centres.
Residential Site Allocations with Planning Permission*	
RAT02PP	
Previous Ref: RAT01	SHLAA Ref: AS484
Location:	Former Geary's Bakery, 24 Station Road
Details of designation:	An approved residential and retail scheme comprising 13 dwellings and the erection of 5,000 square foot retail unit. The site is situated to the south west of Ratby, adjacent to the Conservation Area.
Justification for the designation:	The scheme was approved under reference 13/00223/FUL in July 2013.
RAT03PP	
Previous Ref: RAT04	SHLAA Ref: AS479
Location:	71 Park Road
Details of designation:	An approved residential scheme for 29 dwellings situated to the south west of Ratby.
Justification for the designation:	The scheme was approved under reference 13/00056/FUL in November 2013.
RAT04PP	
Previous Ref: RAT02, 12/00178/FUL	SHLAA Ref: AS487 and AS830
Location:	Land adjacent M1, Ferndale Drive

Details of designation:	An approved residential scheme for 65 dwellings situated on the eastern fringe of Ratby, standing adjacent to the M1 Motorway.
Justification for the designation:	The scheme was approved under reference 12/00178/FUL in April 2013.

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

Allocations which relate to but stand away from the settlement **	
RAT31	
Previous Ref: OS Ref 52	SHLAA Ref: N/a
Location:	Burroughs Wood
Details of designation:	Open Space: Natural and Semi-natural Open Space Located to the west of Ratby village, and straddling Burroughs Road, Burroughs Wood is made up of two distinct halves. The site has an area of 36.07 hectares.
Justification for the designation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 75% and there is a shortfall in the accessibility of this open space type.</p> <p>Burroughs Wood is owned by the Woodland Trust with the two halves split by Burroughs Road being connected via a public right of way. The northern section is a broadleaved woodland with ancient origins while the southern section is newly planted woodland, created in 1996 and 1997.</p> <p>These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and DM9 and offer enhancement in the future.</p>
RAT32	
Previous Ref: OS Ref 51	SHLAA Ref: N/a
Location:	Pear Tree Wood
Details of designation:	Open Space: Natural and Semi-Natural Open Space Located to the west of Ratby and sited between Markfield Road and Burroughs Road, forming an area of woodland. This site has an area of 18 hectares.
Justification for the designation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 80% and there is a shortfall in the accessibility of this open space type.

	<p>Pear Tree Wood is owned by the Woodland Trust and forms part of the National Forest. The area is extensive woodland with footpath/cycle way/bridleway links to the nearby woodland areas at Martinshaw Wood and Burroughs Wood.</p> <p>These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as a valued open space through policy DM23 and offer enhancement in the future.</p>
RAT33	
Previous Ref: OS Ref 50	SHLAA Ref: N/a
Location:	Grey Lodge Woods
Details of designation:	Open Space: Natural and Semi-Natural Open Space immediately adjacent to Martinshaw Wood and Pear Tree Wood and together they form a continuous belt of woodland next to the M1 motorway. The site has an area of 9.71 hectares.
Justification for the designation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 70%. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
RAT34	
Previous Ref: OS Ref 50	SHLAA Ref: N/a
Location:	Martinshaw Wood
Details of designation:	Open Space: Natural and Semi-natural open space spanning between Ratby and Groby, divided by the M1 motorway. The site has an area of 106.36 hectares.
Justification for the designation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 85%. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
RAT35	
Previous Ref: OS Ref 50	SHLAA Ref: AS473
Location:	Alexandra Stone Works, Desford Lane, South West of Ratby.
Details of designation:	An isolated employment area in a rural location situated to the west of Ratby. The site area is 5.09 hectares.

Justification for the designation:	The Employment Land and Premises Review (July 2013) identified this site as a category B site with 50% other uses allowed. This site will be safeguarded as an employment site in line with DM19: Existing Employment.
Rothley Brook Meadow Green Wedge	

**These Allocations appear on the Borough-wide proposals map

2.4 Markfield

Core Strategy Requirements

- 2.4.1 The Core Strategy set out a minimum requirement for 80 new homes to be delivered in Markfield. The residual housing requirement for Markfield is described below:

$$\begin{array}{r}
 \text{Markfield Requirement (80)} \\
 + \\
 \text{Expired Permissions (0)} \\
 + \\
 \text{Alterations (0)} \\
 - \\
 \text{Dwellings completed (0)} \\
 - \\
 \text{Dwellings committed (permissions) (153)}
 \end{array}$$

Markfield Residual Housing Requirement = **-73 dwellings**

- 2.4.2 Due to the number of dwellings provided the minimum housing requirement in Markfield has been exceeded by 73 dwellings. The sites included in this calculation are listed below.

Expired Permissions:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings added to residual requirement
40 Ratby Lane	10/00219/OUT	1	No	As882	0
Total:					0

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land adj Denbar Lodge, Hillside	02/00286/FUL	1	Yes	As413	0
Knoll Farm, Forest Road	10/00641/FUL	1	No	As699	1
Upper Grange Farm, Ratby Lane	10/00907/FUL	2	No	As405	2
Total:					3
Minus Dwellings demolished (3):					0 (net)

Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
Upper Grange Farm, Ratby Lane	10/00907/FUL	1

84 and 86 Main Street	11/00431/FUL	2
Total:		3

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
The George Inn, 78 Main Street	11/00431/FUL	6	No	As690	6
Rear of 132-136 Main Street	11/00806/FUL	1	No	As1026	1
128 Main Street	12/00453/FUL	2	No	As703	2
Land off London Road	12/00781/REM	105	No	As406	105
9 Ratby Lane	13/00215/OUT	1	No	NAs1109	1
Markfield Court, Ratby Lane *	13/01082/FUL	38 (C2 use rooms)	No	N/A	38
Total:					153
Minus Superseded Permissions (0), Large Sites Expiry Rate (0) and Small Site Expiry Rate (0):					153 (net)

2.4.3 In addition, the Core Strategy requires that the existing deficiencies in the quality and accessibility of green spaces and play provision are addressed, that the strategic green infrastructure as detailed in Core Strategy policy 20 is implemented, additional employment provision is supported and the open space linkages to the west of the settlement are protected.

Progressing from the Preferred Options to selecting sites for allocation

2.4.4 At the Preferred Options consultation stage in 2009, six potential housing sites were put forward as preferred option sites;

- MARK01: Land South of London Road
- MARK02: Land off Pinewood Drive
- MARK03: Land at the George Inn
- MARK04: Land at Miners Welfare Institute
- MARK05: South of Ashby Road
- MARK06: Land at Forest Road

2.4.5 The site at London Road was identified for 44 dwellings however the application submitted in 2009 under reference 09/01009/OUT, proposed a larger site to accommodate 112 dwellings. This application was approved at appeal and the reserved matters application subsequently approved under reference 12/00781/REM (for 105

dwellings). This approval meets and exceeds Markfield's minimum housing requirement and as such no further residential land allocations are required during the plan period. Therefore the comments raised in relation to these sites in 2009 have been superseded by events.

- 2.4.6 In addition to residential allocations the Preferred Options document identified an expansion to the existing Markfield Industrial Estate under reference MARK08. This requirement was drawn from The Employment Land and Premises Review 2010 which advised the Borough Council to consider an expansion due to potential demand in the future of the plan period. This site is greenfield in nature and stands on the very periphery of the settlement.
- 2.4.7 During the Preferred Option consultation a large number of respondents responded collectively, in particular to allocations MARK01 and MARK08. As identified above MARK01 has already gained residential permission. MARK08 received 1094 objections, six general comments and one comment of support.
- 2.4.8 The objectors raised the following points:
- Adverse impact on biodiversity and existing wildlife site
 - Roads unsuitable for heavy vehicles and no safe access point
 - Nuisance to residents
 - No supporting evidence on landscape impact, access and technical matters.
 - Topography
 - Site undeliverable with no developer
 - Currently no need evidenced
 - Impact on pedestrian safety.
- 2.4.9 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance for Markfield are the following studies which have been updated or completed:
- Strategic Housing Land Availability Assessment (SHLAA) (2013)
 - Open Space, Sports and Recreational Facilities Study (2011)
 - Extended Phase 1 Habitat Survey (2012)
 - Community, Cultural and Tourism Facilities Review (2013)
 - Employment Land and Premises Review (2013)
 - District, Local and Neighbourhood Centre Review (2012)
- 2.4.10 These studies have provided an updated baseline position since 2009, identifying open spaces and community, cultural and tourism facilities for protection, assessing the significance of any habitats and species within sites considered at the Preferred Options stage and updating any requirements for additional employment provision.

2.4.11 The Extended Phase 1 Habitat Survey (2012) assessed MARK08 as a site of higher ecological value and identified a number of biodiversity related features such as:

- Neutral semi-improved grassland
- Acid grassland
- Broadleaved trees
- Scattered Shrubs

2.4.12 The Employment Land and Premises Review 2013 identifies consideration for a 0.2-0.5 ha extension to the industrial estate in preparation for a potential need during the plan period. The Review also identifies that the rural north east has nine vacant units mostly situated at Markfield and Merrylees Industrial Estates.

2.4.13 Whilst a potential future need for additional employment land in Markfield has been acknowledged, this is a consideration for the future (up to 2026) and not an immediate requirement. Any such requirement for additional employment land could be realised through development management policy DM20 on a case by case basis when local need has been clearly identified. In addition this site received significant objections, some of which have been borne out through the above evidence, such as the potential biodiversity value of the site. Therefore on the balance of consultation comments and updated evidence bases it is not considered appropriate or necessary to allocate additional employment provision in Markfield.

2.4.14 Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

2.4.15 The Extended Phase 1 Habitat Survey has assessed additional sites and the Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

2.4.16 MARK34PP has been inserted as an allocation through the Proposed Modifications as it is a recently permitted site.

Sites to be allocated at September 2014

Markfield Site Allocations			
Reference	Location	Designation	Policy
Retail			
MARK24L	Main Street Local Centre	Local Centre	DM22
MARK25N	Chitterman Way	Neighbourhood Centre	DM22

	Neighbourhood Centre		
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	Allotment	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	Children's Play Space/Formal Park/Outdoor Sports Facilities/Young Persons Facilities	DM8
MARK12	Mayflower Close Amenity Green Space	Amenity Green Space	DM8
MARK13	Oakfield Avenue Amenity Green Space	Amenity Green Space	DM8
MARK14	Lillingstone Close Amenity Green Space	Amenity Green Space	DM8
MARK15	Leicester Road Cemetery	Cemeteries and Churchyards	DM8
MARK16	Chitterman Way Amenity Green Space	Amenity Green Space	DM8
MARK17	Launde Road Amenity Green Space	Amenity Green Space	DM8
MARK18	Countryman Way Amenity Green Space	Amenity Green Space	DM8
MARK19	Link Rise Amenity Green Space	Amenity Green Space	DM8
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	Community Facility	DM25

	Green		
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
Residential Site Allocations with Planning Permission*			
MARK02PP	The George Inn, 78 Main Street	6 dwellings	Core Strategy Policy 8
MARK03PP	Land off London Road	105 dwellings	
MARK34PP	Markfield Court, Ratby Lane	13/01082/FUL (75 bed/38 dwellings)	

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

Site references with the final suffix of N identify Neighbourhood Centres.
Site references with the final suffix of L identify Local Centres

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.

Site Selection Justifications	
Retail	
MARK24L	
Previous Ref: MARK14	SHLAA Ref: N/a
Location:	Main Street Local Centre
Details of Allocation:	A linear shopping area spanning along Main Street which serves the everyday shopping needs of local residents.
Justification for the Allocation:	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting

	the criteria to be classified as a Local Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Local Centre is safeguarded by policy DM18.
MARK25N	
Previous Ref: MARK15	SHLAA Ref: N/a
Location:	Chitterman Way Neighbourhood Centre
Details of Allocation:	A large convenience store and post office adjacent a doctor's surgery surrounded by residential properties.
Justification for the Allocation:	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a Neighbourhood Centre. It also established the centre's boundaries which are reflected in the allocation. The vitality of the Neighbourhood Centre is safeguarded by policy DM18.
Employment	
MARK23	
Previous Ref: MARK07	SHLAA Ref: N/a
Location:	Markfield Industrial Estate, south of Stone Lanes/Ashby Road.
Details of Allocation:	An existing industrial estate on the western periphery of the settlement. This site area is 2.48 hectares.
Justification for the Allocation:	The Employment Land and Premises Review (July 2013) identified this site as a category A site, to be retained for 100% employment uses. This site is the main opportunity for employment in Markfield and as such will be safeguarded under policy DM19.
Open Space	
MARK04	
Previous Ref: MARK10, OS Ref 388	SHLAA Ref: N/a
Location:	Jubilee Playing Fields, Altar Stones Lane
Details of Allocation:	Open Space: Outdoor Sports Facilities situated south of Altar Stones Lane on the north western corner of Markfield. The site has an overall area of 2.99 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 70%. The Study identified a shortfall in outdoor sports facilities in Markfield. The site provides a recreational resource to Markfield providing facilities to undertake football and cricket activities. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.

MARK05	
Previous Ref: Os Ref 264	SHLAA Ref: N/a
Location:	Hill Hole Quarry Allotments
Details of Allocation:	Open Space: Allotments standing on the north western corner of Markfield adjacent to Hill Hole Quarry Green Space. The site has an overall area of 0.93 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60%. The allotments offer the ability for local people to grow their own fruit, vegetable and other plants. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
MARK06	
Previous Ref: OS Ref 325	SHLAA Ref: N/a
Location:	St Michaels and All Angels Churchyard
Details of Allocation:	Open Space: Cemeteries and Churchyards standing toward the western edge of Markfield and within the Conservation Area. The site has an area of 0.25 hectares. The church is safeguarded as a community facility through policy DM25. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 75% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
MARK07	
Previous Ref: OS Ref 206 and 207	SHLAA Ref: N/a
Location:	The Green Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated on the corner of The Green and Main Street. The site comprises two parcels of green space. The site has an overall area of 0.21 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for The Green but the Main Street parcel has a quality score of 80%. There is a shortfall in the quality of this open space type in Markfield. The site adds to the amenity of local

	residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
MARK08	
Previous Ref: OS Ref 205	SHLAA Ref: N/a
Location:	Forest Road Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space on the south western corner of Markfield running alongside Forest Road and Croft Way. The site has an area of 0.15 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that the site has a quality score of 60% and there is a shortfall in the quality of this open space type in Markfield. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
MARK09PP	
Previous Ref:	SHLAA Ref: N/a
Location:	London Road Green Space
Details of Allocation:	Open Space: Amenity Green Space within a residential development approved under reference 12/00781/REM. The open space is split into two parcels, one of the north eastern corner of the site and the other situated centrally. The site has a total area of 0.18 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify this site as open space because the development of which it is part has not yet been constructed. The open space was permitted as part of the above residential scheme. The open space meets the criteria to be classified as amenity green space and will appear in any future revisions of the open space study. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
MARK10	
Previous Ref: OS Ref 389	SHLAA Ref: N/a
Location:	Mercenfield Primary School Playing Fields, Oakfield Avenue
Details of Allocation:	Open Space: Outdoor Sports Facilities situated to the rear of the school. The site has an overall

	area of 0.58 hectares. The school is safeguarded as a community facility through policy DM25.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The site provides a recreational and educational resource, providing facilities to undertake sporting activities such as football and athletics. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
MARK11	
Previous Ref: MARK10, OS Ref 38, 437, 438, 503 and 504	SHLAA Ref: N/a
Location:	Mayflower Court Recreation Ground
Details of Allocation:	This area of open space contains the following typologies Children's play space, formal par, outdoor sports facilities which includes a football and synthetic turf pitches and young persons facilities which includes a skate park and Multi-use games area. The site has an area of 2.31 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall in the quantity of all open space types in Markfield with the exception of natural and semi-natural open space which has below the required quality standard. The quality scores for the elements of the site are:</p> <ul style="list-style-type: none"> • Children's play space- 85% • Formal Park- 75% • Outdoor Sports facilities <ul style="list-style-type: none"> ○ Football Pitch- 80% ○ Synthetic Turf Pitch- 70% • Young Persons facilities <ul style="list-style-type: none"> ○ Skate Park- 60% ○ Multi-use games area- no score given <p>These areas will be safeguarded under the title Mayflower Court Recreation Ground with the opportunity for enhancement through policy DM8.</p>
MARK12	
Previous Ref: OS Ref 235	SHLAA Ref: N/a
Location:	Mayflower Close Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space within a housing development. The site has an area of

	0.07 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that this site has a quality score of 65% and there is a shortfall in the quality of this open space type in Markfield. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
MARK13	
Previous Ref: OS Ref 208	SHLAA Ref: N/a
Location:	Oakfield Avenue Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated centrally within Markfield, east of Oakfield Avenue. The site has an area of 0.11 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site but there is a shortfall in the quality of this open space type in Markfield. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
MARK14	
Previous Ref: OS Ref 234	SHLAA Ref: N/a
Location:	Lillingstone Close Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated to the east of Lillingstone Close in close proximity to the Local Centre. The site has an area of 0.43 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score for this site of 45%. There is a shortfall in the quality of this open space type in Markfield. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
MARK15	
Previous Ref: MARK16, OS Ref 308	SHLAA Ref: N/a
Location:	Leicester Road Cemetery
Details of Allocation:	Open Space: Cemeteries and Churchyards standing to the south of Leicester Road on the northern periphery of Markfield. The site has an area of 1.06 hectares.
Justification for the	The Open Space, Sports and Recreational

Allocation:	Facilities Study (July 2011) identified the site has a quality score of 80% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
MARK16	
Previous Ref: MARK09, OS Ref 184	SHLAA Ref: N/a
Location:	Chitterman Way Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space close to the northern edge of Markfield, south of Bradgate Road. The site has an area of 0.60 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified that the site has a quality score of 60% and there is a shortfall in the quality of this open space type in Markfield. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p> <p>One comment was received during the Preferred Options consultation supporting the preservation of open space.</p>
MARK17	
Previous Ref: OS Ref 186	SHLAA Ref: N/a
Location:	Launde Road Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space to the west of Launde Road. The site has an area of 0.61 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified that the site has a quality score of 70% and there is a shortfall in the quality of this open space type in Markfield. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
MARK18	
Previous Ref: MARK23, OS Ref 188	SHLAA Ref: N/a
Location:	Countryman Way Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space to the south east of Markfield. The site has an area of 0.55 hectares.

Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that the site has a quality score of 60% and there is a shortfall in the quality of this open space type in Markfield. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
MARK19	
Previous Ref: MARK21, OS Ref 187	SHLAA Ref: N/a
Location:	Link Rise Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space to the south east of Markfield and to the east of Launde Road. The site has an area of 0.94 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site but there is a shortfall in the quality of this open space type in Markfield. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
MARK20	
Previous Ref: OS Ref 209	SHLAA Ref: N/a
Location:	The Pinfold Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated on the south eastern corner of Markfield, at the junction between Ratby Lane and Launde Road. The site has an area of 0.44 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 65%. There is a shortfall in the quality of this open space type in Markfield. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
MARK22	
Previous Ref: OS Ref 47 and 26	SHLAA Ref: N/a
Location:	Hill Hole Quarry Green Space
Details of Allocation:	Open Space: Natural and Semi-Natural open space on the western periphery of the village. The natural and semi-natural open space has an area of 8.33 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there

	is a shortfall in the quality of natural and semi-natural open space in Markfield. Therefore this site will be safeguarded through policy DM8. This open space has a quality score of 80%.
Community Facilities	
MARK26	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Michael and All Angel Church, The Green
Details of Allocation:	A religious community congregational facility situated off The Green to the west of the settlement. The associated churchyard will be designated as open space and safeguarded in line with policy DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provided opportunities for social events as well as for religious purposes.
MARK27	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Markfield Congregational Church, Main Street
Details of Allocation:	A religious community congregational facility situated in the heart of Markfield on Main Street.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provided opportunities for social events as well as for religious purposes.
MARK28	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Markfield Library, Oakfield Avenue
Details of Allocation:	An educational community facility situated adjacent Mercenfeld Primary School toward the southern periphery of the settlement. The allocation includes the parking area and surrounding hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as Markfield's only public library. The facility provides a range of services such as CD/DVD rental, tourist information and children's reading club. This facility will be safeguarded in line with policy DM25.

MARK29	
Previous Ref: MARK22	SHLAA Ref: N/a
Location:	Merckenfeld Primary School, Oakfield Avenue
Details of Allocation:	An educational community facility situated toward the southern periphery of the village. The associated playing fields will be designated as open space and safeguarded inline with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the only primary school in the village. This facility will be safeguarded in line with policy DM25.
MARK30	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Markfield Medical Centre, Chitterman Way
Details of Allocation:	A community healthcare facility forming the primary facility within the village and includes a pharmacy. The allocation includes the associated hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the only medical centre within a reasonable walking distance of properties in the village. This facility will be safeguarded in line with policy DM25.
MARK01	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Settlement Boundary for Markfield
Details of Allocation:	Boundary around the settlement of Markfield to identify the extent of the built-up area in the village.
Justification for the Allocation:	In order to incorporate recently developed sites or those with planning consent for development into the settlement of Markfield, it is necessary to amend the current settlement boundary to reflect the growth of the village. The identification of a settlement boundary will assist in directing future development in line with Core Strategy Policy 7: Key Rural Centres.
Residential Applications with Planning Permission*	
MARK02PP	
Previous Ref: MARK03, EOI 615, 11/00431/FUL	SHLAA Ref: AS690
Location:	The George Inn, 78 Main Street
Details of Allocation:	An approved residential and retail scheme which includes the demolition of 84 and 86 Main Street, buildings to the rear of 78 Main Street and the erection of 6 dwellings and 4,890 Square Feet of retail provision.

Justification for the Allocation:	The scheme was approved under references 11/00431/FUL and 11/00455/CON approved in July 2012.	
MARK03PP		
Previous Ref: MARK01, 12/00781/REM	SHLAA Ref: AS406	
Location:	Land off London Road	
Details of Allocation:	An approved residential scheme for 105 dwellings situated to the south of the settlement. The approval also includes an area of open space designated under reference MARK09PP.	
Modified justification for the Allocation:	The outline application for the scheme was approved at appeal under reference 09/01009/OUT and the Reserved Matters application approved under reference 12/00781/REM in April 2013.	

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

Allocations which relate to but stand away from the settlement**		
MARK31		
Previous Ref: OS Ref 48		SHLAA Ref: N/a
Location:	Billa Barra Hill, off Shaw Lane	
Details of designation:	Open Space: Natural & Semi-Natural Open Space standing away from the settlement to the north west. The site has an area of 20.64 hectares. This area of open space also includes a local wildlife site.	
Justification for the designation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 55% for this site. Quantity standards were not addressed for this open space type. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and DM9 and offer enhancement in the future.	
MARK21		
Previous Ref: OS Ref 80 and 81		SHLAA Ref: N/a
Location:	Altar Stones Lane Green Space	
Details of designation:	Open Space: Natural & Semi-Natural Open Space. The site includes two land parcels, Altar Stones and Blacksmiths Field with an overall site area of 3.3 hectares. The site stands on the north western corner of Markfield.	
Justification for the designation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 80% for Altar Stones Lane and 75% for Blacksmiths Field. Quantity standards were not addressed for this open	

	space type. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and DM9 and offer enhancement in the future.
MARK33	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Markfield Conference Centre, Ratby Lane
Details of designation:	A religious and educational congregational community facility providing training and conference facilities situated to the south west of Markfield. The allocation includes a number of buildings, parking areas and the grounds.
Justification for the designation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as serving as an Islamic Centre, including meetings rooms, library, prayer hall and conference suite. These facilities are to be safeguarded in line with policy DM25.
MARK34PP	
Previous Ref: N/a	SHLAA Ref:
Location:	Markfield Court, Ratby Lane
Details of Allocation:	An approved residential scheme for a 75 bed care home outside of the settlement boundary. As this application has been approved for a care home a 50% discount has been applied to the number of bedrooms to take into consideration the likelihood that only 50% of houses are likely to become vacant when a resident moves to the care home. Therefore 38 dwellings are counted towards residual.
Justification for the Allocation:	The scheme was approved under the reference 13/01082/FUL in January 2014.

**These Allocations appear on the Borough-wide proposals map.

3.

Key Rural Centres in the National Forest

3.1 Bagworth

Core Strategy Requirements

3.1.1 The Core Strategy set out a minimum requirement for 60 new homes to be delivered in Bagworth. The residual housing requirement for Bagworth is described below:

$$\begin{array}{r}
 \text{Bagworth Requirement (60)} \\
 + \\
 \text{Expired Permissions (9)} \\
 + \\
 \text{Alterations (6)} \\
 - \\
 \text{Dwellings completed (23)} \\
 - \\
 \text{Dwellings committed (permissions) (35)}
 \end{array}$$

Bagworth Residual Housing Requirement = **17 dwellings**

3.1.2 The sites included in this calculation are listed below.

Expired Permissions:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings added to residual requirement
Land adj 121 Station Road *	11/00561/EXT	9	Yes	As750	9
Total:					9

* This permission supersedes a permission committed in Table 1 of Core Strategy

Alterations:

Location	SHLAA Ref No.	Reason for alteration	Dwellings added to residual requirement
Land rear of 8-10 Main Street	As644	Site considered non-developable in SHLAA Review 2013	6
Total:			6

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land off Almond Way	06/00608/FUL	1	Yes	As10	0
Land adj 359 Station Road	08/00076/FUL	4	Yes	As15	0
84 Station Road	10/00005/FUL	1	No	As875	1

Woodside Farm, Heath Road	10/00371/FUL	1	No	As885	1
324 Station Road	10/00708/FUL	1	No	As925	1
Land south of the Maynard, Station Road	12/00127/FUL	21	No	As811	21
112 Station Road	12/00708/FUL	1	No	As1054	1
Total:					25
Minus Dwellings demolished (2):					23 (net)

Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
Woodside Farm, Heath Road	10/00371/FUL	1
324 Station Road	10/00708/FUL	1
Total:		2

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Dunlop Factory, Station Road **	11/00063/OUT	61	No	As9	0
Land south of the Maynard, Station Road	12/00127/FUL	35	No	As811	35
Land adj 121 Station Road *	13/00510/EXT	8	Yes	As750	0
Total:					35
Minus Superseded Permissions (0), Large Sites Expiry Rate (0) and Small Site Expiry Rate (0):					35 (net)

* This permission supersedes a permission committed in Table 1 of Core Strategy

** This permission is not currently considered to be deliverable

3.1.3 The Core Strategy deals with the non-housing requirements for Bagworth and Thornton together, as the two settlements share a close relationship. The Core Strategy requires that additional local services are provided in Bagworth as current provision is limited. In addition it requires allocated employment provision to be protected, existing deficiencies in the quality and quantity of green spaces to be addressed and land to be safeguarded for the development of a new passenger railway station.

Preferred Options consultation responses

- 3.1.4 At the preferred Option consultation stage in 2009, two potential housing allocation sites were put forward as the preferred option sites for housing:
- BAG01: Former Railway Sidings,
 - BAG02: Land to the rear of Main Street
- 3.1.5 Neither of these two sites have come forward as planning applications since the 2009 consultation but additional applications highlighted above indicate that Bagworth has met its minimum residual housing requirement. As such no further residential land allocations are required during the plan period. Therefore comments raised in relation to these preferred option sites in 2009 have been superseded by events.
- 3.1.6 More general comments made about Bagworth were as follows:
- Bagworth lacks facilities; the existing new houses in the village cannot be sold
 - How will additional housing fund better services?
 - Existing open space should be improved
 - Doctors and Dentists cannot be accessed via public transport
 - There is a lack of school places in the area
- 3.1.7 Since the adoption of the Core Strategy Leicestershire County Council conducted an Ivanhoe Line Stage II Scheme Re-Appraisal which highlighted that the previously proposed 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.
- 3.1.8 No comments were made in relation to the retention of the employment site and limited comments were made about the open spaces to be protected.

Progressing from the Preferred Options to selecting sites

- 3.1.9 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance for Bagworth, the following studies have been updated or completed:
- Strategic Housing Land Availability Assessment (SHLAA) (2013)
 - Open Space, Sports and Recreational Facilities Study (2011)
 - Community, Cultural and Tourism Facilities Review (2013)
 - Employment Land and Premises Review (2013)
- 3.1.10 These studies have provided an updated baseline position since 2009, identifying open spaces, community facilities and employment for protection.

3.1.11 At the Preferred Options stage the Dunlop factory site on Station Road was identified as an employment site. In 2011, outline planning permission was granted for 61 dwellings and 2800m² of B1 development. The redevelopment of part of this site for non-employment uses was broadly in line with the findings of the 2010 Employment Land and Premises Review which classed the site as a B class employment site, with 75% of the site retained for employment use. This was taken into account in the 2011 planning application, the outcome of which has subsequently informed the 2013 update to The Employment Land and Premises Review, which now recommends that 32% of the original site be retained (reflecting the split between employment and residential in the application). As such, the remainder of the employment site located east of Station Road will be protected for continued employment use.

3.1.12 Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

3.1.13 The Extended Phase 1 Habitat Survey has assessed additional sites and the Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

3.1.14 In the Pre-Submission Site Allocations and Development Management Policies DPD (February 2014) there were two site allocations relating to land to the east of Station Road which both had planning permission. BAG03PP was for 61 dwellings and BAG21PP was for B1/B2 employment use. The planning permission has subsequently expired and therefore the site allocations have been amended to form one mixed use allocation (BAG03) to allow for the promotion of sustainability in Bagworth through further residential growth tied into the retention of the existing primary employment area.

Sites to be allocated at September 2014

Bagworth Site Allocations			
Reference	Location	Designation	Policy
Employment			
BAG18	Workshop Units, Station Terrace	Employment Site	DM19
BAG19	Industrial Unit, 256 Station Road	Employment Site	DM19
BAG20	Presscut Components, East of Station Road	Employment Site	DM19
Open Space			

BAG05	Northfield Road Amenity Green Space	Amenity Green Space	DM8
BAG06	Station Road Amenity Green Space	Amenity Green Space	DM8
BAG07	Jackson Road Amenity Green Space	Amenity Green Space	DM8
BAG08	Maynards Walk	Amenity Green Space and Children's Play Space	DM8
BAG09	Park Lane Allotments	Allotments	DM8
BAG10	Old Colliery Sports Ground, Off Station Road	Outdoor Sports Facilities	DM8
BAG11	Bagworth Community Centre Green Space, Station Road	Amenity Green Space and Children's Play Space	DM8
BAG12	Bagworth Bowling Club, Station Road	Outdoor Sports Facilities	DM8
BAG13	Station Road Natural Green Space, Station Road	Natural & Semi-Natural Open Space	DM8/ DM9
BAG14	Bagworth Wood, East of Bagworth	Natural & Semi-Natural Open Space	DM8/ DM9
BAG15	Bagworth New Wood, West of Bagworth	Natural & Semi-Natural Open Space	DM8/ DM9
BAG16	Laurel Farm Wood, Barlestone Road	Natural & Semi-Natural Open Space	DM8/ DM9
BAG17	Manor Farm, Thornton Lane	Natural & Semi-Natural Open Space	DM8/ DM9
Community Facilities			
BAG22	Bagworth Community Centre and Sure Start Centre, Station Road	Community Facility	DM25
Residential Site Allocations			
BAG03	Former Dunlop Factory, Station Road	A mixed use allocate for a minimum of 17 dwellings and the retention of B1/B2 employment land and the provision of starter units.	Core Strategy Policy 10
BAG01	Bagworth Settlement Boundary	Settlement Boundary	Core Strategy Policy 7
Residential Site Allocations with Planning Permission*			
BAG02PP	Land adjacent 121 Station Road	8 dwellings	Core Strategy

BAG04PP	Land south of Maynard Close, Station Road	56 dwellings	Policy 10
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*Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 September 2014.

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

Site Selection Justifications	
Employment	
BAG18	
Previous Ref: ELS 09/10 I8	SHLAA Ref: AS014
Location:	Workshop Units, Station Terrace
Details of Allocation:	An existing employment site located at the far north of the village at the end of Station Terrace. The site is known as "The Old Station" and has a site area of 0.12 hectares.
Justification for the Allocation:	<p>The retention of this site is in line with the recommendations of The Employment Land and Premises Review (July 2013). The Review classified the site as category B – fit for purpose, with 100% to be retained as employment use. The site is occupied by a small number of light industrial workshop units.</p> <p>This employment site is safeguarded inline with policy DM19 to ensure employment opportunities are maintained in the rural area.</p>
BAG19	
Previous Ref: ELS 09/10 I9	SHLAA Ref: AS011,
Location:	Industrial Unit, 256 Station Road
Details of Allocation:	An existing employment site located towards the north of Bagworth occupying a triangular footprint with a site area of 0.06 hectares.
Justification for the	The Employment Land and Premises Review (July

Allocation:	2013) identified this site for retention. This site is identified as a category B to be retained for 100% employment uses. In addition limited other employment space has been identified in Bagworth. The site has been occupied by the family firm of Markfield Plastics for a number of decades, specialising in plastic packaging products. Therefore this site will be safeguarded under policy DM19 to ensure a range of employment opportunities.
BAG20	
Previous Ref: ELS 09/10 I7	SHLAA Ref: AS968
Location:	Presscut Components, East of Station Road
Details of Allocation:	An existing employment site which was not subject to the application referenced BAG21PP. The site stands south of the scheme for residential development referenced BAG03PP. The site has an approximate area of 0.19 hectares.
Justification for the Allocation:	The Employment Land and Premises Review (July 2013) identifies this site as a category C site with 32% employment uses to be retained. With the redevelopment of most of the wider site already permitted no further loss of employment provision in Bagworth would be considered acceptable. As such this site will be safeguarded as an employment site in line with policy DM19: Existing Employment Sites.
BAG21PP (allocation amalgamated with BAG03)	
Previous Ref: BAG03, EOI 009, EOI 427, ELS 09/10 I7	SHLAA Ref: AS009
Location:	Land East of Station Road
Details of Allocation:	The site is located to the east of Station Road in the centre of the village and will be redeveloped to provide B1/B2 floorspace. The site has an area of 0.61 hectares.
Justification for the Allocation:	<p>The retention of this site is in line with the recommendations of The Employment Land and Premises Review (July 2013) and the planning consent for this site. The Study classified the wider site prior to redevelopment as category C, with 32% to be retained as employment use. Given that the rest of the site has been consented for residential development, the entirety of this site should be retained.</p> <p>Once redeveloped, this site will provide 2800m² of B1/B2 floorspace which will provide modern facilities for firms wishing to locate in Bagworth. The Core Strategy seeks that small industrial work</p>

	units are provided in Bagworth, and the provision of B1/B2 floorspace (which allows for light industrial uses) would fit this requirement. This employment site is safeguarded in line with policy DM19.
Modified justification:	The planning permission for BAG03PP and BAG21PP has expired and therefore the allocation has been amended to a mixed use scheme amalgamating the two allocations into BAG03 . This is to allow for the promotion of sustainability in Bagworth through further residential development tied into the retention of the existing primary employment area.
Open Space	
BAG05	
Previous Ref: OS Ref 191	SHLAA Ref: N/a
Location:	Northfield Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space located to the north of the properties on Northfield Road. The site has an area of 0.18 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 40% and there is a shortfall in the quality of this open space type in Bagworth and Thornton. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
BAG06	
Previous Ref: OS Ref 191	SHLAA Ref: N/a
Location:	Station Road Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space located to the north of Bagworth at the junction of Station Road and Jackson Road. The site has an area of 0.08 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 75% and there is a shortfall in the quality of this open space type in Bagworth and Thornton. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
BAG07	
Previous Ref: OS Ref 190	SHLAA Ref: N/a
Location:	Jackson Road Amenity Green Space

Details of Allocation:	Open Space: Amenity Green Space serving the residential area off Jackson Road. The site has an area of 0.32 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in the quality of this open space type in Bagworth and Thornton. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future
BAG08	
Previous Ref: BAG07, OS Ref 250 and 507	SHLAA Ref: N/a
Location:	Maynards Walk Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space and children's play space located to the west of properties on Station Road. The site has an area of 4.37 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the amenity green space site has a quality score of 85% and the children's play space has a quality score of 90%. There is a shortfall in the quality of amenity green spaces and children's play space in Bagworth and Thornton.</p> <p>The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
BAG09	
Previous Ref: BAG08, OS Ref 285	SHLAA Ref: N/a
Location:	Park Lane Allotments
Details of Allocation:	Open Space: Allotments located off Park Lane, to the east of the settlement. The site has an area of 0.75 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 70% and there is a shortfall in the general quality of allotments in Bagworth and Thornton and the quantity in the Borough.</p> <p>The allotments offer the ability for local people to grow their own fruit, vegetable and other plants. The allocation can help safeguard it as a valued</p>

	open space through policy DM8 and offer enhancement in the future.
BAG10	
Previous Ref: BAG10, OS Ref 382	SHLAA Ref: N/a
Location:	Old Colliery Sports Ground, Off Station Road
Details of Allocation:	Open Space: Outdoor Sports Facilities located off Station Road adjacent to the settlement boundary and next to Bagworth New Wood and Maynard's Walk, this site is an existing sports ground and area of open space. The site has an area of 2.75 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 70% and there is an identified shortfall in the quality and quantity of this open space type in Bagworth and Thornton.</p> <p>This site provides a recreational resource to Bagworth and Thornton, providing facilities to undertake football and cricket and also includes a sports pavilion. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
BAG11	
Previous Ref: BAG05, OS Ref 251 and 508	SHLAA Ref: N/a
Location:	Bagworth Community Centre Green Space
Details of Allocation:	Open Space: Amenity Green Space and children's play space located to the south of the settlement on Station Road. The site has an area of 0.32 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the amenity green space site has a quality score of 40% and the children's play space has a quality score of 35%. There is a shortfall in the quality of amenity green spaces and children's play space in Bagworth and Thornton.</p> <p>The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
BAG12	
Previous Ref: OS Ref 394	SHLAA Ref: N/a
Location:	Bagworth Bowling Club, Station Road
Details of Allocation:	Open Space: Outdoor Sports Facilities located to

	the east of Station Road, to the rear of the Community Centre. The site has an area of 0.14 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 90% and there is an identified shortfall in the quality and quantity of this open space type in Bagworth and Thornton.</p> <p>This site provides a recreational resource to Bagworth and Thornton, providing facilities to undertake bowling. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
BAG13	
Previous Ref: BAG15, OS Ref 54	SHLAA Ref: N/a
Location:	Station Road Natural Green Space, Station Road
Details of Allocation:	Open Space: Natural and Semi-Natural Open Space located at the far northern point of the existing settlement boundary, to the east of Station Road. The site has an area of 5.93 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 35% and there is a shortfall in the quality of this open space type in Bagworth and Thornton. The site has been planted within the last 10 years following the development of a nearby site for housing.</p> <p>These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.</p>
BAG14	
Previous Ref: OS Ref 76	SHLAA Ref: N/a
Location:	Bagworth Wood, East of Bagworth
Details of Allocation:	Open Space: Natural and Semi-Natural Open Space located to the east of the settlement and separated from the village by the railway line. The site is managed by the National Forest. The site has an area of 27.6 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 75% and there is a shortfall in the quality of this open space type in Bagworth and Thornton. The woodland was created as part of the National Forest Tender Scheme in 2000, Bagworth

	Wood is dominated by poplar trees and woody shrubs. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.
BAG15	
Previous Ref: BAG14, OS Ref 79	SHLAA Ref: N/a
Location:	Bagworth New Wood, West of Bagworth
Details of Allocation:	Open Space: Natural and Semi-Natural Open Space located adjacent to the settlement boundary on the western side of the settlement alongside the Old Colliery sports ground. The site is managed by the National Forest. The site has an area of 11.5 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 70% and there is a shortfall in the quality of this open space type in Bagworth and Thornton. Bagworth New Wood was planted between 1990 and 1992 by Leicestershire County Council on the former Bagworth Colliery Tip. It has been reclaimed with a mixture of woodland, grassland and hedged fields for grazing.</p> <p>These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.</p>
BAG16	
Previous Ref: OS Ref 54	SHLAA Ref: N/a
Location:	Laurel Farm Wood, Barlestone Road
Details of Allocation:	Open Space: Natural and Semi-Natural Open Space located to the south west of Bagworth village. This site is owned by the Woodland Trust. The site has an area of 8.52 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in the quality of this open space type in Bagworth and Thornton. This site was previously an arable farm first planted in the late 1990s after being purchased by the Woodland Trust. Public footpaths criss-cross the woodland and link up the site with nearby wooded areas.

	These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.
BAG17	
Previous Ref: OS Ref 58	SHLAA Ref: N/a
Location:	Manor Farm, Thornton Lane
Details of Allocation:	Open Space: Natural and Semi-Natural Open Space located off Thornton Lane, to the south east of Bagworth. The site has an area of 7.35 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identified a shortfall in the quality of this open space type in Bagworth and Thornton.</p> <p>These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.</p>
Community Facilities	
BAG22	
Previous Ref: BAG05	SHLAA Ref: N/a
Location:	Bagworth Community Centre and Sure Start Centre, Station Road
Details of Allocation:	A community congregational facility located to the south of the settlement on Station Road. The allocation includes the parking area to the front.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing community activities such as Mature Movers, play group, Sure Start Centre and Hall Hire. This facility will be safeguarded in line with policy DM25.
BAG01	
Previous Ref: BAG12	SHLAA Ref: N/a
Location:	The Settlement Boundary for Bagworth
Details of Allocation:	Boundary around the settlement of Bagworth to identify the extent of the built-up area in the village.
Justification for the Allocation:	In order to incorporate recently developed sites or those with planning consent for development into the settlement of Ratby, it is necessary to amend the current settlement boundary to reflect the growth of the village. The identification of a settlement boundary will assist in directing future

	development in line with Core Strategy Policy 7: Key Rural Centres.
Mixed Use Site Allocation	
BAG03	
Previous Ref: BAG03, BAG21PP, 11/00063/OUT	SHLAA Ref: AS009
Location:	Former Dunlop Factory, Station Road
Details of Allocation:	The is situated to the east of Bagworth. A mixed use allocation for a minimum of 17 dwellings and the retention of B1/B2 employment land and the provision of starter units.
Justification for the Allocation:	<p>The site was subject planning permission for a mixed use scheme for 61 dwellings and 2800sqm of employment space as approved under reference 11/00063/OUT in April 2011 (the permission has now expired).</p> <p>The retention of this site is in line with the recommendations of The Employment Land and Premises Review (July 2013) and the planning consent for this site. The Study classified the wider site prior to redevelopment as category C, with 32% to be retained as employment use. Given that the rest of the site has been consented for residential development, the entirety of this site should be retained.</p> <p>This existing employment site is safeguarded in line with policy DM19.</p>
Modifications Justification	<p>The Strategic Flood Risk Assessment (2014) identifies that this site lies outside the floodplain</p> <p>The Sustainability Appraisal Addendum (2014) found that the site is the most overall sustainable option when considered against the reasonable alternatives. The site was assessed as having a major direct positive effect in three of the sustainability objectives, the reason for this being that it will be located on a previously developed site, therefore negating the need for further greenfield allocation in Bagworth. It would also involve the development of small employment start up units which would not only greatly improve the employment offering in the village, it would also significantly improve the sustainability of Bagworth.</p>
Residential Site Allocations with Planning Permission*	
BAG02PP	
Previous Ref: 13/00510/EXT	SHLAA Ref: AS811
Location:	Land adjacent 121 Station Road

Details of Allocation:	An approved mixed use scheme comprising of an A1 retail unit and eight dwellings with associated parking and access. The scheme is situated to the north of Bagworth.
Justification for the Allocation:	This scheme was approved under reference 13/00510/EXT in February 2014.
BAG04PP	
Previous Ref: BAG09, 12/00127/FUL	SHLAA Ref: AS750
Location:	Land south of Maynard Close, Station Road
Details of Allocation:	An approved residential scheme for 50 dwellings and 6 apartments which also includes 4 retail units with associated access, service infrastructure and open space. The site is situated centrally within the village adjacent Maynards Close.
Justification for the Allocation:	This scheme was approved under reference 12/00127/FUL in October 2012.

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

Allocations which relate to but stand away from the settlement**	
BAG23	
Previous Ref: BAG13, OS Ref 25	SHLAA Ref: N/a
Location:	Bagworth Heath Country Park, Heath Road
Details of Allocation:	Open Space: Country Park lies to the east of the Thornton. The site has an area of 81.07 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as a country park within the management of Leicestershire County Council. The site is a valued recreational resource and the allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
BAG24	
Previous Ref: OS Ref 77	SHLAA Ref: N/a
Location:	Chestnut Glebe, Stanton Lane, NE of Bagworth
Details of Allocation:	Open Space: Natural and Semi-Natural Open Space which lies to the north east of the settlement of Bagworth. The site has an area of 5.41 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 65% and there is a shortfall in the quality of this open space type in Bagworth and Thornton.

	These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.
BAG25	
Previous Ref: OS Ref 55	SHLAA Ref: N/a
Location:	Centenary Wood and Royal Tigers, Heath Road
Details of Allocation:	Open Space: Natural and Semi-Natural Open Space which occupies a prominent hillside position, located off Heath Road to the south east of Bagworth. The site has an area of 33.85 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 75% and there is a shortfall in the quality of this open space type in Bagworth and Thornton. The woodland is home to a memorial to the Royal Leicestershire Regiment, consisting of a memorial stone and arboretum. In the 1990s, 28,000 native trees were planted, including oak, ash and field maple alongside a variety of shrubs.</p> <p>These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.</p>
BAG26	
Previous Ref: OS Ref 69	SHLAA Ref: N/a
Location:	Woodland, The Hollow
Details of Allocation:	Open Space: Natural and Semi-Natural Open Space, detached from the settlement, situated to the south east. The site has an area of 24.14 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in the quality of this open space type in Bagworth and Thornton. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.
BAG27	

Previous Ref: n/a		SHLAA Ref: N/a
Location:	Cross Hills Baptist Church, Thornton Lane	
Details of Allocation:	A religious community congregational facility located to the south east of the settlement of Bagworth. The allocation includes the parking area and garden to the sides of the building.	
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this as providing a detached community facility in between Bagworth and Thornton. This facility will be safeguarded in line with policy DM25.	

**These Allocations appear on the Borough-wide proposals map.

3.2 Thornton

Core Strategy Requirements

- 3.2.1 The Core Strategy does not set out a requirement for any new homes to be delivered in Thornton in the period 2006-2026. It deals with Bagworth and Thornton together in Policy 10, as the two settlements are closely linked and both lie within the National Forest.
- 3.2.2 As noted in the commentary for Bagworth, the non-housing requirements from the Core Strategy for the two settlements are dealt with together. The Core Strategy requires allocated employment provision to be protected and existing deficiencies in the quality and quantity of green spaces to be addressed.

Preferred Options Consultation Responses

- 3.2.3 A small number of comments were made specific to the Key Rural Centre of Thornton at the Preferred Options consultation stage in 2009.
- 3.2.4 General comments made about Thornton were as follows:
- The lack of development proposed in Thornton is a missed opportunity;
 - New residential development would ensure existing services are supported and community cohesion maintained;
 - No development may mean services would decline;
 - Support was received for the protection of a number of open spaces in the village;
 - Thornton Reservoir should be protected as it is a beauty spot and visitor attraction and should not be developed; and
 - A wildlife corridor should be designated between Market Bosworth, Thornton and Charnwood Forest.

Progressing from the Preferred Options to selecting sites

- 3.2.5 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance for Thornton, the following studies have been updated or completed:
- Open Space, Sports and Recreational Facilities Study (2011)
 - Community, Cultural and Tourism Facilities Review (2013)
 - Employment Land and Premises Review (2013)
- 3.2.6 These studies have provided an updated baseline position since 2009, identifying open spaces, community facilities and cultural and tourism facilities for protection.

Sites to be allocated at September 2014

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 & Semi-Natural Open Space	DM8/ DM9
THO12	Thornton Reservoir, Reservoir Road	Natural & Semi-Natural Open Space	DM8/ DM9
Community Facilities			
THO14	Thornton Primary School, Main Street	Community Facility	DM25
THO15	Thornton Community Centre	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
Residential Site Allocations with Planning Permission*			
THO02PP	Manor Farm, Main Street	8 dwellings	Core Strategy Policy 10

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

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

** These Allocations appear on the Borough-wide proposals map.

Site Selection Justifications	
Open Space	
THO03	
Previous Ref: THO04, OS Ref 284	SHLAA Ref: N/a
Location:	Thornton Allotments South, Main Street
Details of Allocation:	Open Space: Allotments located off Main Street and to the south of the primary school. The site has an area of 0.22 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 35% and there is a shortfall in the general quality of allotments in Bagworth and Thornton and the quantity in the Borough generally.</p> <p>The allotments offer the ability for local people to grow their own fruit, vegetable and other plants. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
THO04	
Previous Ref: TH09, OS Ref 410	SHLAA Ref: N/a
Location:	Thornton Primary School Playing Fields, Main Street
Details of Allocation:	Open Space: Outdoor Sports Facilities located on Main Street to the rear of the primary school. The site has an area of 0.18 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identifies a shortfall in the quality and quantity of this open space type in Bagworth and Thornton.</p> <p>This site provides a recreational and educational resource to Bagworth and Thornton, providing facilities to undertake football. The allocation can help safeguard it as a valued open space</p>

	through policy DM8 and offer enhancement in the future.
THO05	
Previous Ref: THO03, OS Ref 283	SHLAA Ref: N/a
Location:	Thornton Allotments North, Main Street
Details of Allocation:	Open Space: Allotments located off Main Street and to the north of the primary school. The site has an area of 0.21 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 30% and there is a shortfall in the general quality of allotments in Bagworth and Thornton and the quantity in the Borough generally.</p> <p>The allotments offer the ability for local people to grow their own fruit, vegetable and other plants. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
THO06	
Previous Ref: OS Ref 451	SHLAA Ref: N/a
Location:	Thornton Community Centre Play Space, 175 Main Street
Details of Allocation:	Open Space: Children's Play Space located on Main Street, south of the Primary School. The site has an area of 0.40 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 80% and there is a shortfall in the general quality of this open space type in Bagworth and Thornton.</p> <p>The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
THO07	
Previous Ref: THO02, OS Ref 13 and 1003	SHLAA Ref: N/a
Location:	Thornton Recreation Ground, Main Street
Details of Allocation:	Open Space: Amenity Green Space and children's play space situated between the northern end of Thornton Reservoir and the eastern fringe of the settlement of Thornton. The site has an area of 3.68 hectares.

Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the amenity green space site has a quality score of 30% and the children's play space has a quality score of 65%. There is a shortfall in the quality of amenity green spaces and children's play space in Bagworth and Thornton.</p> <p>The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
THO08	
Previous Ref: THO05, OS Ref 341	SHLAA Ref: N/a
Location:	St Peter's Churchyard, Church Lane
Details of Allocation:	Open Space: Cemeteries and Churchyards located on the far eastern fringe of the settlement boundary, at the end of Church Lane. The site has an area of 0.87 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 65% and there is an opportunity to improve the quality score of this open space type in Bagworth and Thornton.</p> <p>This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. Therefore cemeteries and churchyards will be safeguarded as valued open space through policy DM8.</p>
THO09	
Previous Ref: OS Ref 217	SHLAA Ref: N/a
Location:	Warwick Close Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space comprising small areas of amenity green space on the residential roads of Warwick Close, St Peter's Drive, Oakwood Close and Highfields. The site has an area of 0.12 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 55% and there is a shortfall in the quality of this open space type in Bagworth

	and Thornton. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
THO10	
Previous Ref: THO11	SHLAA Ref: N/a
Location:	Highfields Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space located in the south of the settlement in the Highfields residential area. The site has an area of 0.30 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in the quality of this open space type in Bagworth and Thornton. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
THO11	
Previous Ref: OS Ref 70	SHLAA Ref: N/a
Location:	Thornton Plantation, Stanton Lane
Details of Allocation:	Open Space: Natural and Semi-Natural Open Space located to the north and west of the settlement of Thornton. The site has an area of 25.01 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 65% and there is a shortfall in the quality of this open space type in Bagworth and Thornton. The site was planted as part of the National Forest's Tender Scheme, Thornton Plantation is a mixture of amenity broadleaves with commercial poplar and conifers</p> <p>These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.</p>
THO12	
Previous Ref: THO07 and 08, OS Ref 68	SHLAA Ref: N/a
Location:	Thornton Reservoir, Reservoir Road
Details of Allocation:	Open Space: Natural and Semi-Natural Open Space located to the east of the settlement of

	Thornton. The site has an area of 34.16 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 80% and there is a shortfall in the quality of this open space type in Bagworth and Thornton. The substantial site is used for a variety of leisure activities including walking, cycling and fishing. The site is located within the National Forest but is owned by Severn Trent Water. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.
Community Facilities	
THO14	
Previous Ref: TH09, OS Ref 410	SHLAA Ref: N/a
Location:	Thornton Primary School, Main Street
Details of Allocation:	An educational community facility standing centrally within the village on Main Street. The allocation includes play grounds and other areas of hardstanding. Associated areas of open space will be safeguarded in line with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational community facility serving Bagworth and Thornton. This is the only such facility within a reasonable walking distance of properties in the village. This facility will be safeguarded in line with policy DM25.
THO15	
Previous Ref: OS Ref 451	SHLAA Ref: N/a
Location:	Thornton Community Centre, 175 Main Street
Details of Allocation:	A congregational community facility located on Main Street, south of the Primary School. The allocation includes areas of hardstanding. Associated areas of open space will be safeguarded in line with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a community congregational facility providing activities such as a youth club, Brownies, Mum's & Tot's, badminton and WI amongst others. This facility will be safeguarded in line with policy DM25.

THO16	
Previous Ref: THO05, OS Ref 341	SHLAA Ref: N/a
Location:	St Peter's Church, Church Lane
Details of Allocation:	A religious community congregational facility located on the far eastern fringe of the settlement boundary, at the end of Church Lane. The churchyard will be safeguarded as open space inline with policy DM8. This building is Grade I listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community congregational facility. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes. This facility will be safeguarded as a community facility in line with policy DM25.
Cultural and Tourism Facilities	
THO13	
Previous Ref: THO07, OS Ref 68	SHLAA Ref: N/a
Location:	Thornton Reservoir Visitor Centre, Reservoir Road
Details of Allocation:	An identified Cultural and Tourism Facility separated from the settlement and standing to the east.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing for fishing, fly-fishing, bank angling, boat hire, toilets and light refreshments. This facility will be safeguarded in line with policy DM24.
THO01	
Previous Ref: THO06	SHLAA Ref: N/a
Location:	The Settlement Boundary for Thornton
Details of Allocation:	The revised settlement boundary hugs the settlement's built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
Residential Site Allocations with Planning Permission*	
THO02PP	
Previous Ref: 10/00514/OUT	SHLAA Ref: AS22

13/00566/EXT	
Location:	Manor Farm, Main Street
Details of Allocation:	An approved residential scheme for 8 dwellings situated to the north of the settlement on the western side of Main Street.
Justification for the Allocation:	This scheme was approved under reference 13/00566/EXT in January 2014.

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

Allocations which relate to but stand away from the settlement**	
THO17	
Previous Ref: OS Ref 69	SHLAA Ref: N/a
Location:	Browns Wood, Markfield Lane
Details of Allocation:	Open Space: Natural and Semi-Natural open space located to the north east of Thornton. The site has an area of 33.41 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identifies that there is a shortfall in the quality of this open space type in Bagworth and Thornton. The site was planted as part of the National Forest's Tender Scheme.</p> <p>These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.</p>
THO18	
Previous Ref: THO01	SHLAA Ref: N/a
Location:	Merrylees Industrial Estate, Merrylees Road
Details of Allocation:	A detached industrial estate providing modern facilities for a number of occupiers. The estate is situated to the south west of Thornton and has a site area of 9.37 hectares.
Justification for the Allocation:	The Employment Land and Premise Review (July 2013) identified this site as key employment area. This is identified as a category A site, to be retained for 100% employment uses. In addition limited other employment space has been identified in Thornton. Therefore this site will be safeguarded under policy DM19 to ensure a range of employment opportunities.

**These Allocations appear on the Borough-wide proposals map.

4. Key Rural Centres Stand Alone

4.1 Barlestone

Core Strategy requirements

- 4.1.1 The Core Strategy set out a minimum requirement for 40 new homes to be delivered in Barlestone. The residual housing requirement for Barlestone is described below:

$$\begin{array}{r}
 \text{Barlestone Requirement (40)} \\
 + \\
 \text{Expired Permissions (0)} \\
 + \\
 \text{Alterations (10)} \\
 - \\
 \text{Dwellings completed (1)} \\
 - \\
 \text{Dwellings committed (permissions) (54)}
 \end{array}$$

Barlestone Residual Housing Requirement = **-5 dwellings**

- 4.1.2 Due to the number of dwellings provided the minimum housing requirement in Barlestone has been exceeded by 5 dwellings. The sites included in this calculation are listed below.

Alterations:

Location	SHLAA Ref No.	Reason for alteration	Dwellings added to residual requirement
Plots and land rear of 11-19 Newbold Road	As48	Site considered non-developable in SHLAA Review 2013	10
Total:			10

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land adj 102 Newbold Road	05/00344/FUL	1	Yes	As38	0
7 Church Road	07/00162/FUL	1	Yes	As51	0
Cuthberts Yard, Newbold Road	08/01057/FUL	5	Yes	As47	0
21 Newbold Road	10/00496/FUL	1	No	As926	1
Elohim Church Hub, Newbold Road	11/00398/COU	-1	No	N/A	-1
Garland Lane Farm, Garland Lane	11/00408/FUL	2	No	As955	2

Total:	2
Minus Dwellings demolished (1):	1 (net)

Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
69-71 Newbold Road	12/00263/FUL	1
Total:		1

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land rear of 130-136 Newbold Road	99/00092/REM	5	Yes	As37	0
69-71 Newbold Road	12/00263/FUL	1	No	As1005	1
65A Newbold Road	12/00594/FUL	1	No	N/A	1
Mill Farm Cottage, Newbold Road	12/01122/FUL	1	No	As1074	1
77 Newbold Road	13/00294/OUT	2	No	As1087	2
Hosiery Factory, Barton Road *	13/00327/EXT	7	Yes	As52	0
Land off Spinney Drive and south of Brookside **	13/00735/FUL	49	No	As41 / As42	49
Total:					54
Minus Superseded Permissions (0), Large Sites Expiry Rate (0) and Small Site Expiry Rate (0):					54 (net)

* This permission supersedes a permission committed in Table 1 of Core Strategy

** This is a site permitted between 1 April 2014 and 31 August 2014

4.1.3 In addition, the Core Strategy requires that the existing deficiencies in the quality and accessibility of green spaces and play provision are addressed and the strategic green infrastructure network as detailed in Core Strategy policy 20 is implemented. In addition the Core Strategy requires a range of employment opportunities and land is allocated for a new cemetery.

Preferred Options Consultation Responses

4.1.4 At the Preferred Options stage, three sites were put forward to deliver the 40 dwellings required by the Core Strategy;

Preferred Option Site Allocations (2009)		
Previous Reference	Location	Proposed number of dwellings
BARL01	Vacant plots north of Newbold Road	10 dwellings
BARL02	Land to the east of Brookside	30 dwellings
BARL18	Curtis Way	None specified

4.1.5 These sites and the related comments received are detailed below:

4.1.6 BARL01 received 20 objections, 1 general comment and 1 comment of support with the main themes identified below:

- Poor highway access to the site and increased traffic;
- Flooding issues;
- Concern over capacity of services, amenities, infrastructure, school and sewerage;
- Site is not being promoted by the landowner or development;
- Development of this site would change the character of the village;
- Land in the village would be opened up for residential development;
- Brownfield sites preferential over greenfield expansion; and
- Infill development preferable.

4.1.7 BARL02 received 63 objections, 2 general comments and 3 comments of support with the main themes identified below:

- Development of the site would have an adverse impact on the countryside, the character of the rural landscape existing sewerage capacity issues;
- Potential wildlife implications;
- Potential highways issues, including safety and access for emergency vehicles;
- Could result in the pollution of the land;
- Meadow Road estate suffers from parking problems;
- Site lies close to sewerage plant;
- Loss of agricultural land; and
- Site is Greenfield and not preferred over brownfield development within the village.

4.1.8 BARL18 received 10 objections and 1 general comment of support with the main themes identified below:

- Loss of secure parking;
- Will create a requirement for on street parking;
- Facilities and amenities are already at capacity;
- Noise issues; and
- Highway concerns.

4.1.9 General comments received regarding further development in Barlestone:

- Questioning the need for 40 dwellings in the village
- Exacerbating existing parking problems in the village
- No funding available for additional facilities
- Community facilities namely primary school, GP surgery, cemetery space will be put under strain
- Development will encourage commuting

4.1.10 A number of other suggestions for potential housing sites in Barlestone were put forward by respondents. These were:

- Statham Shed, Newbold Road
- Land at Baxter's Field
- Land at/along Bosworth Road
- Land behind Cunnery Close

4.1.11 Given imprecise location details for the sites which were proposed, it has been difficult to pin-point the exact sites. However, the SHLAA process has comprehensively assessed all potential housing sites in the village.

Non-housing Allocations

4.1.12 Preferred Option site BARL10, Land to the north of Barton Road proposed this site for employment purposes. This site was proposed in response to the anticipated findings of The Employment Land and Premises Review which gave consideration to whether additional employment allocations were needed to meet rural need. The following comments were made on this potential allocation:

- Allocation of a site in the village would compete with the Nailstone Colliery site;
- Local needs will be met through the redevelopment of Nailstone Colliery;
- Unclear there is a local need for further employment uses as a number of office units stand vacant or have been converted to residential;
- Adverse impact from noise, pollution, 24 hour use and traffic;
- Poor existing infrastructure;
- Land is currently agricultural and would therefore be contrary to countryside policies;
- Negative impact on the environment and on wildlife;
- Site should be used for housing;
- Site is Osbaston Parish.

4.1.13 Preferred Option site BARL11, Land to the north of Barton Road (site b) proposed the site for a cemetery allocation. The following comments were made on this potential allocation:

- Land to the rear of the existing cemetery should be allocated;

- Distance from existing cemetery is too great;
- Land is currently agricultural and would therefore be contrary to countryside policies;
- Site is in Osbaston Parish and therefore would not be managed by Barlestone Parish Council;
- Negative impact on the environment and on wildlife.

Progressing from the Preferred Options to selecting sites for allocation

4.1.14 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance for Barlestone are the following studies:

- Strategic Housing Land Availability Assessment (SHLAA) (2013)
- Open Space, Sports and Recreational Facilities Study (2011)
- Community, Cultural and Tourism Facilities Review (2013)
- Employment Land and Premises Review (2013)
- District, Local and Neighbourhood Centre Review (2012)

4.1.15 These studies have provided an updated baseline position since 2009, identifying open spaces and community facilities for protection, assessing the developability and deliverability of residential sites, and updating any requirements for additional employment provision in addition to revising local shopping area boundaries.

4.1.16 Preferred Option Site BARL01 is predominantly a previously developed site and would be considered preferential over greenfield sites, especially those outside of the settlement boundary. The 2013 Strategic Housing Land Availability Assessment identifies this site as non-developable because the site has not been put forward by the land owner and is therefore unavailable and undeliverable and its allocation for residential development would be considered unsound. Related consultation comments also highlight that the site is not being promoted by the landowner.

4.1.17 BARL02 forms a small part of larger site which was submitted as a planning application for 49 dwellings under reference 12/01029/FUL. This application was refused by Planning Committee on 28th June 2013. In addition this site received the highest level of objections from the public during the Preferred Options site allocations consultation for sites in Barlestone.

4.1.18 BARL18 is a Brownfield site within the settlement boundary and within the ownership of the local authority. As such this site has been allocated within the pre-submission version of the document. This site can accommodate 1 dwelling but this has already been accounted for when the Core Strategy residual housing figures were devised. Therefore the site capacity will not reduce the residual requirement stated above.

- 4.1.19 The Preferred Options Site Allocations identified an 'Alternative Option 3' for residential development on land east of Barlestone. This was originally discounted as an option for development due to concerns regarding highway access in terms of visibility and safety. Despite these concerns, the Highways Authority has now confirmed that a suitable access would now be possible into a portion of this site known previously as AS45, therefore this is now identified for the allocation of Barlestone's residual housing requirement of 45 dwellings known as 'Land at Garden Farm'. In addition to the new evidence relating to highways access, this site has additional benefits which warrant its allocation. The location of this site is considerably closer to the Local Centre in Barlestone (c.200 meters) than any of the reasonable alternatives, meaning that new residents would be more likely to walk to local services than use the private car. The site received an extremely low level of objection compared with alternatives whilst receiving 19 representations of support which was the highest level of support through the Preferred Options compared to alternatives.
- 4.1.20 The 2012 District, Local and Neighbourhood Centre Review reclassified Barlestone's shopping provision for a Local Centre to a Neighbourhood Centre due to the loss of the post office at the time of the site visits. Since the production of this Review the post office has re-established premises within the Co-op supermarket in the centre of the village. This re-established service enables Barlestone to meet the necessary number and variety of services required to be classified as a Local Centre.
- 4.1.21 The 2013 Employment Land and Premises Review considered the employment sites in Barlestone and the need for further provision. The vacant Hosiery Factory on Barton Road was classed as a Category C, with the recommendation that the site be redeveloped for non-employment uses. An extant permission for 7 residential units exists for this site as detailed in the commitments table. The Parish Council identified the need for light industrial units (B1(c)) given the lack of employment opportunities following the decline of traditional local industries. However the Parish Council recognises the lack of brownfield opportunities in the village and that any future industrial development will have to be on greenfield land which is accessible to Barlestone residents. The 2013 Study therefore identifies that there is scope for local employment opportunities (such as small industrial workshop units) in the village, although there is no market demand to support the allocation of sites at the present time.
- 4.1.22 The Core Strategy sets out a requirement to allocate land for a new cemetery in Barlestone. At the Preferred Options stage in 2009, this gave rise to the proposed allocation at BARL11. Since this time, the 2011 Open Space, Sports and Recreational Facilities Study has been published. This Study consulted with each parish council to identify if there was a need for additional burial space. No requirement for

additional provision was reported in Barlestone or any other the other parishes. As such, the Preferred Options allocation for an additional cemetery in the village is not being taken forward. 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 policy.

4.1.23 Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

4.1.24 The Extended Phase 1 Habitat Survey has assessed additional sites and the Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

4.1.25 Since the Pre-Submission Version a residential scheme located on 'Land off Spinney Drive' and 'Land to the south of Brookside' was approved for 49 dwellings via planning appeal. This site has been allocated as BUR27PP and the settlement boundary amended accordingly.

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 & 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	DM8

		Sports Facilities/Young Persons/Children’s Play Space	
BARL11	The Miners Wheel, Barton Road	Amenity Green Space	DM8
BARL12	St Giles Churchyard, Church Road	Cemeteries & 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
BARL26PP	The Pastures/Lower Manor Fields Green Space	Amenity Green Space and Natural and Semi-natural Green Space	DM8/DM9
Community Facilities			
BARL18	Barlestone Church of England Primary School and Community Centre, Barton Road	Community Facility	DM25
BARL19	Barlestone Village Hall, Barton Road	Community Facility	DM25
BARL20	Barlestone Medical Centre, Westfields	Community Facility	DM25
BARL21	Barlestone Baptist Church, West End	Community Facility	DM25
BARL21	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
Residential Site Allocations			
BARL02	Land at Garden Farm	45 dwellings	Core Strategy Policy 11
BARL25	Garages at Curtis Way	1 dwelling	
Residential Site Allocations with Planning Permission*			
BARL03PP	Hoisery Factory, Barton Road	7 dwellings	Core Strategy Policy 11

BARL27PP	Land off Spinney Drive and south of Brookside	49 dwellings	Core Strategy Policy 11
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*Sites referenced PP are sites with planning permission for residential development of over 5 dwellings, permitted up to the 1 September 2014.

Site references with the final suffix of L identify Local Centres

Site Selection Justifications	
Retail	
BARL17L	
Previous Ref: BARL08	SHLAA Ref: N/a
Location:	Barlestone Village Centre- Local Centre
Details of Allocation:	This local centre is located on West End/Main Street at the junction with Newbold Road. It is made up of 12 units and serves the residents of village providing a range of services.
Justification for the Allocation:	<p>The District, Local and Neighbourhood Centre Review (Feb 2012) identifies this site as a Neighbourhood Centre due to the loss of the post office. This has been re-established and as such the centre meets the criteria to be classified as a Local Centre. At the time of the assessment, the centre was home to a hairdresser, convenience store, building society, take-aways and a restaurant. The centre also includes two churches and a doctors surgery.</p> <p>The Review establishes the centre's boundaries which are reflected in the allocation. The vitality of the centre is safeguarded through policy DM22.</p>
Open Space	
BARL04	
Previous Ref: BARL07, OS Ref 175	SHLAA Ref: N/a
Location:	Cunnery Close Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space located off Cunnery Close in the west of Barlestone. The site has an area of 0.13 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 35% and there is a shortfall in the quality of amenity green spaces in Barlestone.</p> <p>The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in</p>

	the future.
BARL05	
Previous Ref: OS Ref 397	SHLAA Ref: N/a
Location:	Barlestone St Giles Sports and Social Club, Barton Road
Details of Allocation:	Open Space: Outdoor Sports Facilities located to the north of village outside of the settlement boundary. The site has an area of 2.96 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 90% for this site.</p> <p>This site provides a recreational resource to Barlestone, providing facilities to undertake football but also includes indoor changing facilities. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
BARL06	
Previous Ref: BARL12, OS Ref 304	SHLAA Ref: N/a
Location:	Barlestone Cemetery, Barton Road
Details of Allocation:	Open Space: Cemeteries and Churchyards located on Barton Road, close to the centre of Barlestone. The site has an area of 0.73 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 90% and there is an opportunity to improve the quality score of this open space type in Barlestone.</p> <p>Barlestone Cemetery was opened in 1921, as St. Giles churchyard was no longer sufficient for the needs of the Parish. The cemetery has been continually improved by the Parish Council since its opening with the addition of mature trees and seating.</p> <p>This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. Therefore cemeteries and churchyards will be safeguarded as valued open space through policy DM8.</p>
BARL07	
Previous Ref: BARL17, OS Ref 374	SHLAA Ref: N/a
Location:	Barlestone Church of England Primary School and Community Centre Playing Fields, Barton Road

Details of Allocation:	Open Space: Outdoor Sports Facilities located to the south of Barton Road and standing to the rear of the school. The site has an area of 0.68 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site.</p> <p>This site provides a recreational and educational resource to Barlestone, providing facilities to undertake football and athletics. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
BARL08	
Previous Ref: BARL06, OS Ref 10 and 176	SHLAA Ref: N/a
Location:	The Glebe Play Area
Details of Allocation:	Open Space: Amenity Green Space and children's play space located at the end of the Glebe off Manor Road. The site has an area of 0.15 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the amenity green space site has a quality score of 60% and the children's play space has a quality score of 85%. There is a shortfall in the quality of amenity green spaces and children's play space in Barlestone.</p> <p>The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
BARL09	
Previous Ref: OS Ref 177	SHLAA Ref: N/a
Location:	Kirkman Close Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space located on Avondale Road which provides the setting for the horseshoe of houses at Kirkman Close. The site has an area of 0.1 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 50% and there is a shortfall in the quality of amenity green spaces in Barlestone.

	The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
BARL10	
Previous Ref: BARL05, OS Ref 32, 435, 436, 494 and 495	SHLAA Ref: N/a
Location:	Bosworth Road Park
Details of Allocation:	Open Space: Formal Park, Outdoor Sports Provision and Children's Play Space and Young Persons Facilities situated on the southern periphery of Barlestone. The site has an overall area of approximately 3.23 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has the following quality scores;</p> <ul style="list-style-type: none"> • Formal Park – 80% • Outdoor Sports Facilities <ul style="list-style-type: none"> ○ Football/Cricket- 85% ○ Bowling Green- 100% • Young Persons Facilities (Multi Use Games Area)- 80% • Children's Play Space- 80% <p>The Study identifies that Barlestone currently has below the recommended quantity of formal park and children's play space provision.</p>
BARL11	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Miners Wheel, Barton Road
Details of Allocation:	Open Space: Amenity Green Space situated on a prominent junction between Barton Road, Bosworth Road, West End and Westfields. The site has an area of approximately 0.18 hectares.
Justification for the Allocation:	This site was not identified through the Open Space, Sports and Recreational Facilities Study (July 2011) however it is considered to meet the criteria to be classified as amenity green space and will be evaluated through any updated open space study. The site is visually prominent and a miners wheel also stands on the site. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
BARL12	
Previous Ref: BARL13, OS Ref 335	SHLAA Ref: N/a
Location:	St Giles Churchyard, Church Road

Details of Allocation:	Open Space: Cemeteries and Churchyards located in the north eastern portion of the settlement. The site has an area of 0.34 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 80% and there is an opportunity to improve the quality score of this open space type in Barlestone.</p> <p>This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. Therefore cemeteries and churchyards will be safeguarded as valued open space through policy DM8.</p>
BARL13	
Previous Ref: OS Ref 187	SHLAA Ref: N/a
Location:	Spinney Drive/Ferrers Croft Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space located on the southern periphery of the village and forms a long strip of land spanning across the ends of Spinney Drive, Ferrers Croft, Rushey Close and Brookside. The site has an area of 0.21 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in the quality of amenity green spaces in Barlestone.</p> <p>The site adds to the amenity of local residents and visual quality of the area in addition to providing a valuable recreational resource. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
BARL14	
Previous Ref: OS Ref 232	SHLAA Ref: N/a
Location:	Meadow Road Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space located close the junction of Meadow Road with Newbold Road and form three small areas of green space. The site has an area of 0.31 hectares.
Justification for the	The Open Space, Sports and Recreational

Allocation:	Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in the quality of amenity green spaces in Barlestone. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
BARL15	
Previous Ref: BARL09, OS Ref 265	SHLAA Ref: N/a
Location:	Newbold Road Allotments
Details of Allocation:	Open Space: Allotments located to the east of the village outside of the settlement boundary. The site has area of 0.97 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 75% and there is a shortfall in the quality and quantity of allotments in Barlestone and the quantity in the Borough generally. The allotments offer the ability for local people to grow their own fruit, vegetable and other plants. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
BARL16	
Previous Ref: BARL03, OS Ref 9/1066	SHLAA Ref: N/a
Location:	May Meadow and Football Pitch
Details of Allocation:	Open Space: Amenity Green Space and Outdoor Sports Facilities located to the east of Barlestone off Bagworth Road and outside of the settlement boundary. The site has an area of 0.91 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified both open space types have a quality scores of 70%. The Study identifies a shortfall in the quality of amenity green space in Barlestone.</p> <p>The site adds to the amenity of local residents and visual quality of the area in addition to providing a valuable recreational resource. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
BARL26PP	
Previous Ref: 13/00735/FUL	SHLAA Ref: AS41/42
Location:	The Pastures/Lower Manor Fields Green Space
Details of Allocation:	Open Space: Amenity Green Space and Natural

	and Semi-natural Green Space located to the south of Barlestone.
Modification justification for the Allocation:	This open space has come forward as part of the residential scheme which was approved under reference 13/00735/FUL in August 2014 by appeal.
Community Facilities	
BARL18	
Previous Ref: BARL17, OS Ref 374	SHLAA Ref: N/a
Location:	Barlestone Church of England Primary School and Community Centre, Barton Road
Details of Allocation:	An educational community facility located to the south of Barton Road. The allocation includes the playground and other areas of hardstanding. The playing fields are identified as open space and will be safeguarded inline with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the heart of the village offering activities such as play group, mother and baby clinic, rainbows and brownies and football club. This educational community facility will be safeguarded inline with policy DM25.
BARL19	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Barlestone Village Hall, Barton Road
Details of Allocation:	A community congregational facility situated on Barton Road close the cemetery.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a community congregational facility providing a number of activities such as exercise classes and pre-school club. This congregational facility will be safeguarded inline with policy DM25.
BARL20	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Barlestone Medical Centre, Westfields
Details of Allocation:	A community healthcare facility forming the primary facility within the village on Westfields, to the north of the village centre.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as Barlestone's only medical facility within a reasonable walking distance of properties in the village. As such this facility will be safeguarded inline with policy DM25.
BARL21	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Barlestone Baptist Church, West End

Details of Allocation:	A religious community congregational facility located on West End within the Local Centre. The allocation includes the associated areas of hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as religious congregational space providing opportunities for the community meet. This community facility will be safeguarded in line with policy DM25.
BARL22	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Elohim Church, Newbold Road
Details of Allocation:	A religious community congregational facility located at the junction of Newbold Road with Main Street and occupies a key site within the village. The allocation includes the associated areas of hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as religious congregational space providing opportunities for the community to meet. This community facility will be safeguarded in line with policy DM25.
BARL23	
Previous Ref: BARL13, OS Ref 335	SHLAA Ref: N/a
Location:	St Giles Church, Church Road
Details of Allocation:	A religious community congregational facility located in the north eastern portion of the settlement. The churchyard is identified as open space and will be safeguarded inline with policy DM8. This building is Grade II listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review identifies this site as a religious community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
BARL24	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Barlestone Old School Hall, Church Road
Details of Allocation:	A community congregational facility situated adjacent St Giles Church and church yard. The allocation includes the associated areas of hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a congregational community facility providing

	activities such as dance group, yoga classes and play group. This congregational community facility will be safeguarded in line with policy DM25.
BARL01	
Previous Ref: BARL15	SHLAA Ref: N/a
Location:	The Settlement Boundary for Barlestone
Details of Allocation:	The revised settlement boundary hugs the settlement's built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
Residential Site Allocations	
BARL02	
Previous Ref: EOI 13 & 527	SHLAA Ref: AS045
Description:	Land at Garden Farm
Details of Allocation:	Allocation of 2.39 hectares for the residential development of the minimum of 45 dwellings
Justification for the Allocation:	<p>Core Strategy Policy 11: Key Rural Centres Stand Alone states that the Borough Council will allocate a minimum of 40 dwellings in Barlestone over the plan period. Since the adoption of the Core Strategy this number has increased to 45.</p> <p>This site is partly previously developed in nature as it currently contains a large dwelling, stables and agricultural buildings.</p> <p>During the Preferred Options consultation period, this site received 19 representations supporting its allocation for residential uses and one representation objecting to its allocation. This is the highest level of support for any site in the village for residential development and would indicate a public preference for the allocation of this site.</p> <p>The SHLAA review (2013) has identified this site as being suitable, available and achievable and therefore the site can be considered developable with an estimated timeframe of development of 2018-23.</p>

	<p>Leicestershire County Council, as the Highways Authority has assessed this site and confirmed that although visibility is restricted to the north of the site, the required land to improve this is within the appropriate ownership. An acceptable access to this site is likely to be achieved and with the proposed number of dwellings (45), the additional traffic generated by the site is unlikely to create severe impacts on the network.</p>
Modifications Justifications	<p>The 2014 SHLAA Review did not change the above 2013 SHLAA findings.</p> <p>The Extended Phase 1 Habitat Survey evaluated the site to be of moderate ecological value which includes some species-rich intact hedgerows on the roadside boundary.</p> <p>The Sustainability Appraisal Addendum assessed this site as the most sustainable site when balanced against the reasonable alternatives. This is due to the proximity to the Local Centre, limited ecological impacts and no grade 2 agricultural land.</p> <p>Updated Highway Authority comments highlight the site is acceptable in principle. It is noted that a transport statement and a suitable site access is required to be submitted with an application.</p> <p>The Strategic Flood Risk Assessment (2014) identified that this site does not fall within a floodplain.</p>
BARL25	
Previous Ref: BARL18, EOI 476	SHLAA Ref: AS638
Description:	Garages at Curtis Way
Details of Allocation:	<p>This is a small garage site situated to the west of the settlement within a residential area. The site sits within the parish of Osbaston but clearly relates to the built form of Barlestone. The site has an area of 0.06 hectares.</p>
Justification for the Allocation:	<p>This allocation for 1 dwelling was originally included in the Preferred Option version of the document and has already been taken into account when formulating the housing figures for Barlestone. As such this one dwelling will not be removed from Barlestone's residual requirement illustrated within this document.</p> <p>The SHLAA identifies this site as a previously</p>

	developed site which is deliverable and developable and notes the site is within the ownership of the Borough Council.
Residential Site Allocations with Planning Permission*	
BARL03PP	
Previous Ref: 10/00375/OUT 13/00327/EXT	SHLAA Ref: AS52
Location:	Hosiery Factory, Barton Road
Details of Allocation:	An approved residential scheme for 7 dwellings situated to the north west of the settlement.
Justification for the Allocation:	This residential scheme was approved under reference 13/00327/EXT in February 2014.
BARL27PP	
Previous Ref: 13/00735/FUL	SHLAA Ref: AS41/42
Location:	Land off Spinney Drive and south of Brookside
Details of Allocation:	An approved residential scheme for 49 dwellings situated to the south west of the settlement.
Modified justification for the allocation:	This residential scheme was approved under reference 13/00735/FUL in August 2014 by appeal.

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

4.2 Market Bosworth

Core Strategy Requirements

- 4.2.1 The Core Strategy set out a minimum requirement for 100 new homes to be delivered in Market Bosworth. The residual housing requirement for Market Bosworth is described below:

$$\begin{array}{r}
 \text{Market Bosworth Requirement (100)} \\
 + \\
 \text{Expired Permissions (11)} \\
 + \\
 \text{Alterations (1)} \\
 - \\
 \text{Dwellings completed (5)} \\
 - \\
 \text{Dwellings committed (permissions) (64)}
 \end{array}$$

Market Bosworth Residual Housing Requirement = **43 dwellings**

- 4.2.2 Due to the number of dwellings provided the minimum housing requirement in Market Bosworth has been exceeded by 21 dwellings. The sites included in this calculation are listed below.

Expired Permissions:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings added to residual requirement
King William IV PH, Station Road	05/01123/FUL	7	Yes	As719	7
Orchard House, Weston Drive	05/00869/FUL	2	Yes	As395	2
Station Garage, Station Road	06/00158/COU	1	Yes	N/A	1
26 Barton Road *	10.00305/FUL	1	Yes	As794	1
Total:					11

* This permission supersedes a permission committed in Table 1 of Core Strategy

Alterations:

Location	SHLAA Ref No.	Reason for alteration	Dwellings added to residual requirement
Land adj 81 Heath Road	As640	Site considered non-developable in SHLAA Review 2013	1
Total:			1

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Common Farm, Barton Road	05/00197/FUL	2	Yes	As716	0
35 Barton Road	07/00207/FUL	2	Yes	As400	0
11 Sutton Lane	07/00359/FUL	1	Yes	As396	0
King William IV PH, 35 Station Road	10/00232/FUL	4	No	As719	4
1 Moorland Close	10/00487/FUL	1	No	As903	1
253 Station Road	10/00828/FUL	1	No	N/A	1
Noctule House, Pipstrelle Drive	11/00394/FUL	1	No	As967	1
Total:					7
Minus Dwellings demolished (2):					5 (net)

Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
King William IV PH, 35 Station Road	10/00232/FUL	1
253 Station Road	10/00828/FUL	1
Total:		2

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
119 Station Road	11/00826/REM	1	No	As949	1
8 Back Lane	12/00120/FUL	1	No	As1023	1
Land off Pipstrelle Drive	12/00358/FUL	6	No	As1024	6
Land adj 18 Shenton Lane	12/00375/FUL	1	No	As1025	1
Sedgemere, Station Road	12/00597/FUL	57	No	As924	57
Land adj 118 Station Road	13/00789/FUL	2	No	As973	2
Total:					68
Minus Superseded Permissions (1), Large Sites Expiry Rate (2) and Small Site Expiry Rate (1):					64 (net)

- 4.2.3 In addition, the Core Strategy requires that the existing deficiencies in the quality and accessibility of green spaces and play provision are addressed and the strategic green infrastructure network as detailed in Core Strategy policy 20 is implemented. In addition the Core Strategy requires the protection of the fingers of green land which penetrate toward the Market Place and to ensure a range of employment opportunities.

Preferred Options Consultation Responses

- 4.2.4 At the Preferred Options consultation stage in 2009, a single site, MKBOS01 was put forward as a preferred option to meet the housing requirement for Market Bosworth. This is a greenfield site adjacent to the settlement boundary. During consultation, MKBOS01 received 67 objections, 7 neutral comments and 5 comments of support. The objectors raised the following points:
- Adverse impact on views
 - Concerns over traffic and congestion
 - More suitable sites identified
 - Green fingers of land should be protected
 - Lack of employment opportunities with no new provision provided
 - Alternative sites not properly considered
 - Adverse impact on the setting and character of Market Bosworth
 - Protected species on site.
- 4.2.5 In addition to the preferred option residential site MKBOS01, three additional alternative option sites were considered:
- Alternative Option 1- As399
 - Alternative Option 2- As401
 - Alternative Option 3- As393
- 4.2.6 Due to the level of objections received on this site it is considered necessary to give further consideration to the alternative options proposed.
- 4.2.7 Alternative Options 1-3 all stand outside but adjacent to the settlement boundary and are greenfield in character.

Progressing from the Preferred Options to selecting sites for allocation

- 4.2.8 Since the Preferred Options consultation stage in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance for Market Bosworth are the following studies which have been updated or completed:
- Strategic Housing Land Availability Assessment (SHLAA) (2013)
 - Open Space, Sports and Recreational Facilities Study (2011)
 - Extended Phase 1 Habitat Survey (2012)

- Community, Cultural and Tourism Facilities Review (2013)
- Employment Land and Premises Review (2013)
- District, Local and Neighbourhood Centre Review (2012)

4.2.9 These studies have provided an updated baseline position since 2009, identifying open spaces and community, cultural and tourism facilities for protection, assessing the significance of any habitats and species within sites considered at the Preferred Options stage and updating any requirements for additional employment provision.

4.2.10 Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

4.2.11 The Extended Phase 1 Habitat Survey has assessed additional sites and the Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

4.2.12 Two additional open spaces in Market Bosworth have been identified through the consultation on the Pre-Submission Version of the DPD in February 2014. MKBOS45 and MKBOS46 have been included through the Proposed Modifications as they meet the open space criteria.

4.2.13 There are a number of proposed modifications to the Cultural and Tourism Facility allocations in Market Bosworth. MKBOS31 has been removed as The Forge, Park Street is a private residential property and not a cultural or tourism facility. Two additional allocations have been made as they have recently opened in the area. The Battlefield Line Railway Station is now MKBOS31 and MKBOS44 is the newly opened Bosworth Marina.

4.2.14 The title for MKBOS35 has been amended for clarity.

Sites to be allocated at September 2014

Market Bosworth Site Allocations			
Reference	Location	Designation	Policy
Retail			
MKBOS30D	Market Place District Centre	District Centre	DM22
Employment			
MKBOS29	Industrial Estate, South of Station Rd	Employment Site	DM19
Open Space			
MKBOS06	Market Bosworth Sports	Outdoor Sports	DM8

Market Bosworth Site Allocations			
Reference	Location	Designation	Policy
	and Social Club, Wellsborough Road	Facilities	
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 Rd, 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
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	Outdoor Sports Facilities	DM8
MKBOS24	Garden of Remembrance and Parish Field	Amenity Green Space	DM8
MKBOS24	Garden of Remembrance and Parish Field	Amenity Green Space	DM8
MKBOS25	St Peter's Church of England Parish	Churchyards and Cemeteries	DM8

Market Bosworth Site Allocations			
Reference	Location	Designation	Policy
	Churchyard, Church St		
MKBOS26	Market Bosworth Hall Hotel and Spa including Tennis Courts	Formal Park	DM8
MKBOS27	Market Bosworth Country Park and Children's Play Area	Country Park and Children's Play Space	DM8
MKBOS28	Station Road Green Space	Natural & Semi-Natural Open Space	DM8/DM9
MKBOS45	The Parish Field, Sutton Lane	Amenity Green Space	DM8
MKBOS46	Cedar Drive Amenity Green Space	Amenity Green Space	DM8
Community Facility			
MKBOS33	St Peter's Church of England Primary School, Station Road	Community Facility	DM25
MKBOS34	Our Lady & St Gregory's Catholic Church, Station Road	Community Facility	DM25
MKBOS35	The Market Bosworth High and Library, Station Road	Community Facility	DM25
MKBOS36	Dixie Grammar School, Station Road	Community Facility	DM25
MKBOS37	Market Bosworth Surgery, Back Lane	Community Facility	DM25
MKBOS38	The Free Church Hall, Barton Road	Community Facility	DM25
MKBOS39	Market Bosworth Parish Hall, Park Street	Community Facility	DM25
MKBOS40	St Peter's Church of England Parish Church, Church Street	Community Facility	DM25
Cultural and Tourism Facility			
MKBOS31	The Battlefield Line Railway Station	Cultural & Tourism Facility	DM24
MKBOS32	Bosworth Hall Hotel and Spa, The Park	Cultural & Tourism Facility	DM24
MKBOS44	Bosworth Marina, Carlton Road	Cultural and Tourism Facility	DM24
MKBOS01	Market Bosworth Settlement Boundary	Settlement boundary	Core Strategy Policy 7
MKBOS05	Green Fingers Towards the Market Place	Landscape Designation	Core Strategy

Market Bosworth Site Allocations			
Reference	Location	Designation	Policy
			Policy 11
Mixed Use Site Allocation			
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 43 dwellings.	Core Strategy Policy 11
Residential Site Allocations with Planning Permission*			
MKBOS03PP	Land off Pipstrelle Drive	6 dwellings	Core Strategy Policy 11
MKBOS04PP	Sedgemere, Station Road	57 dwellings	

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

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

Allocations which relate to but stand away from the settlement**			
Reference	Location	Designation	Policy
MKBOS41	Dixie Grammar School Playing Fields (including Market Bosworth Tennis Courts), 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 & Tourism Facility	DM24

**These Allocations appear on the Borough-wide proposals map.

Site Selection Justifications	
Retail	
MKBOS30D	
Previous Ref: MKBOS05	SHLAA Ref: N/a
Location:	Market Place District Centre, Market Place
Details of Allocation:	A collection of a varied selection of shops situated around and in close proximity to the Market Place which is a cobbled square in the centre of the settlement.
Justification for the Allocation:	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a District Centre. It also established the centres boundaries which are reflected in the allocation. The vitality of the District Centre is safeguarded by policy DM18.

	Preferred Option public consultations responses identified no objections, two general comments relating to centre boundaries and footpath and cycle rack provision. In addition three comments of support were received regarding the protection of facilities and boundary revisions.
Employment	
MKBOS29	
Previous Ref: MKBOS03, ELS 09/10, EOI 97, RLAC 06/00158	SHLAA Ref: AS597
Location:	Industrial Estate, South of Station Rd
Details of Allocation:	An existing industrial estate on the western periphery of the settlement, situated south of Station Road. The site area is 3.07 hectares.
Justification for the Allocation:	<p>The Employment Land and Premises Review (July 2013) identified this site as a key employment area. This is identified as a category A site, to be retained for 100% employment uses.</p> <p>Preferred Option Public Consultations responses indicate no objections to this site, four general comments and four comments of support for this allocation.</p>
Open Space	
MKBOS06	
Previous Ref: OS Ref 363	SHLAA Ref: N/a
Location:	Market Bosworth Sports and Social Club, Wellsborough Road.
Details of Allocation:	Open Space: Outdoor Sports Facilities situated outside the settlement boundary to the west in close proximity to Market Bosworth Water Trust. The site has an area of 3.32 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as a privately owned outdoor sports facilities. There is a shortfall in the overall quality of this open space type in Market Bosworth. The site serves as a sports pitch to conduct cricket and football matches. The site has a quality score of 74%.</p> <p>The site is a valued recreational resource and its allocation can help safeguard it as a valued open space through policy DM8.</p>
MKBOS08	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Pipstrelle Drive Children's Play Space
Details of Allocation:	Open Space: Children's Play Space situated within a modern residential estate on the western edge of Market Bosworth. The site has

	an area of 0.06 hectares.
Justification for the Allocation:	The site was not assessed within the Open Space, Sports and Recreational Facilities Study (July 2011) due to an omission and error in the surveying exercise. This will be rectified through future revisions of the study. There is an identified shortfall in the quality of children's play space in Market Bosworth. The site contains children's play equipment which is designed for children under the age of 12. The site would therefore qualify under the open space typology of Children's Play Space. The site is the primary area of both open space and children's play space serving the surrounding residential area. The loss of the site would result in reduced amenity for local residents and should be retained and safeguarded under policy DM8.
MKBOS09	
Previous Ref: MKBOS07, OS Ref 447 and 915	SHLAA Ref: N/a
Location:	Heath Road Green Space
Details of Allocation:	Open Space: Amenity Green Space and Children's Play Space within a residential area situated toward the west of the settlement. The site has a total area of 0.17 hectares.
Justification for the Allocation:	<p>The Open Space Sports and Recreational Facilities Study (July 2011) identified the amenity space has a quality score of 64% and the children's play space a quality score of 55%. There is an identified shortfall in the quality of these open space types in Market Bosworth. This site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p> <p>Preferred Option public consultation responses identified no objections, one general comment relating to previously dated open space studies and two general comments of support.</p>
MKBOS10	
Previous Ref: MKBOS06 OS Ref 157	SHLAA Ref: N/a
Location:	St Peter's Close Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space within a residential area to the west of the settlement.

	The site has an area of 0.09 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 54% and there is a shortfall in the overall quality of this open space type in Market Bosworth. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p> <p>Preferred Option public consultation responses identified no objections, one general comment relating to previously dated open space studies and two general comments of support.</p>
MKBOS11	
Previous Ref: OS Ref 158	SHLAA Ref: N/a
Location:	Springfield Avenue Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space within a residential area to the west of the settlement. The site has an area of 0.38 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in the overall quality of this open space type in Market Bosworth. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
MKBOS12	
Previous Ref: MKBOS22 OS Ref 364	SHLAA Ref: N/a
Location:	Playing Fields of St Peter's Church of England Primary School and Market Bosworth High School.
Details of Allocation:	Open Space: Outdoor Sports Facilities situated adjacent the northern settlement boundary and spans along the rear of properties on Station Road between the primary and secondary school. The area serves as the playing fields for these two schools. The site has an area of 6.13 hectares.
Justification for the Allocation:	<p>The Open Space, Sport and Recreational Facilities Study (July 2011) identified the site as a County Council owned outdoor sports facilities. There is a shortfall in the overall quality of this open space type in Market Bosworth. The site provides a recreational and educational resource</p>

	<p>to the Primary and High Schools providing facilities to undertake sporting activities such as football, cricket, tennis and athletics. The site is a valued recreational resource and the allocation of this site can help safeguard it as a valued open space through policy DM8.</p> <p>Preferred Option Public Consultations responses identified no objections, four general comments relating to consideration, traffic congestion and local wildlife sites. In addition one general comment of support was received.</p>
MKBOS13	
Previous Ref: MKBOS16 OS Ref 277	SHLAA Ref: N/a
Location:	Station Road Allotments, Station Road.
Details of Allocation:	Open Space: Allotments adjacent the settlement boundary to the north with an area of 0.07 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall in the quantity of allotments in Market Bosworth and the Borough generally. This site has a quality score of 70%.</p> <p>The allotments offer the ability for local people to grow their own fruit, vegetable and other plants. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p> <p>Preferred Option public consultation responses identified no objections and three general comments of support.</p>
MKBOS14	
Previous Ref: MKBOS09 OS Ref 189	SHLAA Ref: N/a
Location:	Stanley Road Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space within a residential area to the south west of the settlement. The site has an area of 0.12 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in the overall quality of this open space type in Market Bosworth. This adds to the amenity of local residents and visual quality of the area.</p> <p>The allocation of this site can help safeguard it as a valued open space through policy DM8 and</p>

	<p>offer enhancement in the future.</p> <p>Preferred Option public consultation responses identified no objections, one general comment relating to previously dated open space studies and two general comments of support.</p>
MKBOS15	
Previous Ref: MKBOS10 OS Ref 156	SHLAA Ref: N/a
Location:	Weston Drive Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space within a residential area to the south of the settlement. The site has an area of 0.09 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 66% and there is a shortfall in the overall quality of this open space type in Market Bosworth. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p> <p>Preferred Option public consultation responses identified no objections, one general comment relating to previously dated open space studies and two general comments of support.</p>
MKBOS16	
Previous Ref: MKBOS15 OS Ref 275	SHLAA Ref: N/a
Location:	Shenton Lane Allotments, Shenton Lane
Details of Allocation:	Open Space: Allotments adjacent the southern edge of the settlement boundary with an area of 0.27 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall in the quantity of allotments in Market Bosworth and the Borough generally. Therefore allotments will be safeguarded through policy DM8. This site has a quality score of 52%.</p> <p>Preferred Option public consultation responses identified one objection relating to allotment provision through planning approvals and three general comments of support.</p>
MKBOS17	
Previous Ref: MKBOS08 OS Ref 155	SHLAA Ref: N/a

Location:	Northumberland Avenue Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space within a residential area to the south of the settlement. The site has an area of 0.07 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 90% and there is a shortfall in the overall quality of this open space type in Market Bosworth. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p> <p>Preferred Option public consultation responses identified no objections, one general comment relating to previously dated open space studies and one general comment of support.</p>
MKBOS18	
Previous Ref: OS Ref 230	SHLAA Ref: N/a
Location:	Southfield Way Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space within a residential area situated south west of the settlement centre. The site has an area of 0.04 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in the overall quality of this open space type in Market Bosworth. This adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
MKBOS19	
Previous Ref: OS Ref 922	SHLAA Ref: N/a
Location:	Shenton Lane Cemetery
Details of Allocation:	Open Space: Cemeteries and Churchyards standing adjacent the southern settlement boundary. The site has an area of 0.5 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. This type of open space provides a space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>

MKBOS20	
Previous Ref: OS Ref 231	SHLAA Ref: N/a
Location:	Beckett Avenue Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space within a residential area situated south west of the settlement centre. The site has an area of 0.03 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 68% and there is a shortfall in the overall quality of this open space type in Market Bosworth. This adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
MKBOS21	
Previous Ref: OS Ref 413	SHLAA Ref: N/a
Location:	Dixie Grammar School Courts, Station Road
Details of Allocation:	Open Space: Outdoor Sports Facilities situated within the grounds of Dixie Grammar School within the central core of Market Bosworth. The site has an area of 0.12 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site but there is an identified shortfall in the quality of this open space type in the settlement. The site is a valued recreational and educational resource and the allocation of this site can help safeguard it as a valued open space through policy DM8.
MKBOS22	
Previous Ref: OS Ref 921	SHLAA Ref: N/a
Location:	The Square, Market Place
Details of Allocation:	Open Space- Civic square which forms the focal point of the settlement and District Centre. The site has an area of 0.07 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as a civic amenity space which is considered an extension of amenity green space. The site acts as a meeting place within the settlement centre, a place to hold regular markets and provides parking provision to the adjacent retail premises and adds significantly to the visual quality and historic character of Market Bosworth. The allocation of this site can help safeguard it as a valued open space through policy DM8.

MKBOS23	
Previous Ref: OS Ref 362	SHLAA Ref: N/a
Location:	Market Bosworth Bowling Club Green, Rectory Lane
Details of Allocation:	Open Space- Outdoor Sports Facility situated close to the centre of Market Bosworth. The site has an area of 0.10 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as a privately owned outdoor sports facility and there is a shortfall in the overall quality of this open space type in Market Bosworth. The site has a quality score of 72%. The site is a valued recreational resource and the allocation of this site can help safeguard it as a valued open space through policy DM8.
MKBOS24	
Previous Ref: MKBOS12 OS Ref 154	SHLAA Ref: N/a
Location:	Garden of Remembrance and Parish Field, The Park
Details of Allocation:	Open Space: Amenity Green Space within a residential area situated adjacent the eastern settlement boundary. The site has an area of 0.43 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 88% and there is a shortfall in the overall quality of this open space type in Market Bosworth. This adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8.</p> <p>Preferred Option public consultation responses identified no objections, one general comment relating to previously dated open space studies and two general comments of support.</p>
MKBOS25	
Previous Ref: OS Ref 326	SHLAA Ref: N/a
Location:	St Peter's Church of England Parish Churchyard, Church Street.
Details of Allocation:	Open Space: Cemeteries and Churchyards standing adjacent the grounds of Bosworth Hall Hotel. The site has an area of 0.76 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the	The Open Space, Sports and Recreational

Allocation:	Facilities Study (July 2011) identified the site has a quality score of 80%. This type of open space provides a space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as a valued open space through policy DM8.
MKBOS26	
Previous Ref: OS Ref 11	SHLAA Ref: N/a
Location:	Market Bosworth Hall Hotel and Spa including Tennis Courts.
Details of Allocation:	Open Space: Formal Park and Outdoor Sports Facilities stands around the southern portion of Market Bosworth Hall Hotel and Spa, standing north of The Park. The tennis courts stand adjacent to the Bosworth Hall Hotel building. The site has a total area of 7.62 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as a privately owned formal park and tennis courts. There is an identified shortfall in the quantity of formal park provision and a shortfall in the quality of outdoor sports provision in Market Bosworth. The formal park area is considered to provide the historic context for the Market Bosworth Hall Hotel and is visually prominent at the eastern entrance of the settlement. The site adds significantly to the character of Market Bosworth and is a valued open space to be safeguarded through policy DM8. The tennis court adds to the overall provision of the hotel.
MKBOS27	
Previous Ref: MKBOS11, MKBOS19 OS Ref 31 and 493	SHLAA Ref: N/a
Location:	Market Bosworth Country Park and Children's Play Area
Details of Allocation:	Open Space: Country Park standing on the eastern edge of the settlement standing below the park and including a Children's Play Space. This site has a total area of 37.36 hectares.
Justification for the Allocation:	The Open Space Sports and Recreational Facilities Study (July 2011) identified the play space has a quality score of 68% and there is a shortfall in the overall quality of this open space type in Market Bosworth. This open space type provides opportunities for those under 12 years

	<p>old to play, exercise and socialise on a equipped space. The country park is within the management of Leicestershire County Council. This site is a valued recreational resource and the allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p> <p>For the play space the Preferred Option public consultation responses identified no objections, two general comments relating to previously dated open space studies and inaccurate location of the strategic access route and one general comment of support.</p> <p>For the Country Park, the Preferred Option public consultation responses identified no objections, four general comments relating to incorrect mapping and two general comments of support.</p>
MKBOS28	
Previous Ref: OS Ref 82	SHLAA Ref: N/a
Location:	Station Road Green Space
Details of Allocation:	Open Space: Natural and Semi-natural open space situated on the southern side of Station Road, adjacent to properties on Hillside. The site has an area of 0.09 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified this site has a quality score of 60% with a shortfall in the quality of this open space type in Market Bosworth.</p> <p>These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.</p>
MKBOS45	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Parish Field, Sutton Lane
Details of Allocation:	Open Space: Amenity Green Space situated on the western side of Sutton Lane.
Modified justification for the allocation:	This open space was identified through the public consultation on the Site Allocations and Development Management Policies DPD Pre-Submission Version (February 2014). It is also identified as an open space in the Market

	Bosworth Neighbourhood Plan (November 2014).
MKBOS46	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Cedar Drive
Details of Allocation:	Open Space: Amenity Green Space situated off Cedar Drive
Modified justification for the allocation:	This open space was identified through the public consultation on the Site Allocations and Development Management Policies DPD Pre-Submission Version (February 2014). It is also identified as an open space in the Market Bosworth Neighbourhood Plan (November 2014).
Community Facilities	
MKBOS33	
Previous Ref: MKBOS20	SHLAA Ref: N/a
Location:	St Peter's Church of England Primary School, Station Road.
Details of Allocation:	An educational community facility serving as the settlement's only primary school. The associated playing fields will be designated as open space and safeguarded in line with policy DM8. The allocation includes associated areas of hardstanding. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	<p>The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a community facility to be safeguarded in line with policy DM25. The primary school is the only such facility within a reasonable walking distance of properties in the village.</p> <p>Preferred Option public consultation responses identified no objections, two general comments relating to title inaccuracies and one comment of support.</p>
MKBOS34	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Our Lady and St Gregory's Catholic Church, Station Road.
Details of Allocation:	A religious community congregational facility on a central route through Market Bosworth. The allocation includes the surrounding hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a community facility to be safeguarded in line with

	policy DM25.
MKBOS35	
Previous Ref: MKBOS23	SHLAA Ref: N/a
Location:	The Market Bosworth School and Library, Station Road.
Details of Allocation:	A secondary school serving pupils aged between 11-14 years, situated in the centre of Market Bosworth, adjacent to Dixie Grammar School. The site also includes Market Bosworth Library. Associated areas of open space are to be designated as Open Space allocations and safeguarded in line with policy DM8.
Justification for the Allocation:	<p>The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies these as community facilities to be safeguarded in line with policy DM25. The library is the only such facility within a reasonable walking distance of properties in the village.</p> <p>Preferred Option public consultations responses identified one objection relating to parking provision, two general comments relating to traffic and better use of facilities and one comment of support.</p>
MKBOS36	
Previous Ref: MKBOS24	SHLAA Ref: N/a
Location:	Dixie Grammar School, Station Road
Details of Allocation:	A selective independent school in the centre of Market Bosworth, opposite the Market Place. Associated areas of open space are to be designated as Open Space Allocations and safeguarded inline with policy DM8. This building is Grade II listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	<p>The Community, Cultural and Tourism facilities Review (Jan 2013) identifies this site as a community facility to be safeguarded in line with policy DM25.</p> <p>Preferred Option public consultation responses identified one objection relating to parking provision, two general comments and one comment of support.</p>
MKBOS37	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Market Bosworth Surgery, Back Lane.
Details of Allocation:	A community healthcare facility forming the primary facility within the Market Bosworth and includes a pharmacy. The allocation includes the

	associated hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a community facility to be safeguarded in line with policy DM25. This is the only doctors' surgery currently in Market Bosworth and within a reasonable walking distance of properties in the village.
MKBOS38	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Free Church Hall, Barton Road.
Details of Allocation:	A religious community congregational space, situated centrally within the settlement.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a community facility to be safeguarded in line with policy DM25.
MKBOS39	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Market Bosworth Parish Hall, Park Street
Details of Allocation:	A community congregational space, close to the heart of the settlement.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site provides activities including aerobics, brownies, play group and bridge club. This facility is to be safeguarded in line with policy DM25.
MKBOS40	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Peter's Church of England Parish Church, Church Street.
Details of Allocation:	A religious community congregational space, standing adjacent the grounds of Bosworth Hall Hotel. The allocation excludes the surrounding churchyard as this will be allocated as open space and safeguarded in line with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
Cultural and Tourism Facilities	
MKBOS31 (allocation removed)	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Forge, Park Street.
Details of Allocation:	A museum of old working tools in the heart of the settlement. The allocation includes the rear

	curtilage.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a Cultural and Tourism facility which provides heritage open days and is to be safeguarded in line with policy DM24.
Modified justification for allocation:	Through the public consultation on the Site Allocations and Development Management Policies DPD Pre-Submission Version (February 2014) it was identified that this allocation was a private house and not open to the public as a result this allocation has been removed.
MKBOS31	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Battlefield Line Railway Station
Details of Allocation:	The Battlefield Line Railway Station is located to the south of Station Road and has recently been refurbished.
Modified justification for the allocation:	The newly refurbished Battlefield Line Railway Station was identified through the public consultation on the Site Allocations and Development Management Policies DPD Pre-Submission Version (February 2014). It is also identified in the Market Bosworth Neighbourhood Plan (November 2014). The Cultural and Tourism facility is to be safeguarded in line with policy DM24.
MKBOS32	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Bosworth Hall Hotel and Spa, The Park
Details of Allocation:	An identified Cultural and Tourism Facility on the eastern periphery of the settlement with large grounds extending up to the Park. The allocation excludes the business premises Swan House. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site including its wider grounds as a cultural and tourism facility to be safeguarded in line with policy DM24.
MKBOS44	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Bosworth Marina, Carlton Road
Details of Allocation:	The Marina is located off Ashby Canal and has 150 berths for narrow boats including a landscaped area.
Modified justification for	The newly opened Bosworth Marina was

the allocation:	identified through the public consultation on the Site Allocations and Development Management Policies DPD Pre-Submission Version (February 2014). It is also identified in the Market Bosworth Neighbourhood Plan (November 2014). The Cultural and Tourism facility is to be safeguarded in line with policy DM24.
MKBOS01	
Previous Ref: MKBOS21	SHLAA Ref: N/a
Location:	The Settlement Boundary for Market Bosworth.
Details of Allocation:	The revised settlement boundary which hugs the settlement's built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	<p>In order to indicate where the boundaries for development and the settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been extended from the detailed in the previous 2001 Local Plan.</p> <p>Preferred Option public consultation responses identified one objection relating to the exclusion of site MKBOS01- North of Station Road. In addition one general comment relating to footpath and cycle links were received and two comments of support which relate to the boundary reflecting village growth.</p>
MKBOS05	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Green Fingers Towards the Market place
Details of Allocation:	Four areas of open land which penetrate towards the Market Place from the north, south, north west and south east.
Justification for the Allocation:	The Landscape Character Assessment (July 2006) identifies green fingers which provide a gradual urban/rural transition and increased accessibility to the wider countryside and enhances the setting of the town. Core Strategy policy 11 recognises these features and seeks to protect them. As such they have been identified on the proposals map and will be safeguarded through Core Strategy Policy 11.
Residential Site Allocations	
MKBOS02	
Previous Ref: EOI 97, 142, 150, 158, 343, 445, 453 and Alternative Option 3	SHLAA Ref: AS393
Location:	Land South of Station Rd & Heath Road located

	toward the western periphery of the settlement, to the south of Station Road and Heath Road. The site stands behind Station Road Industrial Estate and residential properties on Heath Road.
Details of Allocation:	Allocation of 6.81 hectares for a mixed use scheme which includes a community facility, a minimum of 0.5-1 hectares of B1, B2 and B8 employment, a level of open space as required through the provision of Core Strategy policy 19 and a minimum of 100 dwellings. Development on the site should adhere to the requirements of Site Allocations Policy SA3
Justification for the Allocation:	<p>Policy 11: Key Rural Centres Stand Alone of the Core Strategy advocates the allocation of land for a minimum of 100 new homes. Due to granting of a number of planning permissions, the minimum housing requirement now stands at 42 dwellings to be provided within the revised settlement boundary. This policy also seeks the support of additional employment provision and improvements to the GP facilities. To deliver the proposed employment and other community benefits of this site, the number of residential units is higher than the residual figure of 42 to improve viability.</p> <p>The deliverability of the site has been demonstrated through developer discussions and draft plan submissions. The site is within single ownership.</p> <p>Access constraints to this site have been addressed with vehicular access achievable through Station Road Industrial Estate. This has been confirmed by the Highway Authority who advised the development is acceptable in principle but a transport assessment would need to be prepared to highlight the impact of the development on the surrounding network and additional infrastructure maybe required. A single point of access is adequate and an emergency exit is not likely to be required.</p> <p>Preferred Option public consultation responses indicate a preference for this site for residential development over the previously identified preferred option site MKBOS01 and Alternative Options 1 and 2.</p>

	<p>The 2012 Extended Phase 1 Habitat Survey identifies the site has moderate ecological value with a species-rich intact hedgerow, broadleaved trees, giant hogweed and a potential veteran tree. These important ecological features should be retained on site wherever possible but this does not preclude development of the site. The site has no identified protected species.</p> <p>The Employment Land and Premises Review (July 2013) recommends a 0.5-1 ha extension to Station Road Industrial Estate. The allocation of this site for mixed uses enables this extension to be brought forward and the extension enables access to the residential development to the east.</p> <p>The Landscape Character Assessment (July 2006) identifies that the landscape setting of Market Bosworth should be protected including open land which penetrates the town centre. The site would be largely screened by the public highway to the north, presenting the least visually intrusive option and would not impact on open land penetrating toward the Market Place.</p> <p>The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies that the western portion of the settlement which includes this site stands outside the catchment of a healthcare facility. The Review also identifies a lack of congregational community spaces within close proximity to the site with the site presenting the opportunity to resolve this deficiency.</p>
Modifications Justification	<p>The Extended Phase 1 Habitat Survey 2014 came to the same findings as the 2012 study identified above with the addition of a potential local wildlife site.</p> <p>The Strategic Flood Risk Assessment 2014 identified that this site does not stand within a flood zone.</p> <p>The Sustainability Appraisal Addendum evaluated this site as the most sustainable option to accommodate the residential requirement for Market Bosworth.</p>

Residential Site Allocations with Planning Permission*	
MKBOS03PP	
Previous Ref: 12/00358/FUL	SHLAA Ref: AS1024
Location:	Land off Pipstrelle Drive
Details of Allocation:	An approved residential scheme for 6 dwellings situated adjacent the modern Pipstrelle housing estate to the west of the settlement. The scheme was permitted for the demolition of a building and the erection of 6 apartments.
Justification for the Allocation:	This residential scheme was approved under reference 12/00358/FUL in August 2012.
MKBOS04PP	
Previous Ref: EOI 706, 12/00597/FUL	SHLAA Ref: AS924
Location:	Sedgemere, Station Road
Details of Allocation:	An approved residential scheme for 57 dwellings situated opposite the modern Pipstrelle housing estate to the west of the settlement. The scheme was permitted for the demolition of the existing bungalow and outbuildings, the erection of 57 dwellings and associated works, the conversion of the engine shed into a visitor centre and the formation of 10 allotments with the addition of an ecological mitigation area.
Justification for the Allocation:	This residential scheme was approved under reference 12/00597/FUL in November 2012.

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

Allocations which relate to but stand away from the settlement**	
MKBOS41	
Previous Ref: OS Ref 413 and 417	SHLAA Ref: N/a
Location:	Dixie Grammar School Playing Fields (including Market Bosworth Tennis Courts), Barton Road.
Details of Allocation:	Open Space- Outdoor Sports Facilities situated outside the settlement boundary to the north of Market Bosworth. The site includes a large playing field, tennis courts and clubhouse. The site serves as the playing field for Dixie Grammar School and the facilities for Market Bosworth Tennis Club. The site has a total area of 8.23 hectares
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the tennis club as a privately owned facility with a quality score of 90%. There is a shortfall in the overall quality of this open space type in Market Bosworth. The playing fields were not attributed

	a quality score by the study. The site provides a recreational and educational resource to the Dixie Grammar School providing facilities to undertake sporting activities such as football, cricket, tennis and athletics. The site is a valued resource and its allocation can help safeguard it as a valued open space through policy DM8.
MKBOS42	
Previous Ref: OS Ref 392	SHLAA Ref: N/a
Location:	Market Bosworth Rugby Club, Cadeby Lane
Details of Allocation:	Open Space- Outdoor Sports Facilities situated outside the settlement boundary to the east in close proximity to Market Bosworth Country Park. The site has an area of 3.37 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as a privately owned outdoor sports facilities and there is a shortfall in the overall quality of this open space type in Market Bosworth. The site has a quality score of 80%. The site is a valued recreational resource and allocation can help safeguard it as a valued open space through policy DM8.
MKBOS43	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Market Bosworth Water Trust, Coton Bridge Lane.
Details of Allocation:	A boating and leisure facility. An identified Cultural and Tourism Facility on the western periphery of the settlement that new14 stands away from the built form of Market Bosworth.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site provides picnic areas, boating lakes, café and bar and caravan and camping facilities. This facility will be safeguarded as a Cultural and Tourism facility in line with policy DM24.

**These Allocations appear on the Borough-wide proposals map

4.3 Newbold Verdon

Core Strategy Requirements

- 4.3.1 The Core Strategy set out a minimum requirement for 110 new homes to be delivered in Newbold Verdon. The residual housing requirement for Newbold Verdon is described below:

$$\begin{array}{r}
 \text{Newbold Verdon Requirement (110)} \\
 + \\
 \text{Expired Permissions (13)} \\
 + \\
 \text{Alterations (3)} \\
 - \\
 \text{Dwellings completed (66)} \\
 - \\
 \text{Dwellings committed (permissions) (46)}
 \end{array}$$

Newbold Verdon Residual Housing Requirement = **14 dwellings**

- 4.3.2 The sites included in this calculation are listed below.

Expired Permissions:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings added to residual requirement
68 Mill Lane	08/00260/FUL	12	Yes	As441	12
Miners Welfare Hall, Dragon Lane	08/00348/OUT	1	Yes	As777	1
Total:					13

Alterations:

Location	SHLAA Ref No.	Reason for alteration	Dwellings added to residual requirement
Garages rear of 143 Dragon Lane	As599	Site considered non-developable in SHLAA Review 2013	1
Garages south of Preston Drive	As631	Site capacity reduced from 5 dwellings in the Core Strategy to 3 dwellings in the SHLAA Review 2013	2
Total:			3

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land adj 35 Dragon Lane	03/00817/FUL	1	Yes	As437	0
57 Main Street	07/00940/FUL	9	Yes	As439	0

The White House, 145 Dragon Lane	10/00651/FUL	1	No	AS950	1
68 Mill Lane	11/00397/FUL	5	No	As441	5
Land at 71 Dragon Lane	11/00489/FUL	61	No	As436	61
77 Main Street	11/01000/FUL	1	No	As951	1
The Bungalow, Barlestone Road	12/00530/FUL	1	No	As1028	1
9 Brascote Lane	13/00174/FUL	1	No	As1126	1
77 Main Street	13/01056/COU	-1	No	N/A	-1
Total:					69
Minus Dwellings demolished (3):					66 (net)

Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
The White House, 145 Dragon Lane	10/00651/FUL	1
71 Dragon Lane	11/00489/FUL	1
The Bungalow, Barlestone Road	12/00530/FUL	1
Total:		3

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Holly House Farm, Brascote Lane	10/00101/FUL	1	No	As881	1
School Farm, Desford Road	10/00560/FUL	1	No	As446	1
The White House, 145 Dragon Lane	10/00651/FUL	2	No	As950	2
Land rear of 71 Dragon Lane **	11/00498/FUL	41	No	As1027	41
15 Sparkenhoe *	12/00083/EXT	1	Yes	As666	0
Rear of 60 Laburnum Avenue	12/00675/FUL	1	No	As1070	1
Total:					46
Minus Superseded Permissions (0), Large Sites Expiry Rate (0) and Small Site Expiry Rate (0):					46 (net)

* This permission supersedes a permission committed in Table 1 of Core Strategy

** This is a site permitted between 1 April 2014 and 31 August 2014. Capacity on the site has been increased by the amended permission

4.3.3 In addition, the Core Strategy requires that the existing deficiencies in the quality and accessibility of green spaces and play provision are

addressed and the strategic green infrastructure network as detailed in Core Strategy policy 20 is implemented. The Core Strategy also requires a range of employment opportunities and support for the provision of a car park for the church and cemetery.

Preferred Options consultation responses

4.3.4 At the Preferred Options stage, six sites were put forward to deliver the 110 dwellings required by the Core Strategy;

Preferred Option Site Allocations (2009)		
Previous reference	Location	Proposed number of dwellings
NEW01a	Land off Dragon Lane	98 dwellings
NEW01b	Land Rear of Desford Road	98 dwellings
NEW09	Land to the south of Preston Drive	5 dwellings
NEW13	Land to the rear of Mill Lane	1 dwelling
NEW14	Garages 1-7, off Dragon Lane	1 dwelling
NEW15	50 Brascote Lane	4 dwellings

4.3.5 NEW01a – Land off Dragon Lane has subsequently gained planning permission for 94 dwellings, and therefore the comments raised in 2009 have been superseded by events. These remaining five sites proposed for allocation and the comments received are detailed below:

4.3.6 NEW01b received 17 objections, 2 general comments and 2 comments of support with the main themes identified below:

- This will development would not enhance the rural character of the village;
- Smaller developments would be more acceptable;
- Developments of this size should be directed to large abandoned sites, such as Desford Tubes;
- Site is unsuitable due to poor access – demolition of a dwelling would be required;
- Site is outside of the existing settlement boundary;
- Grade II agricultural land;
- Would damage wildlife and woodland, particularly at Newbold Spinney, leading to the loss of biodiversity;
- The area is a green lung for Newbold Verdon;
- Land ownership is fragmented;
- Would exacerbate traffic problems on Desford Road;
- Site is bordered by mature hedgerows;
- Site is remote from the local centre;

- Potential viability issues may affect the site's deliverability;
- The addition of these houses for the next 20 years is likely to maintain the businesses in the village and grow the community at a manageable rate;
- Will meet the needs of Newbold Verdon;
- A logical extension to the existing urban morphology;
- Would not result in the loss of Grade II agricultural land;
- Close to the settlement centre;
- No landscape constraints have been identified;
- No flood risk, drainage or contamination issues;
- No historic or ecological designations affecting the site;
- Suitable access could be provided;
- Site could provide a mix of house types; and
- Site is suitable, available and achievable.

4.3.7 For each of the proposed allocations, NEW09, NEW13, NEW14 and NEW15 a small number of comments were received raising the same objections and comments to each proposal, citing:

- Impact of the proposals on the landscape and wildlife in the area;
- Increased runoff; and
- Additional houses will maintain the businesses in the village and grow the community at a manageable rate.

4.3.8 General comments received regarding further development in Newbold Verdon were as follows:

- The housing requirement for Newbold Verdon should be directed towards the sub-regional centre;
- Infrastructure in the village cannot cope;
- There is enough housing in the village already;
- New houses are still for sale, therefore questioning the need for further new homes in the village;
- New dwellings will lead to more cars and more pollution;
- Village is already cramped with parked cars;
- Additional housing should be sympathetic to the nature and capacity of the village;
- Brownfield sites should be used first; and
- Lack of facilities in the village make further development unsustainable

Progressing from the Preferred Options to selecting sites for allocation

4.3.9 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance for Newbold Verdon, the following studies have been updated or completed:

- Strategic Housing Land Availability Assessment (SHLAA) (2013)

- Open Space, Sports and Recreational Facilities Study (2011)
- Extended Phase 1 Habitat Survey (2012)
- Community, Cultural and Tourism Facilities Review (2013)
- Employment Land and Premises Review (2013)
- District, Local and Neighbourhood Centre Review (2012)

4.3.10 These studies have provided an updated baseline position since 2009, identifying open spaces and community facilities for protection.

4.3.11 Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

4.3.12 The Extended Phase 1 Habitat Survey has assessed additional sites.

4.3.13 The Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures. It identified that the pre-submission site NEW04 lies within flood zones 2, 3a and 3b and as a result this site has now been removed through the proposed modifications.

Sites to be allocated at September 2014

Newbold Verdon Site Allocations			
Reference	Location	Designation	Policy
Retail			
NEW16L	Newbold Verdon Village Centre, Main Street and Arnold's Crescent	Local Centre	DM22
Employment			
NEW15	CPL Ltd, Church View	Employment Site	DM19
Open Space			
NEW06PP	Old Farm Lane Green Space	Amenity Green Space and Children's Play Space	DM8
NEW07	Newbold Verdon Primary School Playing Fields, Dragon Lane	Outdoor Sports Facilities	DM8
NEW08	St James Church of England Parish Churchyard, Main Street	Cemeteries and Churchyards	DM8
NEW09	Dragon Lane Greenspace	Formal Park/Young People and Children's Play Space	DM8
NEW10	Brascote Lane	Allotments	DM8

Newbold Verdon Site Allocations			
Reference	Location	Designation	Policy
	Allotments (North)		
NEW11	Mallory Close Amenity Green Space	Amenity Green space	DM8
NEW12	Hornbeam Road Amenity Green Space	Amenity Green space	DM8
NEW13	Sparkenhoe Green Space	Amenity Green space	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 School and Community Centre, Dragon Lane	Community Facility	DM25
NEW19	St James Church, Main Street	Community Facility	DM25
NEW20	St James Church Hall, Main Street	Community Facility	DM25
NEW21	Methodist Church, Main Street	Community Facility	DM25
NEW22	Newbold Verdon Baptist Church, Mill Lane	Community Facility	DM25
NEW23	Newbold Verdon Kingdom Hall for Jehovah's Witnesses, Mill Lane	Community Facility	DM25
NEW24	Newbold Verdon Library, Main Street	Community Facility	DM25
NEW01	Newbold Verdon Settlement Boundary	Settlement boundary	Core Strategy Policy 7
Residential Site Allocations			
NEW02	Land at Old Farm Lane (extension)	18 dwellings	Core Strategy Policy 11
NEW03	Land south of Preston Drive	3 dwellings	Core Strategy Policy 11
Residential Site Allocations with Planning Permission*			
NEW05PP	Land at Old Farm Lane	102 dwellings	Core Strategy Policy 11

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

Site references with the final suffix of L identify Local Centres

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 & Semi-Natural Open Space	DM8/ DM9
NEW27	Verdon Sawmills, Bagworth Road, Newbold Heath	Employment Site	DM19

**Allocations appear on the Borough-wide proposals map.

Site Selection Justifications	
Retail	
NEW16L	
Previous Ref: NEW08	SHLAA Ref: N/a
Location:	Newbold Verdon Village Centre (Local Centre)
Details of Allocation:	A linear area of retail units focused on Main Street and Arnold Crescent, standing on the cusp of the Conservation Area. The centre serves the everyday needs of local residents.
Justification for the Allocation:	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a local centre. It provides a number of general stores, convenience store, pharmacy, hairdresser, bank/post office, take-aways, a restaurant and a pub. The vitality of the centre will be safeguarded through policy DM22.
Employment	
NEW15	
Previous Ref: NEW02	SHLAA Ref: AS438
Location:	CPL Ltd, Church View, Off Dragon Lane
Details of Allocation:	An existing employment site occupied by a modern light industrial unit located in a residential area, on the western edge of the settlement at the end of Church View. It has an area of 0.20 hectares.
Justification for the Allocation:	The Employment Land and Premises Review (July 2013) identified this site as a category B site, to be retained for 100% employment uses. There are no other employment sites within the settlement boundary and this site will be safeguarded as an employment site in line with

	policy DM19.
Open Space	
NEW06PP	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Old Farm Lane Green Space
Details of Allocation:	Open Space: Children's Play Space and Amenity Green Space within the approved residential site 'land at 71 Dragon Lane.' The site has an area of 0.15 hectares
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify this site as open space because the development of which it is part had not been commenced. The site will be fully assessed as part of the review of the Open Space Sports and Recreational Facilities Study. The site adds to the amenity of local residents of the new estate and visual quality of the area. The site fulfils the definition and criteria to be identified as open space and safeguarded through Policy DM8.
NEW07	
Previous Ref: NEW16, OS Ref 375	SHLAA Ref: N/a
Location:	Newbold Verdon Primary School Playing Fields, Dragon Lane
Details of Allocation:	Open Space: Outdoor Sports Facilities located on the western edge of the settlement, off Dragon Lane. The site has an area of 1.36 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identified a shortfall in the quantity of this open space type in Newbold Verdon.</p> <p>The site provides a recreational resource providing facilities to undertake football, cricket and tennis. This site is a valued recreational resource and its allocation can help safeguard it as valued open space through policy DM8.</p>
NEW08	
Previous Ref: OS Ref 316	SHLAA Ref: N/a
Location:	St James Church of England Parish Churchyard, Main Street
Details of Allocation:	Open Space: Cemeteries and Churchyards located at the end of Main Street. The church is an identified community facility and will be safeguarded in line with policy DM25. The site has an area of 0.87 hectares. This site also provides the setting of a heritage asset which

	must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that the site has a quality score of 84%. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it a valued open space through policy DM8.
NEW09	
Previous Ref: NEW04, OS Ref 376	SHLAA Ref: N/a
Location:	Dragon Lane Green Space
Details of Allocation:	Open Space: Formal Park, Young Persons Facilities and Children's Play Space located to the east of Dragon Lane, close to the heart of the village. The site has a total area of 2.41 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the following quality scores:</p> <ul style="list-style-type: none"> • Formal Park – 64% • Young Peoples Facilities <ul style="list-style-type: none"> ◦ Basketball- 100% • Children's Play Space- 65% <p>The Study identifies a shortfall in the quantity of all of the above open space types plus a shortfall in the quality of formal parks and children's play space.</p> <p>This type of open space provides opportunities for informal recreation, provides a sense of place and focal point for community life. In addition it provides activity, play and social interaction opportunities to those aged under 12 years old and space for social interaction of teenagers. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
NEW10	
Previous Ref: NEW06, OS Ref 281	SHLAA Ref: N/a
Location:	Brascote Lane Allotments (North)
Details of Allocation:	Open Space: Allotments located to the south of Newbold Verdon outside the settlement boundary at Brascote Lane. The site has an area of 1.42 hectares and lies to the rear of gardens on Arnold's Crescent.
Justification for the	The Open Space, Sports and Recreational

Allocation:	Facilities Study (July 2011) identified a quality score of 68% and there is a shortfall in the quantity of allotments across the Borough generally. Therefore allotments will be safeguarded with the opportunity for enhancement through policy DM8.
NEW11	
Previous Ref: NEW05, OS Ref 179	SHLAA Ref: N/a
Location:	Mallory Close Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space located at the junction of Mallory Close/Gilbert's Drive. The site comprises a grassed area with large, mature trees. It has an area of 0.25 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 64% and that there is a shortfall in the quality and quantity of this open space type in Newbold Verdon. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
NEW12	
Previous Ref: OS Ref 219	SHLAA Ref: N/a
Location:	Hornbeam Road Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space lying to the north of Hornbeam Road and alongside Barlestone Road. The site has an area of 0.29 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 66% and that there is a shortfall in the quality and quantity of this open space type in Newbold Verdon. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
NEW13	
Previous Ref: OS Ref 218	SHLAA Ref: AS639
Location:	Sparkenhoe Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space situated at the junction of Main Street and Sparkenhoe close to the Local Centre. The site has an area of 0.14 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 74% and that there is a shortfall in the quality and quantity of this open space type in

	Newbold Verdon. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
NEW14	
Previous Ref: NEW04, OS Ref 376	SHLAA Ref: N/a
Location:	Alans Way Green Space
Details of Allocation:	Open Space: Outdoor Sports Facilities situated off Alans Way, and lying to the rear of gardens on Peters Avenue. The site has an area of 4.5 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that the site comprises a playing field with a quality score of 78% and a synthetic turf pitch with a quality score of 72%. The study identifies a shortfall in the quality and quantity of this open space type in Newbold Verdon. The site provides a recreational resource providing facilities to undertake football, cricket and tennis. This site is a valued recreational resource and its allocation can help safeguard it as valued open space through policy DM8.
Community Facilities	
NEW17	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Newbold Verdon Medical Practice, St George's Close
Details of Allocation:	A community healthcare facility located on St George's Close in the north of the settlement. The allocation includes the associated areas of hardstanding and parking.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the only medical facility within a reasonable walking distance of properties in the village. As such this facility will be safeguarded in line with policy DM25.
NEW18	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Newbold Verdon Primary School and Community Centre, Dragon Lane
Details of Allocation:	An educational and congregational community facility located on the western edge of the settlement, off Dragon Lane. The allocation includes the associated areas of hardstanding. The playing fields are identified open space and will be safeguarded in line with policy DM8.

Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this facility as serving educational needs of primary school aged children and is the only school serving this age range in Newbold Verdon. The community centre provides activities such as chatterbox club, keep fit classes and Boogie Bods. As such this facility will be safeguarded in line with policy DM25.
NEW19	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St James Church, Main Street
Details of Allocation:	A religious community congregational facility standing on the western fringe of the settlement and is associated with St James Church Hall. This building is Grade II listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) did not identify this facility however it meets the criteria to be classified as a religious congregational community facility and will be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life, providing opportunities for social events as well as for religious purposes.
NEW20	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St James Church Hall, 24 Main Street
Details of Allocation:	A religious community congregational facility standing on the western fringe of the settlement and is associated with St James Church a short distance away. The allocation includes the associated areas of hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing activities such as play group, fitness classes, dog training and diet club. As such this facility will be safeguarded in line with policy DM25.
NEW21	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Methodist Church, 52 Main Street
Details of Allocation:	A religious community congregational facility located on Main Street at the heart of the village. The allocation includes the associated parking area.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a

	religious community congregational facility providing activities such as art classes, rainbows, guides and the Women's Institute. As such this site will be safeguarded in line with policy DM25.
NEW22	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Newbold Verdon Baptist Church, Mill Lane
Details of Allocation:	A religious community congregational facility located at the junction of Mill Lane/Main Street, in the heart of the village and falls at the periphery of the village's conservation area. The allocation includes the associated areas of hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community congregational facility and will be safeguarded in line with policy DM25.
NEW23	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Newbold Verdon Kingdom Hall of Jehovah's Witnesses, 69 Mill Lane
Details of Allocation:	A religious community congregational facility located at the north of Mill Lane, close to the edge of the village. The allocation includes the associated areas of hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community congregational facility and will be safeguarded inline with policy DM25.
NEW24	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Newbold Verdon Library, Main Street
Details of Allocation:	An educational community facility located within the Newbold Verdon village centre on the corner with Sparkehoe. The allocation includes the adjacent parking area.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as Newbold Verdon's only public library. The facility provides a range of services such as scrabble club, Dad's day, knit and stitch club along with CD/DVD rental, exhibition space and children's reading club. As such this facility will be safeguarded in line with policy DM25.
NEW01	
Previous Ref: NEW11	SHLAA Ref: N/a
Location:	The Settlement Boundary for Newbold Verdon
Details of Allocation:	The revised settlement boundary hugs the

	settlement's built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
Residential Site Allocations	
NEW02	
Previous Ref: EOI 262 & 293, NEW01a	SHLAA Ref: AS436
Location:	Land at Old Farm Lane (extension)
Details of Allocation:	A small parcel of land 0.52 hectares in area standing south of Barlestone Road and west of properties on Dragon Lane to accommodate 18 dwellings. This site serves as an extension to the larger site at Old Farm Lane to the south which has planning permission for 94 dwellings.
Justification for the Allocation:	<p>As at October 2013, the residual housing requirement for Newbold Verdon stood at 22 dwellings. This site should be allocated for housing to deliver 18 dwellings towards this residual as set out in Core Strategy policy 12: Rural Villages.</p> <p>The site stands on grade 2 agricultural land. Whilst land of this category is normally excluded from consideration for development, all available previously developed sites and sites within the settlement boundary have been allocated for development. As such, a small extension to the already approved residential site to the south which stands adjacent to the settlement boundary is considered a suitable compromise to deliver the settlements housing requirement.</p> <p>The Highways Authority has advised that modest additional development would be acceptable in principle but a revised transport assessment would need to be prepared.</p> <p>This site stands in the same ownership as the lower land parcel being delivered for residential development of 94 dwellings.</p> <p>The Extended Phase 1 Habitat Survey did not</p>

	<p>identify any significant ecological constraints on or around this site.</p> <p>The SHLAA identified this site as part of a wider site As436 which has been identified as undevelopable due to the grade 2 agricultural land which serves as a red constraint and the lack of an available access. These concerns have been superseded as an access has been achieved through the larger development site and no other more suitable sites outside grade 2 land classification are available.</p>
Modifications Justification	<p>The Extended Phase 1 Habitat Survey (2014) identified the site as of low ecological value.</p> <p>The Strategic flood risk Assessment (2014) identifies that the site lies outside of the floodzone.</p> <p>The Sustainability Appraisal concludes that the site is one of the more favourable sites when compared against all of the reasonable alternatives.</p>
NEW03	
Previous Ref: NEW09, EOI 469	SHLAA Ref: AS631
Location:	Land to the south of Preston Drive
Details of Allocation:	A previously developed site to the south of Preston Drive bounded by Dragon Lane open space to the south. A 0.18 hectare site for 3 residential dwellings.
Justification for the Allocation:	<p>This garage site on Preston Drive offers the opportunity to develop residential properties on a previously used site close to the centre of Newbold Verdon. The site was proposed to be allocated for residential development at the Preferred Options stage and generated a minimal number of objections.</p> <p>The site has been assessed through the 2013 SHLAA and was found to be suitable, available and achievable where the overall assessment given was deliverable and developable, indicating that it would be capable of coming forward for development in the plan period.</p> <p>This site was included in the existing supply when devising the housing requirement for Newbold Verdon. For this reason, no dwellings on this site should be removed from the residual</p>

	<p>housing requirement.</p> <p>Adequate access to the site is present off Preston Drive with the Highway Authority confirming the development is acceptable in principle.</p>
Modifications Justification	<p>The Extended Phase 1 Habitat Survey (2014) identified the site as of low ecological value.</p> <p>The Strategic flood risk Assessment (2014) identifies that the site lies outside of the floodzone.</p> <p>The Sustainability Appraisal concludes that the site is one of three most sustainable sites when considered against all reasonable alternatives.</p>
NEW04 (allocation removed)	
Previous Ref: NEW15, EOI 115	SHLAA Ref: AS675
Location:	Land adjacent to 50 Brascote Lane
Details of Allocation:	Located off Brascote Lane and adjacent to number 50. A 0.13 hectare site for residential development for 4 dwellings.
Justification for the Allocation:	<p>This site was included for allocation at the Preferred Options stage. It lies adjacent to existing dwellings of Brascote Lane and is bounded by allotments to the south and substantial rear gardens to properties on Arnold's Crescent to the east. A public footpath runs across the site and would need to be incorporated into any scheme or an application made for diversion.</p> <p>This site could be easily accessed from Brascote Lane and lends itself to the natural extension of the settlement.</p> <p>The site has been assessed through the 2013 SHLAA and was found to be suitable, available and achievable where the overall assessment given was developable, indicating that it would be capable of coming forward for development in the plan period.</p> <p>The Extended Phase 1 Habitat Survey identified this site has low ecological value.</p>
Modifications Justification	<p>The Extended Phase 1 Habitat Survey (2014) identified the site as of low ecological value.</p> <p>The Sustainability Appraisal concludes that the</p>

	<p>site is one of three most sustainable sites when considered against all reasonable alternatives.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies within flood zones 2, 3a and 3b as a result this site has now been discounted.</p>
Residential Site Allocation with Planning Permission*	
NEW05PP	
Previous Ref: NEW01a, 11/00489/FUL and 13/00905/FUL	SHLAA Ref: AS436
Location:	Land at Old Farm Lane
Details of Allocation:	An approved residential scheme for 94 dwellings including the demolition of 71 Dragon Lane and associated garages, car parking and infrastructure. The scheme is situated on the north west corner of Newbold Verdon. The capacity of the site was increased to 102 dwellings under reference 13/00905/FUL
Justification for the Allocation:	This residential scheme was approved under reference 11/00489/FUL in September 2011 with the capacity increased under reference 13/00905/FUL approved in April 2014.

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

Allocations which relate to but stand away from the settlement**	
NEW25	
Previous Ref: NEW07, OS Ref 280	SHLAA Ref: N/a
Location:	Brascote Lane Allotments (South)
Details of Allocation:	Open Space: Allotments located to the south of Newbold Verdon on Brascote Lane, standing apart from the village's settlement boundary. The site has an area of 2.09 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 68% and there is a shortfall in the quantity of allotments across the Borough generally. Therefore allotments will be safeguarded with the opportunity for enhancement through policy DM8.
NEW26	
Previous Ref: OS Ref 722	SHLAA Ref: N/a
Location:	Brascote Lane Green Space
Details of Allocation:	Open Space: Natural and Semi-natural open space lying some distance from the settlement of Newbold Verdon, south of Brascote Lane. The

	site has an area of 4.14 hectares. The area relates to pools and woodland.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The study identifies that there is a shortfall in the quality of this open space type in Newbold Verdon.</p> <p>These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.</p>
NEW27	
Previous Ref: N/a	SHLAA Ref: AS898
Location:	Verdon Sawmills, Bagworth Road, Newbold Heath
Details of Allocation:	An existing employment site serving as a timber yard situated to the north of Newbold Verdon, on the approach to Newbold Heath. The site has an area of 1.07 hectares.
Justification for the Allocation:	The Employment Land and Premises Review (July 2013) identified this site as a category B site, to be retained for 100% employment uses. Planning permission was granted in 2011 for a minor extension to the employment site. This site will be safeguarded as an employment site in line with policy DM19.

**These Allocations appear on the Borough-wide proposals map

4.4 Stoke Golding

Core Strategy Requirements

- 4.4.1 The Core Strategy set out a minimum requirement for 60 new homes to be delivered in Stoke Golding. The residual housing requirement for Stoke Golding is described below:

$$\begin{array}{r}
 \text{Stoke Golding Requirement (60)} \\
 + \\
 \text{Expired Permissions (5)} \\
 + \\
 \text{Alterations (0)} \\
 - \\
 \text{Dwellings completed (39)} \\
 - \\
 \text{Dwellings committed (permissions) (101)}
 \end{array}$$

Stoke Golding Residual Housing Requirement = **-75 dwellings**

- 4.4.2 Due to the number of dwellings provided the minimum housing requirement in Stoke Golding has been exceeded by 75 dwellings. The sites included in this calculation are listed below.

Expired Permissions:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings added to residual requirement
Rear of 30-42 Hinckley Road	07/00433/FUL	3	Yes	As538	3
Park House, Main Street	08/00795/FUL	2	Yes	As738	2
47 Station Road	09/00166/COU	1	No	As837	0
Total:					5

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
22 Pine Close	07/00880/FUL	1	Yes	As539	0
St Martins Convent, Hinckley Road	11/00219/REM	35	No	As674	35
Land rear of 30-42 Hinckley Road	11/00409/FUL	3	No	As538	3
Park House, 4 Main Street	12/00349/FUL	2	No	As738	2
Total:					40
Minus Dwellings demolished (1):					39 (net)

Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
Park House, 4 Main Street	12/00349/FUL	1
Total:		1

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land rear of 3 Hall Drive	10/00248/FUL	1	No	As539	1
St Martins Convent, Hinckley Road	11/00219/REM	24	No	As674	24
The Barn, Willow Stables, Wykin Lane	12/00208/COU	1	No	As1043	1
Land off Hinckley Road *	14/00262/OUT	75	No	As603	75
Total:					101
Minus Superseded Permissions (0), Large Sites Expiry Rate (0) and Small Site Expiry Rate (0):					101 (net)

* This is a site permitted between 1 April 2014 and 31 August 2014 pending the signing of a S106 agreement (as at 1 September 2014).

4.4.3 The residual housing requirement of one dwelling has not been allocated for through the site allocations, as no small sites were identified in the Preferred Options. In addition it is considered this dwelling will be delivered through natural infill, especially considering the slight extension to the Stoke Golding settlement boundary as prescribed through the Settlement Boundary Revision Topic Paper.

4.4.4 The Core Strategy requires that the existing deficiencies in the quality and accessibility of green spaces and play provision are addressed and the strategic green infrastructure network as detailed in Core Strategy policy 20 is implemented. In addition, the Core Strategy requires a range of employment opportunities and to seek improvements in the quality of the village hall, playing fields and pavilion.

Preferred Options Consultation Responses

4.4.5 At the Preferred Options consultation stage in 2009, one site was put forward as the preferred option to meet the minimum housing requirement for Stoke Golding. This site was identified as STG01, land adjacent to 45 and 46 Sherwood Road for 59 dwellings. In addition

another site was identified for two potential uses under references STG02a and STG02b, land at Saint Martin's Convent. The STG02a option proposed residential development in the form of Extra Care-elderly person's accommodation. The STG02b option proposed a niche employment use on the site.

4.4.6 STG01 is a greenfield site adjacent to the settlement boundary on the eastern periphery on the village. During this consultation, STG01 received 76 objections, one neutral comment and one comment of support. The objections raised the following points:

- Coalescence of settlements
- Historic Ridge and Furrow and Grade II Agricultural land
- Protected species
- Rising land would result in a prominent development
- Site relates poorly to the urban morphology
- An increase in traffic and congestion
- A site closer to the village centre would be more appropriate.
- History of flooding from Sherwood Close to Whitemoors Close.

4.4.7 STG02a/b is a brownfield site upon which stood a convent on the very eastern periphery of the village in close proximity to preferred option site STG01.

Progressing from the Preferred Options to selecting sites for allocation.

4.4.8 At the Preferred Options consultation stage in 2009, two potential housing sites were put forward as the preferred option sites for housing;

Preferred Option Site Allocations (2009)		
Previous Reference	Location	Proposed number of dwellings
STG01	Land adjacent to 45 and 46 Sherwood Road	59 dwellings
STG02a	Land at Saint Martins Covent	Residential (Extra care-elderly persons accommodation)

4.4.9 The site STG01 was subject to a planning application under reference 10/00408/OUT which was refused by Council and the appeal dismissed by a planning inspector.

4.4.10 As identified above the site STG02a was approved for 59 dwellings, which with the exception of one dwelling, meets the minimum housing requirement for Stoke Golding.

4.4.11 Due to the refusal of development on STG01 and the approval of STG02a and the other commitments identified above, no further residential allocations are required during the plan period. Therefore

the comments raised in relation to these preferred option sites in 2009 have been superseded by events.

4.4.12 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced since the Preferred Options report was published in 2009 to inform the site selection process. Of most relevance for Stoke Golding are the following studies which have been updated or completed:

- Strategic Housing Land Availability Assessment (SHLAA) (2013)
- Open Space, Sports and Recreational Facilities Study (2011)
- Extended Phase 1 Habitat Survey (2012)
- Community, Cultural and Tourism Facilities Review (2013)
- Employment Land and Premises Review (2013)
- District, Local and Neighbourhood Centre Review (2012)
- Areas of Separation Review (2012)
- New Green Wedge Allocations Topic Paper (2012)

4.4.13 These studies have provided an updated baseline position since 2009, identifying open spaces and community, cultural and tourism facilities for protection, assessing the significance of any habitats and species within sites considered at the Preferred Options stage and updating any requirements for additional employment provision.

4.4.14 Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

4.4.14 The Extended Phase 1 Habitat Survey has assessed additional sites. The Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

4.4.15 STG25PP has been allocated through the Proposed Modifications as a recently approved residential scheme.

Sites to be allocated at September 2014

Stoke Golding Site Allocations			
Reference	Location	Designation	Policy
Retail			
STG15N	Stoke Golding Village Centre, High Street & Station Road	Neighbourhood Centre	DM22
Employment			
STG14	Willow Park Industrial	Employment Site	DM19

Stoke Golding Site Allocations			
Reference	Location	Designation	Policy
	Estate, Station Road		
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 People	DM8
STG11	St Martin's 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 Martin's 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
STG21	Stoke Golding Village Hall, Hall Drive	Community Facility	DM25

Stoke Golding Site Allocations			
Reference	Location	Designation	Policy
STG22	Stoke Golding Doctors Surgery, Pine Close	Community Facility	DM25
STG23	Saint Martin's Catholic Voluntary Academy, Hinckley Road	Community Facility	DM25
STG01	Stoke Golding Settlement Boundary	Settlement Boundary	Core Strategy Policy 7
Residential Site Allocations with Planning Permission*			
STG02PP	St Martin's Convent, Hinckley Road	59 dwellings	Core Strategy Policy 7
STG25PP**	Land off Hinckley Road	75 dwellings	Core Strategy Policy 7

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

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

Site references with the final suffix of N identify Neighbourhood Centres

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.

Site Selection Justifications	
Retail	
STG15N	
Previous Ref: STG12	SHLAA Ref: N/a
Location:	Stoke Golding Village Centre (Neighbourhood Centre), High Street and Station Road
Details of Allocation:	A small grouping of local shops including a post office, two pubs and a hairdresser's. The Neighbourhood Centre is situated within the centre of the original settlement core.
Justification for Allocation:	The District, Local and Neighbourhood Centre Review (Feb 2012) identified this site as meeting the criteria to be classified as a neighbourhood centre. Since the production of the review the local convenience store has closed. This will be reflected in the updated review. The review also establishes

	<p>the centre's boundaries which are reflected in the allocation. The vitality of the Neighbourhood Centre is safeguarded by policy DM18.</p> <p>The Preferred Option public consultation responses identified no objections, no general comments and one comment of support relating to this allocation. The supporting comment requested the centre should be maintained for retail provision.</p>
Employment	
STG14	
Previous Ref: STG03	SHLAA Ref: N/a
Location:	Willow Park Industrial Estate, Station Road
Details of Allocation:	An existing B1, B2 and B8 employment site standing on the western side of the Ashby Canal. The site has 10 units and an overall site area of 1.57 hectares.
Justification for Allocation:	<p>The Employment Land and Premises Review (July 2013) identifies this employment site as a category 'A' site to be 100% retained for employment use. It also highlights that the site has a 100% occupancy rate and is of moderate to good quality. Due to the importance, occupation and quality of the site it has been allocated as an existing employment site to be safeguarded under policy DM19.</p> <p>The Preferred Option public consultation responses highlighted one comment of support which identified a wording error in the previous Appendix 2 and also identified the site as a key employment area.</p>
Open Space	
STG03	
Previous Ref: STG06, OS Ref 278	SHLAA Ref: N/a
Location:	Stoke Golding Zion Baptist Church Allotments, High Street
Details of Allocation:	Open Space: Allotments situated to the rear of the Baptist Church on the western periphery of the village. The site has an area of 0.12 hectares.
Justification for Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall in the quality of allotments in Stoke Golding and a shortfall in the quantity of allotments in the Borough generally. Therefore allotments will be safeguarded, with the opportunity for enhancement through policy DM8. This site has a quality score of 46%.</p> <p>The Preferred Option public consultation responses identified six comments of support relating to this allocation. The comments supported this site's retention as allotments.</p>

STG04	
Previous Ref: Os Ref 311	SHLAA Ref: N/a
Location:	St Margaret of Antioch Parish Churchyard, High Street
Details of Allocation:	Open Space: Cemeteries and Churchyards forming the setting of the historical church in the heart of the village. The site has an area of 0.27 hectares.
Justification for Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 50% and there is an opportunity to improve the quality of this open space type. This open space provides a space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. Therefore cemeteries will be safeguarded as valued open space through policy DM8.
STG05	
Previous Ref: OS Ref 912	SHLAA Ref: N/a
Location:	High Street Allotments
Details of Allocation:	Open Space: Allotments situated in the heart of the village close to the neighbourhood centre. The site has an area of 0.12 hectares.
Justification for Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall in the quality of allotments in Stoke Golding and a shortfall in the quantity of allotments in the borough generally. Therefore allotments will be safeguarded, with the opportunity for enhancement through policy DM8. This site has a quality score of 52%.
STG06	
Previous Ref: OS Ref 194	SHLAA Ref: N/a
Location:	Wykin Lane Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space within a residential area. The site has an area of 0.05 hectares.
Justification for Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the amenity space has a quality score of 70% and there is a shortfall in the quality of this open space type in Stoke Golding. This site adds to the amenity of local residents and visual quality of the area. The allocations of this site can help safeguard it as a valued open space through policy DM8.
STG07	
Previous Ref: STG05, OS Ref 402	SHLAA Ref: N/a
Location:	St Margaret's Church of England Primary School Playing Fields, High Street
Details of Allocation:	Open Space: Outdoor Sports Facilities situated to the rear of the school, surrounded by residential

	properties. The area serves as the playing fields for the primary school. The site has an area of 0.39 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified this site as an outdoor sports facility but did not identify a quality score. There is a shortfall in the quality of this open space type in Stoke Golding. The site provides a recreational and educational resource to the primary school, providing facilities to undertake sporting activities such as football and athletics. This site is a valued recreational resource and its allocation can help safeguard it as valued open space through policy DM8.
STG08	
Previous Ref: OS Ref 309	SHLAA Ref: N/a
Location:	Hinckley Road Cemetery
Details of Allocation:	Open Space: Cemeteries and Churchyards situated on one of the central thoroughfares through the village. The site has an area of 0.52 hectares.
Justification for Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 70%. This type of open space provides a space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. Therefore cemeteries will be safeguarded as valued open space through policy DM8.
STG09	
Previous Ref: OS Ref 310	SHLAA Ref: N/a
Location:	Wykin Lane Cemetery
Details of Allocation:	Open Space: Cemeteries and Churchyards standing on the southern edge of the settlement. The site has an area of 0.95 hectares.
Justification for Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 88%. This type of open space provides a space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. Therefore cemeteries will be safeguarded as valued open space through policy DM8.
STG10	
Previous Ref: STG04, OS Ref 28, 432, 485, 486 and 914	SHLAA Ref: N/a
Location:	Hall Drive Play Area and Recreation Ground
Details of Allocation:	Open Space: Children's Play Space, Formal Park,

	Outdoor Sports Facilities and Young Persons Facilities situated in a recreation area adjacent the southern settlement boundary, accessed off Hinckley Road. The site has a total area of 2.65 hectares.
Justification for Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the following quality scores:</p> <ul style="list-style-type: none"> • Children's Play Space: 32% • Young Persons Facilities: 67% • Formal Park: 74% • Outdoor Sports Facilities: 58% <p>There is an identified shortfall in the quality of all the above open space types in addition to a shortfall in the quantity of young persons and formal park provision in Stoke Golding.</p> <p>This site provides the opportunity for a good selection of potential activities for a wide demographic range. The variety of open space typologies within close proximity to the village is safeguarded as a valuable resource through policy DM8 and offers enhancement in the future.</p> <p>Preferred Option Public Consultation Responses identified five comments of support for this site to be protected as open space and support the village hall and community facilities.</p>
STG11	
Previous Ref: STG11, OS Ref 401	SHLAA Ref: N/a
Location:	Saint Martin's Catholic Voluntary Academy Playing Fields, Hinckley Road
Details of Allocation:	Open Space: Outdoor Sports Facilities situated to the rear of the school and on the south eastern periphery of the village. The area serves as the playing fields for the secondary school. The site has an area of 4.76 hectares.
Justification for Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified this site as an outdoor sports facility and there is a shortfall in the quality of this open space type in Stoke Golding. The site provides a recreational and educational resource to the secondary school, providing facilities to undertake sporting activities such as football, cricket, tennis and athletics. This site is a valued recreational resource and its allocation can help safeguard it as valued open space through policy DM8.
STG12PP	
Previous Ref: STG02a/b	SHLAA Ref: AS674

Location:	Convent Drive Green Space
Details of Allocation:	Open Space: Amenity Green Space and Children's Play Space situated with the approved residential development at the former St Martin's Convent site. The amenity green space is placed centrally within the residential development. The children's play space stands to the east of the dwellings. The site has a total area of 0.11 hectares.
Justification for Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify this site as open space as it was not constructed at the time of the site visits. The open space was permitted as part of the residential scheme on the old convent site. The open space meets the criteria to be classified as amenity green space and children's play space and will appear in any future revisions of the open space study. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future
STG13	
Previous Ref: OS Ref 290	SHLAA Ref: N/a
Location:	St Martin's Allotments
Details of Allocation:	Open Space: Allotments situated to the east of Saint Martins Convent residential development. The site has an area of 1.17 hectares.
Justification for Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall in the quality of allotments in Stoke Golding and a shortfall in the quantity of allotments in the Borough generally. Therefore allotments will be safeguarded, with the opportunity for enhancement through policy DM8.
Community Facilities	
STG16	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Stoke Golding Zion Baptist Church, High Street
Details of Allocation:	A religious community congregational space on the western periphery of the settlement. The allocation includes the associated parking area but excludes the allotments to the rear as these are as designated as open space and safeguarded in line with policy DM8.
Justification for Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community facility to be safeguarded in line with policy DM25.
STG17	
Previous Ref: STG07	SHLAA Ref: N/a

Location:	Saint Margaret of Antioch Parish Church, High Street
Details of Allocation:	A religious community congregational facility in historic heart of Stoke Golding. Surrounding areas of open space have been identified and designated as open space and safeguarded in line with policy DM8. This building is Grade I listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
STG18	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Baxter Hall, High Street
Details of Allocation:	A congregational community facility situated adjacent to and affiliated to St Margaret's Church of England Primary School.
Justification for Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a congregational community facility providing activities such as yoga, playschool and heritage group. This facility will be safeguarded in line with policy DM25.
STG19	
Previous Ref: STG05	SHLAA Ref: N/a
Location:	St Margaret's Church of England Primary School, High Street
Details of Allocation:	An educational community facility situated in the heart of the village. The associated playing fields will be designated as open space and safeguarded in line with policy DM8. The allocation includes the parking area and associated areas of hardstanding.
Justification for Allocation:	<p>The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational community facility serving as the only primary school within a reasonable walking distance of properties in the village. This facility will be safeguarded in line with policy DM25.</p> <p>Preferred Option Public Consultation Responses identified no objections, no general comments and one comment of support relating to this allocation. The supporting comment requested the playing fields be designated as recreational space.</p>
STG20	
Previous Ref: N/a	SHLAA Ref: N/a

Location:	Stoke Golding Methodist Church, Main Street
Details of Allocation:	A religious community congregational space in historic heart of Stoke Golding. The allocation includes surrounding hardstanding.
Justification for Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community facility providing activities such as Zumba and Coffee mornings. This facility will be safeguarded in line with policy DM25.
STG21	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Stoke Golding Village Hall, Hall Drive
Details of Allocation:	A congregational community facility situated adjacent the Hall Drive recreation area adjacent the southern settlement boundary. The allocation includes the associated parking area.
Justification for Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a range of services such as a youth club, dance classes, scouts and play group. This facility will be safeguarded in line with policy DM25.
STG22	
Previous Ref: N/a	SHLAA Ref: AS539
Location:	Stoke Golding Doctors Surgery, Pine Close
Details of Allocation:	A community healthcare facility forming the primary facility within the village. The facility stands on the settlement's southern periphery. The allocation includes the associated hardstanding.
Justification for Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the only health centre within a reasonable walking distance of properties in the village. This facility will be safeguarded in line with policy DM25.
STG23	
Previous Ref: STG11	SHLAA Ref: N/a
Location:	Saint Martins Catholic Voluntary Academy, Hinckley Road
Details of Allocation:	A specialist science college standing on the eastern edge of the settlement serving pupils between the ages of 11-14 years. The associated playing fields will be designated as open space and safeguarded in line with policy DM8. The allocation includes associated areas of hardstanding.
Justification for Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational community facility to be safeguarded in line with policy DM25. This facility is the only school within the local area which serves for the educational needs of this age range of pupils.

	Preferred Option Public Consultation Responses identified no objections, no general comments and one comment of support relating to this allocation. The supporting comment requested the playing fields be designated as recreational space.
STG01	
Previous Ref: STG09	SHLAA Ref: N/a
Location:	The Settlement Boundary for Stoke Golding
Details of Allocation:	The revised settlement boundary which hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for Allocation:	<p>In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001).</p> <p>The Preferred Option public consultation responses highlighted 32 objections and 6 neutral comments. The objections related to unacceptable expansion, coalescence of Dadlington and Stoke Golding, character of the village and encroachment into the countryside. The comments received related to the inclusion of the convent site into the settlement boundary and fields between Dadlington and Stoke Golding to be retained. These comments have been reflected in the revised settlement boundary.</p>
Residential Site Allocations with Planning Permission*	
STG02PP	
Previous Ref: STG02a/b, 11/00219/REM	SHLAA Ref: AS674
Location:	St Martin's Convent, Hinckley Road
Details of Allocation:	An approved residential scheme for 59 dwellings situated on the old convent site to the far east of Stoke Golding.
Justification for Allocation:	This scheme was approved as Outline under reference 10/00358/OUT in September 2010 and Reserved Matters under reference 11/00219/REM in June 2011.
STG25PP **	
Previous Ref: 14/00262/OUT	SHLAA Ref: AS603
Location:	Land off Hinckley Road
Details of Allocation:	An approved residential scheme for up to 75 dwellings situated to the far east of Stoke Golding.
Justification for Allocation:	This scheme was approved under reference 14/00262/OUT at 19 August planning committee pending the signing of a Section 106 agreement

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

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

Allocations which relate to but stand away from the settlement***	
STG24	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Stoke Golding Marina (The Ashby Canal Centre), Station Road
Details of Allocation:	A marina for narrow boats on the Ashby Canal. An identified Cultural and Tourism Facility on the western side of the Ashby Canal. The allocation includes the associated parking areas.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a Cultural and Tourism Facility providing 55 barge spaces, a marina and dry dock. This facility will be safeguarded in line with Policy DM24.

*** Allocations appear on the Borough-wide proposals map

5. Rural Villages

5.1 Congerstone

Core Strategy Requirements

5.1.1 The Core Strategy set out a minimum requirement for 10 new homes to be delivered in Congerstone. The residual housing requirement for Congerstone is described below:

$$\begin{array}{r}
 \text{Congerstone Requirement (10)} \\
 + \\
 \text{Expired Permissions (0)} \\
 + \\
 \text{Alterations (0)} \\
 - \\
 \text{Dwellings completed (5)} \\
 - \\
 \text{Dwellings committed (permissions) (2)}
 \end{array}$$

Congerstone Residual Housing Requirement = **3 dwellings**

5.1.2 The sites included in this calculation are listed below.

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Tithe Farm, Barton Road	08/00077/FUL	1	Yes	As769	0
The Rectory, 2 Shadows Lane	08/00789/FUL	1	Yes	AS791	0
99 Barton Road	11/01021/FUL	5	No	As972	5
Total:					5
Minus Dwellings demolished (0):					5 (net)

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land adj The Bungalow, Barton Road	11/00399/FUL	1	No	As1014	1
99 Barton Road	11/01021/FUL	1	No	As972	1
Total:					2
Minus Superseded Permissions (0), Large Sites Expiry Rate (0) and Small Site Expiry Rate (0):					2 (net)

- 5.1.3 In addition, the Core Strategy requires that the existing deficiencies in the quality and accessibility of green space and play provision in the village are addressed, the loss of local shops is resisted and the strategic green infrastructure is delivered.

Preferred Options Consultation Responses

- 5.1.4 At the Preferred Options consultation stage in 2009, a single site was put forward to deliver the 10 dwellings required by the Core Strategy;

Preferred Options Consultation Responses		
Previous Reference	Location	Proposed number of dwellings
CON01 (AS510)	Land at Poplar Terrace	9 dwellings

- 5.1.5 CON01 (AS510) received a significant level of objections through a petition with 130 signatories which was received after the Preferred Options consultation had ended. The comments included:
- The field represents a valuable green space in the village;
 - The open space provides an important gap between existing buildings which contributes to the character of the settlement;
 - The site is outside of the settlement boundary;
 - The village has a Conservation Area and residents wish to preserve the special character and setting of the village; and
 - Residents would encourage the recycling of derelict urban land within the village rather than developments that encroach into the countryside.
- 5.1.6 Due to the level of public opposition it has been necessary to give consideration to alternative sites in the village capable of delivering the residual housing requirement for Congerstone.
- 5.1.7 CON02 was previously proposed to be allocated for B1- Business use as it was previously in employment use as Dawkins Abattoir, pursuant to the planning permission awarded in 2007 for the redevelopment of the wider site. In 2012, planning permission was granted for 6 residential dwellings on the site and as such this employment allocation is not being taken forward.

Progressing from the Preferred Options to selecting sites for allocation

- 5.1.8 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance for Congerstone, the following studies have been updated or completed:
- Strategic Housing Land Availability Assessment (SHLAA) (2013)
 - Open Space, Sports and Recreational Facilities Study (2011)

- Extended Phase 1 Habitat Survey (2012)
- Community, Cultural and Tourism Facilities Review (2013)
- Employment Land and Premises Review (2013)
- District, Local and Neighbourhood Centre Review (2012)

5.1.9 These studies have provided an updated baseline position since 2009, identifying open spaces and community facilities for protection, assessing the developability and deliverability of residential sites and assessing the significance of any habitats and species within sites considered at the Preferred Options stage.

5.1.10 In line with the sequential approach advocated in the Core Strategy, sites within the existing settlement boundary were considered first. The 2013 SHLAA only included one site within the village boundary (AS507: Land at Main Street) but this site was also identified within the Open Space, Sports and Recreational Facilities Study as an important Amenity Green Space and Multi-Use Games Area. This site (the only site within the pre-existing 2001 settlement boundary) has therefore been classed as non-developable. A site which previously stood adjacent to the 2001 settlement boundary must therefore be put forward for allocation.

5.1.11 Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

5.1.12 The Extended Phase 1 Habitat Survey has assessed additional sites. The Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

5.1.13 CON11 is to be allocated as an open space through the Proposed Modifications as it was identified through the previous consultation and it meets the open space criteria.

Sites to be allocated at September 2014

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 Persons	DM8

		Facilities	
CON11	Crown Meadow Amenity Green Space	Amenity Green Space	DM8
Community Facility			
CON07	Congerstone Primary School, Shackerstone Road	Community Facility	DM25
CON08	St Mary the Virgin Church, Main Street	Community Facility	DM25
CON09	Congerstone Village Hall, Main Street	Community Facility	DM25
CON10	The Horse and Jockey Public House, Bosworth Road	Community Facility	DM25
CON01	Congerstone Settlement Boundary	Settlement Boundary	Core Strategy Policy 12
Residential Allocations			
CON02	Land at Fox Covert Farm	4 dwellings	Core Strategy Policy 12
Residential Site Allocations with Planning Permission*			
CON03PP	99 Barton Road	6 dwellings	Core Strategy Policy 12

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

Site Selection Justifications	
Open Space	
CON04	
Previous Ref: CON05, OS Ref 391	SHLAA Ref: N/a
Location:	Congerstone Primary School Playing Fields, Shackerstone Road
Details of Allocation:	Open Space: Outdoor Sports Facilities Located outside of the settlement boundary to the north of the Congerstone. The site has an area of 0.56 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identifies a shortfall of this open space type in rural villages. This site provides a recreational and educational resource to the school, providing facilities to undertake football. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space

	through policy DM8.
CON05	
Previous Ref: OS Ref 323	SHLAA Ref: N/a
Location:	St Mary the Virgin Churchyard, Main Street
Details of Allocation:	Open Space: Cemeteries and Churchyards located on the western side of the village of Congerstone, with access taken off Shackerstone Road. The site has an area of 0.52 hectares. The church is classified as a community facility and will be safeguarded in line with policy DM25. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified this site has a quality score of 85%. These types of open space provide space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and are a valued area of open space. The allocation of this site can help safeguard it a valued open space through policy DM8 and offer enhancement in the future.
CON06	
Previous Ref: CON03, OS Ref 248 and 492, EOI 371	SHLAA Ref: N/a
Location:	Church Field, Shackerstone Road
Details of Allocation:	Open Space: Amenity Green Space and Young Persons Facilities located off Shackerstone Road and is bounded by Church Field to the west. The site has an area of 0.2 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the amenity green space has a quality score of 35% and the young persons facilities a quality score of 40%. The Study identifies that rural villages have a shortfall in the quality and quantity of these open space types. The allocation includes Multi-Use Games Area (MUGA). These sites add to the amenity of local residents and the visual quality of the area and provide social opportunities for teenagers. The allocation of this site can help safeguard it a valued open space through policy DM8 and offer enhancement in the future.
CON11	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Crown Meadow Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space located off Bilstone Road and Shadows Lane.

Modified Justification:	This allocation was identified through the consultation on the Site Allocations and Development Management Policies DPD Pre-Submission Version (February 2014). Subsequently a site visit was carried out to ensure that it met the Open Space, Sports and Recreational Facilities Study Methodology. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
Community Facilities	
CON07	
Previous Ref: CON05	SHLAA Ref: N/a
Location:	Congerstone Primary School, Shackerstone Road
Details of Allocation:	An educational community facility located outside of the settlement boundary to the north of the Congerstone. The allocation includes the playground and areas of hardstanding. The associated playing fields are classified as open space and will be safeguarded in line with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies the site as the only educational facility within a reasonable walking distance and also serves the villages of Bilstone, Odstone, Twycross, Norton Juxta Twycross and Shackerstone. This facility will be safeguarded as an educational community facility in line with policy DM25.
CON08	
Previous Ref: OS Ref 323	SHLAA Ref: N/a
Location:	St Mary the Virgin Church, Main Street
Details of Allocation:	A religious community congregational facility located on the western side of the village of Congerstone, with access taken off Shackerstone Road. The churchyard is classified as open space and will be safeguarded inline with policy DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing for community worship and jazz group. In addition these facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes. This facility will be safeguarded in line with policy DM25.

CON09	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Congerstone Village Hall, Main Street
Details of Allocation:	A congregational community located on Main Street in the centre of the village of Congerstone. The allocation includes the front parking area.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies the site as providing Tiddles Dance and Drama. This facility will be safeguarded as an educational community facility in line with policy DM25.
CON10	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Horse & Jockey Public House, Bosworth Road
Details of Allocation:	A congregational and recreational community facility located to the south of the village at the junction of Main Street with Bilstone Road. The Horse and Jockey Public House dominates the southern entrance into the village of Congerstone. The allocation includes the parking area to the rear.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the only public house in the village. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision. This facility will be safeguarded inline with policy DM25.
CON01	
Previous Ref: CON04	SHLAA Ref: N/a
Location:	The Settlement Boundary for Congerstone
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.

Residential Site Allocations	
CON02 (AS508)	
Previous Ref: EOI 432	SHLAA Ref: AS508
Location:	Land at Fox Covert Farm, Main Street
Details of Allocation:	<p>This site is located in the centre of the village of Congerstone, to the east of Main Street. Alongside a small grazing paddock, a number of barns and stable buildings currently occupy the site.</p> <p>A site area of 0.28 hectares will be allocated for the delivery of 4 dwellings which will consist of the conversion of the existing buildings on the site.</p>
Justification for the Allocation:	<p>Policy 12: Rural Villages of the Core Strategy advocates the allocation of land for a minimum of 10 new homes within Congerstone. Due to the granting of a number of planning permissions, the remaining housing requirement now stands at 4 dwellings.</p> <p>Despite falling outside of the settlement boundary, there is the opportunity to reuse this part-brownfield, part-greenfield site in the centre of the village of Congerstone. The allocation of this site for 4 dwellings will enable the village's residual housing requirement to be met. In developing proposals for the most efficient use of the site, schemes for more than 4 dwellings may be acceptable. However, the relationship of any proposals to the Conservation Area (as discussed below) and maintenance of the views to the open countryside will be paramount.</p> <p>The western portion of the site along Main Street falls within the Congerstone Conservation Area and development of this site will need to pay particular regard to the existing pattern of development and historic features which are worthy of preservation. The historic farm buildings on the site which are in a courtyard layout are of high quality and should be preserved and incorporated into the scheme where possible. The Congerstone Conservation Appraisal notes that the character of the Conservation Area is primarily derived from the agricultural origins of the settlement. There is an attractive loose-fit mixture of farm and domestic</p>

	<p>vernacular buildings that provide a richness and variety to the Conservation Area. The paddock area adjacent to the site affords views out to the open countryside beyond the village, hence its exclusion from the allocation site. The paddock also has distinct Carlton stone walls with their saddle-back coping as its boundary fronting Main Street which are a particular feature of area and should be retained.</p> <p>The 2012 Extended Phase 1 Habitat Survey considered this site for the existence of protected species and habitats and found the site to generally be of low ecological value. Further surveys may be necessary, particularly as mistletoe (low incidence in Hinckley and Bosworth) was found adjacent to the site. Any hedgerows on the site should be retained.</p> <p>The Highways Authority has advised that visibility at the site access appears poor due to the existing buildings fronting directly onto the highway. However the proposal is for 4 dwellings with access off a private drive which do not have the same visibility standards as an adopted road.</p>
Modifications Justification	<p>The Phase 1 Habitat Survey 2014 identified this site as having moderate ecological value but this is still comparably favourable to alternative sites AS510 and AS511 which both have the potential for a local wildlife site.</p> <p>The Strategic Flood Risk Assessment 2014 identified that this site does not stand within a floodplain. This compares with other sites in the village which do include areas of flood zone.</p> <p>The Sustainability Appraisal Addendum evaluated this site as the most sustainable option to accommodate the residential requirement for Congerstone.</p> <p>Updated comments from the Highway Authority accept the principle of the development of the site but highlight that any proposal would be required to address the potential substandard access points.</p>

Residential Site Allocations with Planning Permission*	
CON03PP	
Previous Ref: EOI 712	SHLAA Ref: AS972
Location:	99 Barton Road
Details of Allocation:	An approved residential scheme for 6 dwellings situated centrally within the hamlet.
Justification for the Allocation:	This scheme was approved as a full application under reference 11/01021/FUL in October 2012.

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

5.2. Higham on the Hill

Core Strategy Requirements

5.2.1 The Core Strategy set out a minimum requirement for 40 new homes to be delivered in Higham on the Hill. The residual housing requirement for Higham on the Hill is described below:

$$\begin{array}{r}
 \text{Higham on the Hill Requirement (40)} \\
 + \\
 \text{Expired Permissions (0)} \\
 + \\
 \text{Alterations (0)} \\
 - \\
 \text{Dwellings completed (1)} \\
 - \\
 \text{Dwellings committed (permissions) (49)}
 \end{array}$$

Higham on the Hill Residual Housing Requirement = **-10 dwellings**

5.2.2 Due to the number of dwellings provided the minimum housing requirement in Higham on the Hill has been exceeded by 10 dwellings. The sites included in this calculation are listed below.

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
117 Main Street	06/00655/FUL	1	Yes	As722	0
Land adj 2 Station Road	09/00192/FUL	1	No	As838	1
23 Cherry Orchard	09/00703/FUL	1	No	As902	1
Total:					2
Minus Dwellings demolished (1):					1 (net)

Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
112 Main Street	13/00413/FUL	1
Total:		1

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Spinney Bank	09/00893/REM	1	Yes	As867	0

Farm, Stoke Lane *					
Hall Farm, Hinckley Lane	11/00879/FUL	1	No	As1039	1
Land at Hilary Bevins Close **	12/00482/OUT	21	No	As1284	21
The Fox Inn, 81 Main Street	12/00584/COU	1	No	As1077	1
112 Main Street	13/00413/FUL	2	No	As1120	2
102 Main Street	13/00475/FUL	1	No	As1104	1
The Wyches, Barr Lane	13/00485/OUT	1	No	As1105	1
Rear of the Fox Inn, 81 Main Street	13/01065/FUL	1	No	As1106	1
Land at Hilary Bevins Close **	14/00503/FUL	43	No	As284	43
Total:					50
Minus Superseded Permissions (0), Large Sites Expiry Rate (1) and Small Site Expiry Rate (0):					49 (net)

* This permission supersedes a permission committed in Table 1 of Core Strategy

** The capacity on this site has been amended by a permission granted between 1 April 2014 and 31 August 2014

5.2.3 In addition, the Core Strategy requires that the existing deficiencies in the quality and accessibility of green space and play provision in the village are addressed, the loss of local shops is resisted and the strategic green infrastructure is delivered.

Preferred Options Consultation Responses

5.2.4 At the Preferred Options stage three sites were put forward to deliver the 40 dwellings required by the Core Strategy;

Preferred Option Site Allocations (2009)		
Previous reference	Location	Proposed number of dwellings
HIG01	Land off Hilary Bevins Close	21 dwellings
HIG02	Land to the south of Main Street (1)	9 dwellings
HIG10	Land south of Main Street (2)	10 dwellings

5.2.5 Site HIG01 received outline planning permission for 21 dwellings under reference 12/00482/OUT and is a committed site which does not need to be allocated. Therefore comments raised in relation to this preferred option site have been superseded by events.

- 5.2.6 Site HIG10 has been identified in the 2013 Strategic Housing Land Availability Assessment as having ownership constraints and not being available. This site is therefore non-developable and can not be carried forward as a site allocation as this would be undeliverable.
- 5.2.7 Site HIG02 received one objection, one general comment and one comment of support with the main themes identified below:
- Adverse impact on the Conservation Area;
 - Dwellings would be intrusive and an invasion of privacy as land stands higher;
 - Additional junction would add to existing dangers
 - Footpath should be safeguarded
 - This small site is more acceptable as less traffic impact on this part of the village; and
 - Increasing settlement boundary to include site would not have a massive impact on village amenities.
- 5.2.8 HIG02 has been identified in the 2013 Strategic Housing Land Availability Assessment as having ownership constraints and not being suitable or achievable. This site is therefore non-developable and can not be carried forward as a site allocation as this would be undeliverable.
- 5.2.9 In addition general comments were received regarding the allocation of sites in Higham on the Hill:
- The village is poorly served by healthcare facilities;
 - The potential need to increase the provision of equipped play areas to support housing proposals;
 - No identified requirement for additional housing to maintain the population of the village; and
 - The need to revise the Green Space Strategy, Quantity and Accessibility Audit for the village.

Progressing from the Preferred Options to selecting sites for allocation

- 5.2.10 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance for Higham on the Hill, the following studies have been updated or completed:
- Strategic Housing Land Availability Assessment (SHLAA) (2013)
 - Open Space, Sports and Recreational Facilities Study (2011)
 - Extended Phase 1 Habitat Survey (2012)
 - Community, Cultural and Tourism Facilities Review (2013)
 - Employment Land and Premises Review (2013)
- 5.2.11 These studies have provided an updated baseline position since 2009, identifying open spaces and community facilities for protection, assessing the developability and deliverability of residential sites and

assessing the significance of any habitats and species within sites considered at the Preferred Options stage.

5.2.12 Due to the remaining housing requirement being significantly reduced from the Core Strategy requirement, the remaining 13 dwellings can be accommodated on Land to the rear of The Oddfellows Arms Public House, Main Street. This site stands on the edge of the settlement but adjacent to the 2001 Local Plan settlement boundary and Conservation Area. Development will be required to respect the character and appearance of the Conservation Area in line with Core Strategy Policy 12.

5.2.13 Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

5.2.14 The Extended Phase 1 Habitat Survey has assessed additional sites. It identified that pre-submission allocation HIG02 was of high ecological value this is a red constraint and therefore the site has been removed as an allocation.

5.2.15 The Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

Sites to be allocated at September 2014

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 Persons 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	DM8
HIG08	St Peter's Churchyard,	Cemeteries and	DM8

	Main Street	Churchyards	
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
Residential Site Allocations with Planning Permission*			
HIG03PP	Land at Hilary Bevins Close	43 dwellings	Core Strategy Policy 12

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

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

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

Site Selection Justifications	
Employment	
HIG10	
Previous Ref: HIG04	SHLAA Ref: AS286
Location:	Industrial Estate, West of Station Road
Details of Allocation:	An existing employment site situated in the far north western corner of the settlement directly abutting the 2001 settlement boundary. The site has an area of 0.51 hectares.
Justification for the	The Hinckley & Bosworth Employment Land and

Allocation:	<p>Premises Review (July 2013) finds that this site is a key rural employment area and recommends that this site should be retained in its entirety for employment use. Its designation is in accordance with Core Strategy Policy 12 which seeks to support small scale employment uses within Rural Villages.</p> <p>The Employment Land and Premises Review (July 2013) found this site to be a Category A key rural employment site. It goes on to recommend that the site is retained in its entirety for employment use. As such this site has been allocated as an existing employment site to be safeguarded through policy DM19: Existing Employment Sites.</p>
Open Space	
HIG04	
Previous Ref: HIG05, OS Ref 27, 483 and 484	SHLAA Ref: N/a
Location:	King George V Playing Field, Main Street
Details of Allocation:	Open Space: Formal Park, Children's Play Space and Young Persons Facilities located south of Hilary Bevins Close and north of Main Street. The total site size is 1.02 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified that all three open space types have a quality score of 80%. The study identified a shortfall in the quantity of children's play space and young person's facilities in Higham on the Hill.</p> <p>The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old and for teenagers. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
HIG05	
Previous Ref: HIG07, OS Ref 276	SHLAA Ref: N/a
Location:	Nuneaton Lane Allotments
Details of Allocation:	Open Space: Existing Allotments privately owned covering an area of 0.73 hectares at Nuneaton Lane, just outside of the settlement boundary.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has

	a quality score of 87% and there is a shortfall in the quantity of allotments in the borough generally. This provides the opportunity for local residents to grow their own vegetables and the allocation of this site can help safeguard it as a valued open space through policy DM8.
HIG06	
Previous Ref: HIG06, OS Ref 371	SHLAA Ref: N/a
Location:	Higham on the Hill Cricket Ground, Nuneaton Lane
Details of Allocation:	Open Space: Outdoor Sports Facilities located in the far south of the settlement, beyond the settlement boundary and adjacent to Nuneaton Lane Allotments. The site has an area of 1.08 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identified there is a shortfall in the quantity of outdoor sports provision in Higham on the Hill. This site provides a recreational and leisure resource to Higham on the Hill providing opportunities to undertake cricket activities. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
HIG07	
Previous Ref: HIG09, OS Ref 198 and 404	SHLAA Ref: N/a
Location:	Higham on the Hill Church of England School Playing Field
Details of Allocation:	Open Space: Outdoor Sports Facilities located in the east of the settlement, north of Main Street. The site has an area of 0.64 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identified there is a shortfall in the quantity of outdoor sports provision in Higham on the Hill. This site provides a recreational and educational resource to the village providing opportunities to undertake football activities. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
HIG08	
Previous Ref: OS Ref 314	SHLAA Ref: N/a
Location:	St Peter's Churchyard, Main Street
Details of Allocation:	Open Space: Cemeteries and Churchyards

	surrounding St Peter's Church and located on the north side of Main Street, accessed via a small lane in the centre of the village. The site has an area of 0.47 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. This site provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
HIG09	
Previous Ref: OS Ref 10	SHLAA Ref: N/a
Location:	Higham Hall, Main Street
Details of Allocation:	Open Space: Formal Park forming the grounds around the historic Higham Hall. The site has an area of 0.74 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The site provides the setting for Higham Hall which is a Grade II listed building and adds to the amenity of residents and the visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
Community Facilities	
HIG11	
Previous Ref: N/a	SHLAA Ref: AS888
Location:	The Oddfellows Arms Public House, Main Street
Details of Allocation:	A congregational and recreational community facility located on the northern side of Main Street, close to the junction with Nuneaton Lane.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the only public house in the village. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision. The site to the rear of the pub is allocated for residential development but this is with the strong caveat that the pub be retained. The public house is therefore safeguarded in accordance with Policy DM25: Safeguarding

Community Facilities.	
HIG12	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Higham on the Hill Methodist Church, Main Street
Details of Allocation:	A religious community congregational facility located on the south side of Main Street, close to the centre of the village. The allocation includes the courtyard. This building is Grade II listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community facility to be safeguarded in line with policy DM25. This facility provides a place of worship and a lace and craft group.
HIG13	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Peter's Church, Main Street
Details of Allocation:	A religious community congregational facility located on the north side of Main Street and accessed via a small lane in the centre of the village. The churchyard is identified as valued open space and will be safeguarded in line with policy DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
HIG14	
Previous Ref: HIG09, OS Ref 198 and 404	SHLAA Ref: N/a
Location:	Higham on the Hill Church of England School and Community Centre, Main Street
Details of Allocation:	An educational and community congregational facility located in the east of the settlement, north of Main Street. The allocation includes the playground and other areas of hardstanding. The associated playing fields are classified as open space and will be safeguarded in line with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational and community congregational

	space offering activities such as a youth club, play group, youth football juniors and parents and tot. This facility will be safeguarded in line with policy DM25.
HIG01	
Previous Ref: HIG08	SHLAA Ref: N/a
Location:	The Settlement Boundary for Higham on the Hill
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from the detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
Residential Site Allocations	
HIG02 (allocation removed)	
Previous Ref: EOI 684	SHLAA Ref: AS888
Location:	Land to the rear of the Oddfellows Arms Public House, Main Street
Details of Allocation:	The Oddfellows Public House occupies a prominent position on Main Street, opposite to the junction with Nuneaton Lane. To the rear of the pub car park is a small grassed field. The site area is 0.76 hectares and a minimum of 13 dwellings are allocated for this site.
Justification for the Allocation:	<p>This site should be allocated for housing to deliver 13 dwellings to meet the residual housing requirement for the settlement as set out in Core Strategy Policy 12: Rural Villages. The site is capable of delivering 13 dwellings which will meet the identified housing need in Higham on the Hill.</p> <p>The Oddfellows Arms is a historic building which lies within the Higham on the Hill Conservation Area. It was originally built as two cottages in 1791, before being converted to a single building in 1862. Particular regard will need to be given to the relationship between the development of this site and the properties in the conservation area. Views between the countryside and the conservation area should wherever possible, be retained, although the views may be diminished in light of the planning permission for residential development on the site to the north, accessed</p>

	<p>off Hilary Bevins Close.</p> <p>In line with the safeguarding designation detailed below, the public house should be protected for the use of the community. The pub building and car park will therefore need to be incorporated into the wider development site, with access to the development site to the rear being taken between 23 Main Street and the Oddfellows Arms building. There is an opportunity to improve the appearance and setting of the Public House through a comprehensive scheme.</p> <p>The Highways Authority advised that traffic generated from the development will be small and unlikely to create any severe impacts on the highway network. Access visibility is restricted to the west however speeds are likely to be low given the nature of the road but traffic calming measures may be necessary to reduce speeds further. Existing parking provision for the pub is likely to be reduced to provide access.</p>
Modifications Justification	The Extended Phase 1 Habitat Survey (2014) identified that this site is of high ecological value this is a red constraint and therefore the site has been removed as an allocation .
Residential Site Allocations with Planning Permission*	
HIG03PP	
Previous Ref: EOI 70, 12/00482/OUT and 14/00503/FUL	SHLAA Ref: AS284
Location:	Land at Hilary Bevins Close
Details of Allocation:	An approved residential scheme for 43 dwellings to the east of Hilary Bevins Close.
Justification for the Allocation:	This scheme was approved under reference 12/00482/OUT in November 2012 but the Section 106 is still be finalised as of 1 October 2013. This scheme has been superseded by reference 14/00503/FUL approved in July 2014 for 43 dwellings.

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

Allocations which relate to but stand away from the settlement**	
HIG15	
Previous Ref: OS Ref 387	SHLAA Ref: N/a
Location:	Kings Lodge Training Centre Grounds
Details of Allocation:	Open Space: Outdoor Sports Facilities

	surrounding the Kings Lodge Training Facility on the A5 some distance from the settlement boundary of Higham on the Hill. The site has an area of 1.72 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identified there is a shortfall in the quantity of outdoor sports provision in Higham on the Hill. This site provides a recreational and educational resource providing opportunities to undertake football activities. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
HIG16	
Previous Ref: OS Ref 416	SHLAA Ref: N/a
Location:	Hijaz College Playing Fields, Watling Street
Details of Allocation:	Open Space: Outdoor Sports Facilities situated south of the settlement, accessed via a private drive off the A5 (Watling Street). The site has an area of 0.65 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identified there is a shortfall in the quantity of outdoor sports provision in Higham on the Hill. This site provides a recreational and educational resource providing opportunities to undertake football activities. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
HIG17	
Previous Ref: HIG03, EOI 68 & EL10	SHLAA Ref: AS596
Location:	MIRA, Watling Street
Details of Allocation:	An established employment site adjacent to the A5/Watling Street, this 307.2 hectare site is also a Enterprise Zone. Only a small section stands directly abutting the settlement boundary of Higham on the Hill. Adjacent uses of the site include residential and agricultural pasture.
Justification for the Allocation:	Outline planning permission (11/00360/OUT) was granted in March 2012 to deliver circa 2000 jobs. Highway improvements on the strategic road network have commenced to allow the site to reach its full potential. Notwithstanding these highway operation issues, the site is well served by the strategic road corridor of the A5/Watling Street and nearby motorways.

	<p>In August 2011, the MIRA Technology Park was designated as an Enterprise Zone by central government, in recognition of its potential to become the most advanced independent transport technology development facility in Europe. It has since attracted significant funding to enable the full development of the site.</p> <p>The whole site is identified as a Category A key/flagship employment area in the Hinckley and Bosworth Employment Land and Premises Review (July 2013) and is thus recommended that the vast majority of the site be retained for employment use (reflecting the permission for a small proportion of non-employment uses). It is therefore protected for employment use in line with DM19: Existing Employment Sites. The Review recognises that a large proportion of the site is not available for general employment use, as it is only suitable for specialist uses linked to the motor technology industry.</p>
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** These Allocations appear on the Borough-wide proposals map.

5.3 Nailstone

Core Strategy Requirements

5.3.1 The Core Strategy set out a minimum requirement for 20 new homes to be delivered in Nailstone. The residual housing requirement for Nailstone is described below:

$$\begin{array}{r}
 \text{Nailstone Requirement (20)} \\
 + \\
 \text{Expired Permissions (8)} \\
 + \\
 \text{Alterations (0)} \\
 - \\
 \text{Dwellings completed (2)} \\
 - \\
 \text{Dwellings committed (permissions) (6)}
 \end{array}$$

Nailstone Residual Housing Requirement = **20 dwellings**

5.3.2 The sites included in this calculation are listed below.

Expired Permissions:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings added to residual requirement
Yew Tree Farm, Occupation Road	07/00747/FUL	5	Yes	As424	5
15 Rectory Lane	07/01387/REM	2	Yes	As426	2
Land at Rectory Lane	08/00229/FUL	1	Yes	As775	1
Total:					8

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
15 Rectory Lane	09/00964/FUL	2	No	As426	2
Total:					2
Minus Dwellings demolished (0):					2 (net)

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land off Bagworth Road	12/00964/FUL	1	No	As1069	1
Lodge Farm, Wood Road	13/00571/FUL	1	No	As1110	1
Yew Tree Farm, Occupation Road	13/00995/FUL	3	No	As424	3
123 Barton Road *	14/00118/FUL	1	No	N/A	1
Total:					6
Minus Superseded Permissions (0), Large Sites Expiry Rate (0) and Small Site Expiry Rate (0):					6 (net)

* This is a site permitted between 1 April 2014 and 31 August 2014.

5.3.3 In addition, the Core Strategy requires that the existing deficiencies in the quality and accessibility of green space and play provision in the village are addressed and the strategic green infrastructure is delivered.

Preferred Options Consultation Responses

5.3.4 At the Preferred Options stage three sites were put forward to deliver the 20 dwellings required by the Core Strategy:

Preferred Option Site Allocations (2009)		
Previous Reference	Location	Proposed number of dwellings
NAI01	Land to the North of Bagworth Road	15 dwellings
NAI02	Yew Tree Farm	5 dwellings
NAI10	Land to the rear of 2 Rectory Lane	1 dwelling

5.3.5 NAI01 received two objections and one general comment with the main themes identified below:

- Site does not provide a natural extension to the village;
- Site is Grade II agricultural land;
- Constrained greenfield site bounded by mature hedgerows;
- Development would conflict with the village's historic morphology;
- Development of the site would consolidate the sporadic development along Bagworth Road;
- No evidence has been produced relating to visual impact, ecological impact or transport impact;

- The Vero's Lane site would be preferable over this location; and
- There may be issues over gaining highways access but these could be overcome by way of improvements.

5.3.6 NAI02 received one objection and one general comment with the main themes identified below:

- Site is outside of the village boundary;
- Site is visually exposed and prominent in the landscape;
- Development would conflict with the village's historic morphology;
- No evidence has been produced relating to visual impact, ecological impact or transport impact; and
- A larger site could be allocated at this location to provide additional dwellings.

5.3.7 The other proposed allocation site NAI10 did not receive any consultation comments.

5.3.8 In addition to these site specific comments, a number of representations also referred to the inability of Nailstone to accommodate further residential development, particularly in light of the lack of community facilities in the village (local centre, secondary school, equipped play provision) and other issues including the increase in commuting that development would generate. More positive comments were also received which recognised the role that additional development could play in supporting existing facilities.

5.3.9 The requirement for a minimum of 20 homes to be accommodated in the village over the 20 year period from 2006-2026 was tested at the examination into the soundness of the Core Strategy, held in May 2009 and therefore cannot be altered.

5.3.10 No alternative sites were suggested by stakeholders or members of the public at the Preferred Options stage.

Progressing from the Preferred Options to selecting sites for allocation

5.3.11 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance for Nailstone are the following studies which have been updated or completed:

- Strategic Housing Land Availability Assessment (SHLAA) (2013)
- Open Space, Sports and Recreational Facilities Study (2011)
- Extended Phase 1 Habitat Survey (2012)
- Community, Cultural and Tourism Facilities Review (2013)

5.3.12 These studies have provided an updated baseline position since 2009, identifying open spaces and community facilities for protection and

assessing the significance of any habitats and species within sites considered at the Preferred Options stage.

- 5.3.13 The sites to be allocated for residential development in Nailstone were reassessed following the Preferred Options consultation in light of the comments received, new and updated evidence base studies and planning permissions issued for residential development in the village.
- 5.3.14 In line with the spatial strategy set out in the Core Strategy, sites within the existing settlement boundary were firstly given consideration. Whilst within the boundary, the previously identified site at 6 Main Street (NAI10) has not been selected for allocation as it will only yield 1 dwelling. The site can therefore come forward for development without the benefit of an associated allocation. Similarly, a site adjacent to 6 Rectory Lane was also identified as developable in the 2013 SHLAA and capable of delivering 1 dwelling. It lies partially within the settlement boundary and therefore could potentially come forward for development without being allocated. Site NAI02 was also selected as a preferred option however further investigation has not adequately demonstrated an adequate and safe access is possible into the site making the site undeliverable.
- 5.3.15 The sites that have been selected for allocation for residential use include a site which was put forward at the Preferred Options stage and a small section of Alternative Option 1 (As422). Both of these sites stand outside, but adjacent to the pre-existing settlement boundary. NAI01 remains as proposed, with Land to the North of Bagworth Road offering the opportunity to meet the majority of Nailstone's residual housing requirement on one site, providing for 17 dwellings. The remaining residual of 4 dwellings will be allocated on the land to the rear of the Bulls Head, Main Street. This site comprises the access into the site through the car park of the Bulls Head, leading to two rear field parcels, one of which includes the lower end of Alternative Option 1. The public house is not included within the allocation. This site stands on Grade 2 agricultural land which would usually exclude residential development however this site is considered the most sequentially preferable site within the village as it stands adjacent the settlement boundary, the site is available for development, with an appropriate access and the majority of Nailstone stands on this land type.
- 5.3.16 Since the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:
- Extended Phase 1 Habitat Survey (2014)
 - Joint Strategic Flood Risk Assessment (2014)
- 5.3.17 The Extended Phase 1 Habitat Survey has assessed additional sites.

5.3.18 The Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

5.3.19 Land adjacent to 6 Main Street (NAI14) has been included as an allocation in the modifications consultation and the justification is set out below.

Sites to be allocated at September 2014

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 Playfields, 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
Residential Allocations			
NAI02	Land to the North of Bagworth Road	17 dwellings	Core Strategy Policy 12
NAI03	Land to the rear of the Bulls Head, Main Street	4 dwellings	Core Strategy Policy 12
NAI14	Land adjacent to 6 Main Street	1 dwelling	Core Strategy Policy 12

Allocations which relate to but stand away from the settlement*				
Reference	Location	Designation	Policy	
NAI13PP	Land at Nailstone Colliery	Employment Allocation of 24 ha, country park and open space	DM19 & 20	DM8

* These Allocations appear on the Borough-wide proposals map.

Site Selection Justifications	
Employment	
NAI08	
Previous Ref: NAI03, EL50	SHLAA Ref: AS431
Location:	Nailstone Highways Depot, Ibstock Road
Details of Allocation:	An existing employment site off the A447 (Ibstock Road) to the north of Nailstone village forming a Leicestershire County Council Highways Depot. The site has an area of 0.86 hectares.
Justification for the Allocation:	<p>The Employment Land and Premises Review (July 2013) found this site to be a Category B site and fit-for-purpose. It goes on to recommend that the site is retained in its entirety for employment use. As such this specific allocation will be safeguarded in line with policy DM19: Existing Employment Sites.</p> <p>Core Strategy Policy 12 states that support should be given to small scale employment uses within Rural Villages such as Nailstone. Whilst the site falls well outside the settlement boundary, the site provides the only employment provision for the village.</p>
Open Space	
NAI04	
Previous Ref: NAI08, OS Ref 174	SHLAA Ref: N/a
Location:	The Oval Amenity Green Space, The Oval
Details of Allocation:	Open Space: Amenity Green Space surrounded by houses within The Oval, standing to the west of the settlement. The site has an area of 0.29 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 65% and there is a shortfall in the quality and quantity of this open space type in Nailstone.</p> <p>The site adds to the amenity of local residents and visual quality of the area. The allocation can</p>

	help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
NAI05	
Previous Ref: NAI07, OS Ref 303	SHLAA Ref: N/a
Location:	All Saints Churchyard, Church Road
Details of Allocation:	Open Space: Cemeteries and Churchyards located to the north of Church Road and standing as a key feature of the village. The site has an area of 0.53 hectares. The church is an identified community facility and will be safeguarded in line with policy DM25. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. This site provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
NAI06	
Previous Ref: NAI04, OS Ref 8	SHLAA Ref: N/a
Location:	Church Road Park
Details of Allocation:	Open Space: Formal Park situated to the west of Church Road. The site has an area of 0.2 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 95% and that there is a shortfall in the quantity of this open space type in Nailstone. This type of open space provides opportunities for informal recreation, provides a sense of place and a focal point for community life. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
NAI07	
Previous Ref: NAI11, OS Ref 398	SHLAA Ref: N/a
Location:	Dove Bank Primary School Playing Field, Bagworth Road
Details of Allocation:	Open Space: Outdoor Sports Facilities located south of Bagworth Road and to the side of the primary school. The site has an area of 0.45 hectares. The school building is an identified community facility and will be safeguarded in line with policy DM25.

Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identified there is a shortfall in the quantity and quality of outdoor sports provision in Nailstone. This site provides a recreational and educational resource to the village providing opportunities to undertake football activities. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
Community Facilities	
NAI09	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Bulls Head Public House, Main Street
Details of Allocation:	A congregational and recreational community facility located on the main thoroughfare through the village. This public house is one of two within the village. The allocation includes the associated areas of hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a congregational and recreational community facility. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision. The site to the rear of the pub is allocated for residential development but this is with the strong caveat that the pub be retained. The public house is therefore safeguarded in accordance with policy DM25.
NAI10	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Nut and Squirrel Public House, Main Street
Details of Allocation:	A congregational and recreational community facility located centrally within the village. This public house is one of two within the village. The allocation includes the associated areas of hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a congregational and recreational community facility. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision. The public house

	is therefore safeguarded in accordance with policy DM25.
NAI11	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	All Saints Church, Church Road
Details of Allocation:	A religious community congregational facility located to the north of Church Road in the historic heart of Nailstone. The churchyard is identified as open space and will be safeguarded in line with policy DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
NAI12	
Previous Ref: NAI11	SHLAA Ref: N/a
Location:	Dove Bank Primary School, Bagworth Road
Details of Allocation:	An educational community facility located south of Bagworth Road on the eastern limit of Nailstone. The allocation includes the playground and associated areas of hardstanding. The playing fields are identified as open space and will be safeguarded in line with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational and community congregational space providing the only primary school within a reasonable walking distance to properties in the village. This facility will be safeguarded in line with policy DM25.
NAI01	
Previous Ref: NAI09	SHLAA Ref: N/a
Location:	The Settlement Boundary for Nailstone
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in

	the Settlement Boundary Revision Topic Paper.
Residential Site Allocations	
NAI02	
Previous Ref: EOI 108 and 769	SHLAA Ref: AS422
Location:	Land Rear of The Bulls Head, Main Street
Details of Allocation:	A residential allocation for 4 dwellings with a site area of 0.16 hectares. The allocation is located to the rear of The Bulls Head Public House with access through the public house car park to access two field parcels to the rear of the car park.
Justification for the Allocation:	<p>Policy 12 of the Core Strategy advocates the allocation of land for a minimum of 20 new homes within Nailstone. A minimum of 4 dwellings are allocated at this location.</p> <p>The Highways Authority advised that traffic generated from the development is small and unlikely to create any severe impacts on the highway network. Access to this site can be taken directly through the existing car park serving the Bull's Head but the lost parking provision may require replacing. Visibility is restricted to the west but this does not appear to have resulted in accidents.</p> <p>This site was assessed in the SHLAA as being suitable, available and achievable with an estimated timeframe for development of 2018-2023. Whilst the SHLAA has identified that this site is situated upon Grade II agricultural land, and would normally be discounted for development, land suitable for allocation within Nailstone is limited and this site is felt to offer a good addition to the village. In this instance, it is considered justifiable to develop Grade II agricultural land.</p> <p>This site forms a small part of the larger area AS422 which was assessed in the SHLAA as possibly having significant heritage potential. Further investigation of this potential will be required as part of any planning application for the development of this site.</p> <p>This site was assessed as part of the 2012 Extended Phase 1 Habitat Survey and found to be generally of low ecological value, containing bare ground, scattered shrubs and tall ruderal</p>

	species.
Modifications Justification	<p>The Extended Phase 1 Habitat Survey (2014) reaffirms that the site is of low ecological value.</p> <p>Updated comments from the Highway Authority accept the principal of the development of the site but highlight that any proposal would be required to address the potential substandard access points.</p> <p>The Strategic Flood Risk Assessment 2014 identified that this site does not stand within a floodzone.</p> <p>The Sustainability Appraisal Addendum concludes that the site is one of the most sustainable sites which can contribute towards meeting the residual requirement for Nailstone when compared against the reasonable alternatives.</p>
NAI03	
Previous Ref: NAI01, EOI106, 234, 256 and 768	SHLAA Ref: AS428, AS429 and AS430
Location:	Land to the north of Bagworth Road
Details of Allocation:	A 0.57 hectare site allocated for the residential development of 17 dwellings. The site is located between the existing dwellings of numbers 43 and 81 Bagworth Road, the site is greenfield and located to the north east of the settlement of Nailstone.
Justification for the Allocation:	<p>Policy 12 of the Core Strategy advocates the allocation of land for a minimum of 20 new homes within Nailstone. A minimum of 17 of can be provided at this location.</p> <p>This site provides a natural extension to the existing pattern of development within Nailstone and the linear pattern of development along Bagworth Road. Access can be taken directly from Bagworth Road but will need to provide adequate vehicle turning space between the properties and the road.</p> <p>Submitted as three separate expressions of interest to the SHLAA, the three opportunity sites have been combined to form a single residential allocation. Footpath Q83 runs through the site and would therefore need to be retained or alternatively, an application made to</p>

	<p>divert the footpath. Direct access could be secured from Bagworth Road although sufficient room for vehicles to access the properties will need to be provided to ensure highway safety.</p> <p>The sites were also assessed as part of the 2012 Extended Phase 1 Habitat Survey and found to be generally of low ecological value, but potentially support a number of reptile species which would need to be fully investigated as part of any proposal. Whilst this land is situated upon Grade II agricultural land, and would normally be discounted for development, land suitable for allocation within Nailstone is limited and this site is considered to offer a good addition to the village. In this instance, it is considered justifiable to develop Grade II agricultural land.</p>
Modifications Justification	<p>The Extended Phase 1 Habitat Survey (2014) reaffirms that the site is of low ecological value.</p> <p>Highway Authority believes that housing can be accommodated on this site, subject to detailed designs being acceptable and in accordance with the 6Cs Design Guide.</p> <p>The Strategic Flood Risk Assessment 2014 identified that this site does not stand within a floodzone.</p> <p>The Sustainability Appraisal Addendum concludes that the site is one of the most sustainable sites which can contribute towards meeting the residual requirement for Nailstone when compared against the reasonable alternatives. The SA reiterates the conclusion that the site provides a natural extension to the existing pattern of development within Nailstone and the linear pattern of development along Bagworth Road.</p>
NAI14	
Previous Ref: EOI298	SHLAA Ref: AS427
Location:	Land adjacent to 6 Main Street
Details of Allocation:	A 0.04 hectare site allocated for the residential development of 1 dwelling. The site is located within the settlement boundary, the residential curtilage adjacent to 6 Main Street.
Modifications Justification:	Policy 12 of the Core Strategy advocates the allocation of land for a minimum of 20 new

	<p>homes within Nailstone. A minimum of 17 of can be provided at this location.</p> <p>This site is located within Nailstone settlement boundary and would constitute an infill plot. It was consulted upon as a preferred option (NAI10) in the Site Allocations Preferred Options (2009) and no comments were received. The site was not selected for allocation within the Pre-submission DPD (February 2014) as it was considered the site could come forward without the allocation. The Council has reviewed this consideration and concluded that it is appropriate to allocate this site.</p> <p>The site is within 400 metres of a bus stop, primary school and open space. Access to the site is to the side of number 6 Main Street.</p> <p>The site is Grade 2 agricultural land, as the site is inaccessible for this use the site has been classed as suitable for development.</p> <p>The Sustainability Appraisal Addendum concludes that the site is the most sustainable as it is located within the settlement boundary and results in no adverse effects as the site will only accommodate 1 dwelling.</p>
Allocations which relate to but stand away from the settlement*	
NAI13PP	
Previous Ref: NAI05 and NAI06	SHLAA Ref: AS432
Location:	Land at Nailstone Colliery
Details of Allocation:	A former colliery site to the north east of Nailstone with a site area of 24 hectares for storage and distribution uses (class B8), small business units (classes B1(C), B2 and B8) which forms part of a wider area of 143 hectares to be utilised for a country park.
Justification for the Allocation:	The site has outline permission for the remediation and redevelopment of a former colliery to provide a mix of uses including 93,109m ² of distribution and storage uses (class B8), 1,862m ² of small business units (class B1(c), B2 and B8) together with the creation of a country park. This outline was initially in 2006 under reference 06/00980/OUT and the 24 hectare development represents a significant proportion of the Borough Council's employment land portfolio.

	<p>Although approved by the Borough Council, the application was called in by the Secretary of State for determination and permission was granted for the following:</p> <p><i>Redevelopment of former colliery site to include storage and distribution uses (class B8), small business units (classes B1(C), B2 and B8), a country park, landscaping, open space and the formation of a new access.</i></p> <p>Since gaining this permission, the economic downturn has meant that progress with the site has stalled. The development has however been subject to an extension of time application (10/00851/EXT) which was approved by the Borough Council in February 2011.</p> <p>Recently, the site has been acquisitioned by Curtis Real-estate who have advised that infrastructure works will be undertaken prior to the existing permission's expiration date of February 2014 in order to protect the planning consent. The final make up of units is to be confirmed as the permission was outline, however, the design statement proposes three possible employment area layouts:</p> <ol style="list-style-type: none"> 1. A large distribution warehouse (B8) totalling 93,109 sqm and a 1862 sqm small business unit (B1) 2. Two B8 units of 51,210 sqm and 37,250 sqm, plus a 1862 sqm small business unit (B1) 3. Three B8 units ranging from 13,970 sqm to 46,550 sqm, plus a 1862 sqm small business unit (B1). <p>It is anticipated that the development of buildings will be on a pre-let/pre-sale basis.</p> <p>As the deliverability of the employment element of this scheme has been confirmed by the new owners, it is now considered appropriate to include this as an employment allocation within the Site Allocations document.</p> <p>The employment allocation will be safeguarded in line with policy DM19 and the country park in line with policy DM8.</p>
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* These Allocations appear on the Borough-wide proposals map.

5.4 Sheepy Magna

Core Strategy Requirements

5.4.1 The Core Strategy set out a minimum requirement for 20 new homes to be delivered in Sheepy Magna. The residual housing requirement for Sheepy Magna is described below:

$$\begin{aligned}
 &\text{Sheepy Magna Requirement (20)} \\
 &\quad + \\
 &\quad \text{Expired Permissions (0)} \\
 &\quad + \\
 &\quad \text{Alterations (0)} \\
 &\quad - \\
 &\quad \text{Dwellings completed (-1)} \\
 &\quad - \\
 &\quad \text{Dwellings committed (permissions) (6)}
 \end{aligned}$$

Sheepy Magna Residual Housing Requirement = **15 dwellings**

5.4.2 The sites included in this calculation are listed below.

Expired Permissions:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings added to residual requirement
Church House, Church Lane	09/00139/FUL	1	No	As835	0
134 Main Road	10/00822/FUL	3	No	As953	0
Total:					0

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Adj Lodge Farm, Ratcliffe Lane	06/00328/FUL	2	Yes	As720	0
Oakfield, Orton Lane	12/00296/FUL	1	No	As1030	1
Total:					1
Minus Dwellings demolished (2):					-1 (net)

Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
Oakfield, Orton Lane	12/00296/FUL	1

19 Main Road	12/00526/FUL	1
Total:		2

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
19 Main Road	12/00526/FUL	3	No	As1031	3
Land north of Holly Tree Cottage, Twycross Road *	14/00292FUL	3	No	As520	3
Total:					6
Minus Superseded Permissions (0), Large Sites Expiry Rate (0) and Small Site Expiry Rate (0):					6 (net)

* This is a site permitted between 1 April 2014 and 31 August 2014

5.4.3 In addition, the Core Strategy requires that the existing deficiencies in the quality and accessibility of green space and play provision in the village are addressed and the strategic green infrastructure is delivered.

Preferred Options Consultation Responses

5.4.4 At the Preferred Options stage two sites were put forward to deliver the 20 dwellings required by the Core Strategy;

Preferred Option Site Allocations (2009)		
Previous Reference	Location	Proposed number of dwellings
SHE01	Land to the west of Sheepy Magna	5 dwellings
SHE02	Land at Trout Pond Farm	15 dwellings

5.4.5 SHE01 and SHE02 both received 3 objections, and one comment of support with the main themes for both sites identified below:

- Concerns over traffic safety and congestion on Twycross Road;
- Flood risk and drainage capacity concerns;
- Loss of privacy for neighbouring properties;
- Visually exposed site which would lead to incongruous development in the open countryside;
- Impact on nearby local wildlife sites;
- Settlement is poorly served by public transport and has few local facilities; and
- Proposed housing requirement for Sheepy Magna should be located in Westfield Farm, Earl Shilton.

- 5.4.6 General comments were also received in relation to further development in Sheepy Magna, namely that:
- Settlement is subject to flood risk which additional development would exacerbate;
 - Local schools are at capacity;
 - Development should be spread through the parishes; and
 - Potentially necessary to increase equipped play provision to support proposed housing allocations.

Progressing from the Preferred Options to selecting sites for allocation

- 5.4.7 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance to Sheepy Magna are the following studies which have been updated or completed:
- Open Space, Sports and Recreational Facilities Study (2011)
 - Extended Phase 1 Habitat Survey(2012)
 - Community, Cultural and Tourism Facilities Review (2013)
 - Strategic Housing Land Availability Assessment (SHLAA) (2013)
- 5.4.8 These studies have provided an updated baseline position since 2009, identifying open spaces and community facilities for protection and assessing the significance of any habitats and species within sites considered at the Preferred Options stage.
- 5.4.9 It should be acknowledged that the preferred option site SHE03 – Brookside Place open space was incorrectly located on the Preferred Options Map in 2009.
- 5.4.10 In line with the sequential approach advocated in the Core Strategy, sites within the existing settlement boundary were considered first to accommodate the residual of 15 dwellings. The 2013 SHLAA only included one site within the village boundary (The Rectory, Church Lane (As518)) but this site is non-developable due to the adverse impact development of the site would have on heritage assets and a lack of an adequate access. As such this site was discounted as a potential residential site.
- 5.4.11 No other sites within the settlement boundary have been identified therefore sites adjacent the settlement boundary were explored. Preferred Option SHE02 stands adjacent the settlement boundary and is able to accommodate the full residual housing requirement of 16 dwellings. In addition the site complements the existing village morphology and is considered an appropriate extension, particularly as there are existing dwellings on the opposite side of Twycross Road and to the north. In preparing the pre-submission version of the document, the Highways Authority had identified that development on this site would need to provide additional calming measures on Twycross Road

to reduce speeds to 30 mph. The Highways Authority had advised that it was doubtful as to whether this could be justified. As a result the site was discounted at the pre-submission stage due to it being unlikely to be deliverable on highways grounds and as such an alternative site is required.

5.4.12 Preferred Option Site SHE01 is the other preferred option site identified adjacent to the settlement boundary and stands on the very northern tip of the village. This site can only accommodate 5 dwellings and therefore if this site were selected, another would also be required.

5.4.13 For these reasons the SHLAA site As519 was identified for allocation at the pre-submission stage as it also stands adjacent to the settlement boundary and is identified as developable within the SHLAA. The reasoning for this was because the site is adjacent to an existing residential estate with achievable access. It could also accommodate the full residual within Sheepy and is developable.

5.4.14 Following the consultation on the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

5.4.15 The Extended Phase 1 Habitat Survey has assessed additional sites. The Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

5.4.16 Since the Pre-Submission Version of the DPD the highway safety concerns relating to 'Land at Trout Pond Farm' (AS701) have been resolved as the speed limit along Twycross Road has been reduced. This in addition to the findings of the Sustainability Appraisal Addendum has meant that the residential allocation within Sheepy Magna has been amended to AS701.

Sites to be allocated at September 2014

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/DM9
SHE04	All Saints Churchyard, Church Lane	Cemeteries and Churchyards	DM8
SHE05	Sheepy Magna Church of England Primary	Outdoor Sports Facilities	DM8

	School Playing Field, Twycross Road		
SHE06	Brookside Place Woodland	Natural and Semi-Natural Open Space	DM8/DM9
Community Facility			
SHE07	Sheepy Memorial Hall, 112 Main Road	Community Facility	DM25
SHE08	All Saints Church, Church Lane	Community Facility	DM25
SHE09	The Black Horse Public House, 44 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
Residential Allocations			
SHE02	Land at Trout Pond Farm, Twycross Road	13 Dwellings	Core Strategy Policy 12
Residential Site Allocations with Planning Permission*			
SHE11PP	Land north of Holly Tree Cottage, Twycross Road	3 dwellings	Core Strategy Policy 12

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

Site Selection Justifications	
Open Space	
SHE03	
Previous Ref: SHE03, OS Ref 30, 57, 434 and 490	SHLAA Ref: N/a
Location:	Brookside Place Green Space
Details of Allocation:	Open Space: Formal Park, Children's Play Space, Outdoor Sports Facilities located on the far western side of the settlement, to the rear of properties on Highfield Close and Oakfield Way. The site has an area of 1.4 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the following quality scores for these open space typologies;</p> <ul style="list-style-type: none"> • Formal Park- 40% • Outdoor Sports Facilities <ul style="list-style-type: none"> ◦ Football pitch- 45% • Children's Play Space- 73%

	<p>The study identified Sheepy Magna has a shortfall in the quality and quantity of formal parks and children's play space. In addition there is a shortfall in the quality of natural and semi-natural open space and outdoor sports provision.</p> <p>The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. In addition it provides recreational opportunities to undertake football and provide havens for wildlife and offers a place for relaxation. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
SHE04	
Previous Ref: SHE04, OS Ref 328	SHLAA Ref: N/a
Location:	All Saints Churchyard, Church Lane
Details of Allocation:	Open Space: Cemeteries and churchyards located on the western side of the settlement and adjacent to Main Road. The site has an area of 0.21 hectares. The church is an identified community facility and will be safeguarded in line with policy DM25. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 75% and there is a shortfall in the quality of this open space type in Sheepy Magna.</p> <p>This site provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.</p>
SHE05	
Previous Ref: OS Ref 370	SHLAA Ref: N/a
Location:	Sheepy Magna Church of England Primary School Playing Field, Twycross Road
Details of Allocation:	Open Space: Outdoor Sports Facilities situated on the western side of Twycross Road in the north of the settlement. The site has an area of 0.33 hectares. The school is an identified

	community facility and will be safeguarded in line with DM25.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identifies a shortfall in the quality of this open space type in Sheepy Magna. The site provides an educational and recreational resource to the school, providing facilities to undertake sporting activities such as football. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.
SHE06	
Previous Ref: OS Ref 57	SHLAA Ref: N/a
Location:	Brookside Place Woodland
Details of Allocation:	Open Space: Natural and Semi-Natural Open Space situated to the north west of the settlement adjacent properties on Brookside. The site has an area of 0.42 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified this site has a quality score of 70% and the study identifies a shortfall in the quality of this open space type in the Sheepy and Sibson. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.
Community Facilities	
SHE07	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Sheepy Memorial Hall, 112 Main Road
Details of Allocation:	A community congregational facility located at 112 Main Road towards the south of the settlement. The allocation includes the associated car park which stands a short distance from the facility between 118 and 124 Main Street.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing a wide range of activities such as ladies group, Pilates, yoga, Zumba, local history exhibitions and dog training. As such this facility will be safeguarded in line with policy DM25.
SHE08	
Previous Ref: SHE04	SHLAA Ref: N/a

Location:	All Saints Church, Church Lane
Details of Allocation:	A religious community congregational facility located on the western side of the settlement and adjacent to Main Road. The churchyard is identified open space and will be safeguarded in line with DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious congregational facility. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
SHE09	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Black Horse Public House, Main Road
Details of Allocation:	A congregational and recreational community facility located in the heart of the village at 44 Main Road. The allocation includes the parking area to the rear.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the only public house in the village. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision. The public house is therefore protected in accordance with policy DM25.
SHE10	
Previous Ref: SHE06	SHLAA Ref: N/a
Location:	Sheepy Magna Church of England Primary School, Twycross Road
Details of Allocation:	An educational community facility situated on the western side of Twycross Road in the north of the settlement. The allocation includes the playground and associated areas of hardstanding. The schools playing field is identified open space and will be safeguarded in line with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the only primary school facility within a reasonable walking distance of properties within the village. As such this facility will be safeguarded in line with policy DM25.

SHE01	
Previous Ref: SHE05	SHLAA Ref: N/a
Location:	The Settlement Boundary for Sheepy Magna
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
Residential Site Allocations	
SHE02	
Previous Ref: EOI 627 and EOI 695	SHLAA Ref: AS701
Location:	Land off Meadow Close and Oakfield Way
Details of Allocation:	<p>Located in the far northern part of the settlement and west of Twycross Road, adjacent to Holly Tree Cottage.</p> <p>An area of 0.51ha will be allocated for the delivery of 13 dwellings to meet the residual housing requirement for Sheepy Magna. This site is currently an agricultural field but does not encompass Grade II agricultural land.</p>

<p>Modifications Justification:</p>	<p>Policy 12 of the Core Strategy identifies the need to find land for a minimum of 20 new homes in Sheepy Magna; The residual requirement for Sheepy Magna is 15 and this site would be able to provide a minimum of 13 of those properties.</p> <p>Located within 400m of bus stop, primary school and open space, this site offers good accessibility.</p> <p>Access could be achieved directly from Twycross Road.</p> <p>All development would be required to provide a mix of housing types and tenures in line with Policy 16 of the Core Strategy as well as taking account of the most up to date Housing Market Assessment.</p> <p>The Highway Authority has advised that the speed limit along Twycross Road has been reduced to 30 mph and have no objection to the the principle of the development subject to acceptable visibility being achieved at the access. This resolves previous concerns raised by the Highway Authority associated with the former speed limit of 40mph.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone.</p> <p>The Extended Phase 1 Habitat Survey does not identify any specific ecological features to the site and provides an overall assessment of the site having low ecological value.</p> <p>The Sustainability Appraisal notes that a majority of alternative sites appraised in Sheepy Magna are relatively comparable with regards to their sustainability. The SA does however conclude that the site would be beneficial as it provides the opportunity to continue the distinctive linear form of the settlement on the western side of Twycross Road between Lodge Cottage and number 27 Twycross Road.</p>
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Residential Site Allocations with Planning Permission*	
SHE11PP	
Previous Ref: 14/00292/FUL	SHLAA Ref: AS520
Location:	Land north of Holly Tree Cottage, Twycross Road
Details of Allocation:	An approved residential scheme for 3 dwellings to the north of Sheepy Magna
Justification for the Allocation:	This residential scheme was approved under reference 14/00292/FUL in August 2014.

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

5.5 Stanton under Bardon

Core Strategy Requirements

5.5.1 The Core Strategy set out a minimum requirement for 30 new homes to be delivered in Stanton under Bardon. The residual housing requirement for Stanton under Bardon is described below:

$$\begin{array}{r}
 \text{Stanton under Bardon Requirement (30)} \\
 + \\
 \text{Expired Permissions (0)} \\
 + \\
 \text{Alterations (0)} \\
 - \\
 \text{Dwellings completed (8)} \\
 - \\
 \text{Dwellings committed (permissions) (86)}
 \end{array}$$

Stanton under Bardon Residual Housing Requirement = **-64 dwellings**

5.5.2 Due to the number of dwellings provided the minimum housing requirement in Stanton under Bardon has been exceeded by 64 dwellings. The sites included in this calculation are listed below.

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land rear of 261 Main Street	11/00582/FUL	8	No	As590	8
258 Main Street	12/00605/FUL	1	No	As1032	1
Total:					9
Minus Dwellings demolished (1):					8 (net)

Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
261 Main Street	11/00582/FUL	1
Total:		1

Dwellings Committed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
Land off Meadow Lane	00/00735/FUL	1	Yes	As1113	0

Land at 261 Main Street	11/00582/FUL	20	No	As590	20
Land adj Old Thatched Inn, Main Street	12/00605/FUL	1	No	As530	1
Land adj Primary School, Main Street	12/001052/OUT	25	No	As1114	25
Land rear of 169 Main Street	12/01072/REM	38	No	As531	38
244 Main Street	13/00064/FUL	1	No	As1115	1
136 Main Street	13/00507/FUL	1	No	As1073	1
Total:					86
Minus Superseded Permissions (0), Large Sites Expiry Rate (0) and Small Site Expiry Rate (0):					86 (net)

5.5.3 In addition, the Core Strategy requires that the existing deficiencies in the quality and accessibility of green space and play provision in the village are addressed and the strategic green infrastructure is delivered.

Progressing from the Preferred Options to selecting sites for allocation

- 5.5.4 At the Preferred Options consultation stage in 2009, one potential housing site was put forward as the preferred option site;
- STA01: Land at 261 Main Street
- 5.5.5 This site gained planning permission on appeal for 28 dwellings which combined with the site to the rear of 169 Main Street for 38 dwellings exceeded Stanton's minimum housing requirement. As such no further residential land allocations are required during the plan period. Therefore the comments raised in relation to these sites in 2009 have been superseded by events.
- 5.5.6 At the Preferred Options consultation stage a large existing allotment site was identified under reference STA05, to the east of Main Street. The approved development of 38 dwellings stands within site referenced STA05. However as part of the application, a number of improved allotments were included within the development along with a community facility. The existing community facility, Stanton under Bardon Community Centre, is to be demolished in favour of the above mentioned replacement and the previous allocation under reference STA06 is now removed. This development including residential, allotments and a community facility is reflected in this pre-submission version and supersedes the previous allotment and community allocations.

5.5.7 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance for Stanton are the following studies which have been updated or completed:

- Strategic Housing Land Availability Assessment (SHLAA) (2013)
- Open Space, Sports and Recreational Facilities Study (2011)
- Extended Phase 1 Habitat Survey (2012)
- Community, Cultural and Tourism Facilities Review (2013)
- Employment Land and Premises Review (2013)

5.5.8 These studies have provided an updated baseline position since 2009, identifying open spaces and community, cultural and tourism facilities for protection, assessing the significance of any habitats and species within sites considered at the Preferred Options stage and updating any requirements for additional employment provision.

5.5.9 Following the consultation on the Pre-Submission Version of the Site Allocations and Development Management Policies DPD (February 2014) the following studies have been updated:

- Extended Phase 1 Habitat Survey (2014)
- Joint Strategic Flood Risk Assessment (2014)

5.5.10 The Extended Phase 1 Habitat Survey has assessed additional sites .The Strategic Flood Risk Assessment provides a detailed assessment of flooding hazards and information relating to existing defences and flood risk management measures.

5.5.11 Planning permission has been granted for 25 dwellings on land adjacent to the Primary School, Main Street and this site has been allocated to reflect this permission.

Sites to be allocated at September 2014

Stanton under Bardon Site Allocations			
Reference	Location	Designation	Policy
Open Space			
STA04	St Mary and All Saints Churchyard, Main Street	Cemeteries and Churchyards	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 Provision	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	New Community Facility	DM25
STA13	Christian Fellowship Hall, Main Street	Community Facility	DM25
Residential Allocations			
STA01	Stanton under Bardon Settlement Boundary	Settlement Boundary	Core Strategy Policy 12
Residential Site Allocations with Planning Permission*			
STA02PP	Land rear of 261 Main Street	28 dwellings	Core Strategy Policy 12
STA03PP	Land rear of 169 Main Street	38 dwellings	Core Strategy Policy 12
STA22PP	Land adjacent to Primary School, Main Street	25 dwellings	Core Strategy Policy 12

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

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

** These Allocations appear on the Borough-wide proposals map.

Site Selection Justifications	
Open Space	
STA04	
Previous Ref: OS Ref 233 and 332	SHLAA Ref: N/a
Location:	St Mary's and All Saints Churchyard, Main Street
Details of Allocation:	Open Space: Cemeteries and Churchyards and Amenity Green Space. The churchyard forms the setting of the Church of England Church standing at the entrance of Everard Crescent and opposite the primary school. The amenity green space stands between the churchyard and Everards Crescent. The overall site area is 0.15 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 65% for the churchyard and 55% for the amenity green space. These types of open space provide a space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and are a valued area of open space. In addition they add to the amenity of local residents and visual quality of the area. Therefore this area of open space will be safeguarded as valued open space through policy DM8.
STA05	
Previous Ref: STA03, OS Ref 39, 506 and 1002	SHLAA Ref: N/a
Location:	Stanton under Bardon Recreation Ground, Main Street
Details of Allocation:	Open Space: Children's Play Space, Formal Park, and Young Persons Facilities, (in the form of a multi-use games area) situated in a recreation area to the east of Main Street, adjacent the primary school. The overall site area is 1.96 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the following quality scores:</p> <ul style="list-style-type: none"> • Children's play space: 70% • Young persons facilities: 65% • Forma Park: 74% <p>This site provides the opportunity for a good selection of potential activities for a wide demographic range. The variety of open space</p>

	typologies within close proximity is safeguarded as a valuable resource through policy DM8 and offers enhancement in the future.
STA06	
Previous Ref: STA10, OS Ref 380	SHLAA Ref: N/a
Location:	Stanton under Bardon Community Primary School Playing Fields
Details of Allocation:	Open Space: Outdoor Sports Facilities situated to the rear of the primary school. The area serves as the playing fields for the primary school. The site has an area of 0.31 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site as an outdoor sports facilities. The site provides a recreational and educational resource to the primary school, providing facilities to undertake sporting activities such as football and athletics. This site is a valued recreational resource and the allocation of this site can help safeguard it as valued open space through policy DM8.
STA07PP	
Previous Ref: STA05	SHLAA Ref: N/a
Location:	Improved Main Street Allotments (South)
Details of Allocation:	Open Space: Planned improved allotments situated to the east of Main Street forming the rear of the development under references 11/00988/OUT & 12/01072/REM. The site has an area of 0.84 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall in the quality of allotments in Stanton under Bardon. The development of the above planning permissions would result in an overall improvement in the quality of allotments in the village. Once complete the allotments will be safeguarded by policy DM8. The old site to be replaced had a quality score of 25%.
STA08	
Previous Ref: STA04, OS Ref 263	SHLAA Ref: N/a
Location:	Main Street Allotments (North)
Details of Allocation:	Open Space: Existing allotments situated to the west of Main Street to the north of the settlement. The site has an area of 0.66 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall in the quality of allotments in Stanton. Therefore allotments will be safeguarded, with the opportunity for

	enhancement through policy DM8. This site has a quality score of 65%.
Community Facilities	
STA09	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Old Thatched Inn, Main Street
Details of Allocation:	A community congregational facility on the southern periphery of the village. The allocation includes the parking area to the rear.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural congregational community facility to be safeguarded in line with policy DM25. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision.
STA10	
Previous Ref: STA07	SHLAA Ref: N/a
Location:	St Mary and All Saints Church, Main Street
Details of Allocation:	A religious community congregational facility standing opposite the primary school. The surrounding curtilage is identified as open space and safeguarded under policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provided opportunities for social events as well as for religious purposes.
STA11	
Previous Ref: STA10	SHLAA Ref: N/a
Location:	Stanton under Bardon Community Primary School, Main Street
Details of Allocation:	An educational community facility situated in the heart of the village. The allocation includes the associated hardstanding but excludes the playing fields as these will be safeguarded as open space through policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational community facility to be safeguarded in line with policy DM25. This is the only primary school within reasonable walking distance of properties in the village.
STA12PP	
Previous Ref: N/a	SHLAA Ref: N/a

Location:	New Stanton under Bardon Community Centre, Main Street
Details of Allocation:	The new community centre to replace the existing village hall permitted through planning permissions 11/00988/OUT and 12/01072/REM. The new community centre will be situated centrally within the village.
Justification for the Allocation:	The above planning permission fulfils the Core Strategy requirement to relocate the community centre to a more central location. This facility has yet to be built out and therefore does not appear in the current Community, Cultural and Tourism Facilities Review.
STA13	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Christian Fellowship Hall, Main Street
Details of Allocation:	A religious community congregational facility situated on the eastern side of Main Street. The allocation includes the parking area to the front.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provided opportunities for social events as well as for religious purposes.
STA01	
Previous Ref: STA08	SHLAA Ref: N/a
Location:	The Settlement Boundary for Stanton under Bardon
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from the detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
Residential Site Allocations with Planning Permission*	
STA02PP	
Previous Ref: STA08	SHLAA Ref: AS590
Location:	Land rear of 261 Main Street
Details of Allocation:	An approved residential scheme for 28 dwellings including garaging and the demolition of 261 Main Street. The site is situated to the south east of the settlement.

Justification for the Allocation:	This scheme was approved on appeal under application reference 11/00582/FUL in December 2012.
STA03PP	
Previous Ref: STA08, 12/01072/REM	SHLAA Ref: AS531
Location:	Land rear of 169 Main Street
Details of Allocation:	An approved residential scheme for 38 dwellings, community centre, the formation of allotments and balancing pond and the creation of an access. This site is situated to the west of Main Street.
Justification for the Allocation:	This scheme was approved under reference 11/00988/OUT in October 2012 and 12/01072/REM in February 2013.
STA22PP	
Previous Ref: 12/01052/OUT	SHLAA Ref: AS1114
Location:	Land adjacent to Primary School, Main Street
Details of Allocation:	An approved residential scheme for up to 25 dwellings situated to the west of Main Street.
Justification for the Allocation:	This residential scheme was approved under reference 12/01052/OUT in March 2014 via appeal.

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

Allocations which relate to but stand away from the settlement**	
STA14	
Previous Ref: OS Ref 411	SHLAA Ref: N/a
Location:	South Charnwood High School Playing Fields
Details of Allocation:	Open Space: Outdoor Sports Facilities serving the high school. The site is separated from the settlement and stands some distance to the south. The site has an area of 6.49 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site.</p> <p>This area of open space provides an important recreational and educational resource, providing opportunities to undertake sporting activities such as football, tennis and athletics. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.</p>
STA15	
Previous Ref: OS Ref 74	SHLAA Ref: N/a
Location:	Shilcraft Woodland
Details of Allocation:	Open Space: Natural and Semi-natural open

	space. The site stands away from the settlement to the south west. The site has an area of 6.49 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 65 % with accessibility to these open space types identified as a shortfall. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policies DM8 and DM9 and offer enhancement in the future.
STA16	
Previous Ref: OS Ref 71	SHLAA Ref: N/a
Location:	The Partlings Woodland
Details of Allocation:	Open Space: Natural and Semi-natural open space forming woodland as part of the National Forest. The site stands away from the settlement to the south west standing south of Shilcraft Woodland. The site has an area of 6.49 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 65 % with accessibility to these open space types identified as a shortfall. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policies DM8 and DM9 and offer enhancement in the future.
STA17	
Previous Ref: OS Ref 72	SHLAA Ref: N/a
Location:	Stanton Sewage Works
Details of Allocation:	Open Space: Natural and Semi-natural open space forming woodland as part of the National Forest. The site stands away from the settlement to the south west standing south of the Partings Woodland. The site has an area of 2.87 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 65% with accessibility to these open space types identified as a shortfall. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through

	policies DM8 and DM9 and offer enhancement in the future.
STA18	
Previous Ref: OS Ref 73	SHLAA Ref: N/a
Location:	Horsepool Grange Woodland
Details of Allocation:	Open Space: Natural & Semi-Natural Open Space forming woodland as part of the National Forest. The site spans an area of 16.3 hectares. The site is situated to the west of Cliffe Hill Road and north west of Broad Lane.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area and support the aims of the National Forest. The allocation of this site can help safeguard it as a valued open space through policy DM8 and DM9 and offer enhancement in the future.
STA19	
Previous Ref: OS Ref 75	SHLAA Ref: N/a
Location:	Broad Lane Woodland
Details of Allocation:	Open Space: - Natural & Semi-Natural Open Space forming woodland as part of the National Forest. The site spans an area of 43.25 hectares. The site is situated to the south of Grassy Lane and East of Broad Lane.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the quality score for this site as 60%. This open space type provides havens for wildlife, a place for relaxation and visual amenity for the area and supports the aims of the National Forest. The allocation of this site can help safeguard it as a valued open space through policy DM8 and DM9 and offer enhancement in the future.
STA20	
Previous Ref: STA02	SHLAA Ref: N/a
Location:	Interlink Distribution Park, Beveridge Lane
Details of Allocation:	An existing industrial estate providing distribution units. The site stands some distance from the settlement, standing north west of Stanton under Bardon. The site has an area of 15.29 hectares.
Justification for the Allocation:	The Employment Land and Premise Study (July 2013) identified this site as a category A site, to be retained for 100% employment uses. There are limited employment opportunities in Stanton under Bardon as such this site will be safeguarded under policy DM19.

STA21	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	South Charnwood High School
Details of Allocation:	An educational community facility separated from the settlement and standing some distance to the south. The allocation includes the associated areas of hardstanding. The schools playing field is identified open space and will be safeguarded in line with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) did not identify this site due to an omission and error when preparing the document. However the facility provides educational services the local population and meets the criteria to be classified as a community facility. The school will feature in any review of this document. This facility will be safeguarded in line with policy DM25.

** These Allocations appear on the Borough-wide proposals map.

5.6 Twycross

Core Strategy Requirements

5.6.1 The Core Strategy set out a minimum requirement for 20 new homes to be delivered in Twycross. The residual housing requirement for Twycross is described below:

$$\begin{array}{r}
 \text{Twycross Requirement (20)} \\
 + \\
 \text{Expired Permissions (1)} \\
 + \\
 \text{Alterations (1)} \\
 - \\
 \text{Dwellings completed (2)} \\
 - \\
 \text{Dwellings committed (permissions) (0)}
 \end{array}$$

Twycross Residual Housing Requirement = **20 dwellings**

5.6.2 The sites included in this calculation are listed below.

Expired Permissions:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings added to residual requirement
8 Main Road *	10/00036/EXT	1	Yes	As568	1
Total:					1

* This permission supersedes a permission committed in Table 1 of Core Strategy

Alterations:

Location	SHLAA Ref No.	Reason for alteration	Dwellings added to residual requirement
Land off Hallfields	As633	Site considered non-developable in SHLAA Review 2013	1
Total:			1

Dwellings Completed:

Location	Planning Application Number	No. of dwellings	Site in Table 1 of the Core Strategy	SHLAA Ref No.	Dwellings removed from residual requirement
The Cruck Cottage, 7 Sheepy Road	07/01440/COU	-1	Yes	As734	0
1-3 Burton Road	10/00133/FUL	4	No	As842	4
1 Flax Lane	10/00259/FUL	1	No	As883	1
Total:					5
Minus Dwellings demolished (3):					2 (net)

Dwellings Demolished:

Location	Planning Application Number	No. of dwellings demolished
1 & 3 Burton Road	10/00133/FUL	2
1 Flax Lane	10/00259/FUL	1
Total:		3

5.6.3 In addition, the Core Strategy requires that the existing deficiencies in the quality and accessibility of green space and play provision in the village are addressed and the strategic green infrastructure is delivered.

Preferred Options Consultation Responses

5.6.4 At the Preferred Options stage one site was put forward to deliver the 20 dwellings required by the Core Strategy;

Preferred Options Site Allocation (2009)		
Previous Reference	Location	Proposed number of dwellings
TWY01	Land off Orton Lane	20 dwellings

5.6.5 TWY01 received 25 objections and one comment of support with the main themes identified below;

- the site is Grade II agricultural land;
- the site is outside of the settlement boundary;
- impact on wildlife;
- Orton Lane is only a single track road with no pavement, presenting highway safety issues;
- there is no evidence on deliverability of the site;
- does not respond to the village's morphology; and
- the development of the site would have a negative impact on the character of the village.

5.6.6 In addition to these site specific comments, a number of representations also referred to the overall requirement for 20 homes to be accommodated in Twycross as being too high, particularly in light of the lack of community facilities in the village and other issues including the absence of a mains gas supply. The requirement for a minimum of 20 homes to be accommodated in the village over the 20 year period from 2006-2026 was tested at the examination into the soundness of the Core Strategy, held in May 2009 and therefore cannot be altered.

5.6.7 A small number of alternative sites in Twycross were proposed as part of Preferred Options consultation, with infill development generally being preferable. A number of representations referred to redundant cottages on Burton Road presenting an opportunity for intensification

through redevelopment. This site (1-3 Burton Road) has subsequently gained planning permission for 4 dwellings (an additional 2 dwellings over what is existing) in 2010 and has since been completed. It is therefore included as a committed housing site and an allocation is not necessary. Other suggestions were:

- Startin's Tractors site, Main Road;
- Land to the rear of Startin's Tractors, Main Road;
- Twycross Aquatics site, Burton Road; and
- Land opposite Twycross Village Hall, Burton Road.

Progressing from the Preferred Options to selecting sites for allocation

5.6.8 Since the Preferred Options report was published in 2009, a number of evidence base studies have been produced to inform the site selection process. Of most relevance to Twycross, the following studies have been updated or completed:

- Open Space, Sports and Recreational Facilities Study (2011)
- Extended Phase 1 Habitat Survey (2012)
- Community, Cultural and Tourism Facilities Review (2013)
- Strategic Housing Land Availability Assessment (SHLAA)(2013)

5.6.9 In line with the approach set out in the Core Strategy, consideration was firstly given to sites within the pre-existing 2001 Local Plan settlement boundary for Twycross. No such sites were considered suitable for allocation, due to other constraints. Therefore, in order to meet the residual requirement for Twycross, sites outside of the previously established settlement boundary were considered for allocation.

5.6.10 The most preferable site was found to be TWY01 – Land north of Orton Lane, Twycross, adjacent to the developed village edge and the housing at Hallfields. It is recognised that the site is currently Grade II Agricultural Land which is normally viewed as a constraint to development because of its classification as Very Good Quality Agricultural Land. However, the village is surrounded by agricultural land of this grade and quality, and given the severe lack of developable land within the settlement itself, the housing requirement must be met by utilising land outside of the current built extent of the village.

5.6.11 The title of TWY11 has been amended as a proposed modification from the 'Curzon Arms' to 'Turpins Bar and Grill' to reflect the current name of the facility.

Sites to be allocated at September 2014

Twycross Site Allocations			
Reference	Location	Designation	Policy
Employment			
TWY09	Startin Tractor Sales,	Employment Site	DM19

	West of Main Street		
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 Persons Facilities and Outdoor Sports Facilities	DM8
TWY06	Twycross House School Playing Fields, The Green	Outdoor Sports Facilities	DM8
TWY07	Village Green, Main Road	Amenity Green Space	DM8
TWY08	St James Churchyard, Church Street	Cemeteries and Churchyards	DM8
Community Facility			
TWY10	Twycross Village Hall, Burton Road	Community Facility	DM25
TWY11	Turpins Bar and Grill, Main Road	Community Facility	DM25
TWY12	Twycross House School, The Green	Community Facility	DM25
TWY13	St James Church, Church Street	Community Facility	DM25
TWY01	Twycross Settlement Boundary	Settlement Boundary	Core Strategy Policy 12
Residential Allocations			
TWY02	Land north of Orton Lane	20 Dwellings	Core Strategy Policy 12

Site Selection Justifications	
Employment	
TWY09	
Previous Ref: TWY02	SHLAA Ref: AS567
Location:	Startin's Tractor Sales, West of Main Road
Details of Allocation:	An existing employment site located at the corner of Main Road and Ashby Road. The site has an area of 0.85 hectares. The site is an existing agricultural sales facility, and resides within the settlement boundary. This designation also extends the site to the north along Ashby Road from that set out in the previous Local Plan, to reflect the existing occupier's

	operations.
Justification for the Allocation:	<p>The Employment Land and Premise Study (July 2011) identified this site as a category B site, to be retained for 100% employment uses. It recommends the total retention of this site for employment use as it is fit for purpose and is in a prominent, accessible location.</p> <p>In line with Core Strategy Policy 12, this designation supports small scale employment uses within rural villages. This specific designation is supported by the provisions of policy DM19: Existing Employment Sites.</p>
Open Space	
TWY03	
Previous Ref: OS Ref 201	SHLAA Ref: N/a
Location:	Ashby Road Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space located at the junction of Ashby Road with Burton Road/Main Road. The site has an area of 0.46 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in the quality and quantity of amenity green space in Twycross. The site adds to the amenity of local residents and visual quality of the area.</p> <p>The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
TWY04	
Previous Ref: OS Ref 200	SHLAA Ref: AS633
Location:	Hallfields Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space comprising two small areas of amenity green space located in a cul-de-sac location on the Hallfields residential road. The site has an area of 0.06 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60% and there is a shortfall in the quality and quantity of amenity green space in Twycross. The site adds to the amenity of local residents and visual quality of the area.</p> <p>The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>

TWY05	
Previous Ref: TWY03, OS Ref 372, 449, 1000 and 1008	SHLAA Ref: N/a
Location:	Orton Lane, Playing Fields and Twycross Cricket Club
Details of Allocation:	Open Space: Children's play space, young persons facilities and outdoor sports facilities outside the settlement boundary off Orton Lane. The site has an area of 1.41 hectares. This site is also the home of Twycross Cricket Club.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has the following quality scores:</p> <ul style="list-style-type: none"> • Children's play space – 47% • Young persons facilities- <ul style="list-style-type: none"> ○ Basket Ball Hoop- 40% • Outdoor Sports facilities- <ul style="list-style-type: none"> ○ Cricket- 75% <p>The Study identifies a shortfall in the quality of all of these open space types in Twycross and a shortfall in the quantity of young person's facilities.</p> <p>The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old and a place for social interaction for teenagers. In addition the site provides the opportunity to undertake sporting activities such as cricket. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
TWY06	
Previous Ref: OS Ref 406	SHLAA Ref: N/a
Location:	Twycross House School Playing Fields, The Green
Details of Allocation:	Open Space: Outdoor Sports Facilities located to the rear of the school and on a separate site off Flax Lane. The site has an area of 4.26 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The Study identifies a shortfall in the quality of this open space type in Twycross.</p> <p>This area of open space provides an educational and recreational resource to the school providing</p>

	opportunities to undertake activities such as cricket, athletics, football and tennis. The allocation of this site can help safeguard it as valued open space through policy DM8.
TWY07	
Previous Ref: OS Ref 172	SHLAA Ref: N/a
Location:	Village Green, Main Road
Details of Allocation:	Open Space: Amenity Green Space forming the focal point of the village, the Village Green occupies a triangular space in the heart of Twycross. It is occupied by mature trees, the village pump and War Memorial. The site has an area of 0.13 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 50% and there is a shortfall in the quality and quantity of amenity green space in Twycross. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
TWY08	
Previous Ref: OS Ref 321	SHLAA Ref: N/a
Location:	St James Churchyard, Church Street
Details of Allocation:	Open Space: Cemeteries and Churchyards located close to the eastern boundary of the settlement, to the north of Church Street (A444). The site has an area of 0.44 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 80%. This site provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
Community Facilities	
TWY10	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Twycross Village Hall, Burton Road
Details of Allocation:	A community congregational facility located on the western side of Burton Road near to the junction with Ashby Road. The allocation includes the parking areas to the front.
Justification for the	The Community, Cultural and Tourism Facilities

Allocation:	Review (Jan 2013) identifies this as a congregational community facility providing activities such as karate, terrier club, auctions, bingo and Women's Institute. As such this facility will be safeguarded inline with policy DM25.
TWY11	
Previous Ref: N/a	SHLAA Ref: N/a
Description:	Turpins Bar and Grill, Main Road
Details of Allocation:	A recreational community congregation facility located on the western side of Main Road, close to the junction with Ashby Road. The allocation includes the large rear car park.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural congregational community facility to be safeguarded in line with policy DM25. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision.
Modifications justification:	The name of the facility has been amended from the 'Curzon Arms' to 'Turpins Bar and Grill' to reflect the current name of the facility.
TWY12	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Twycross House School, The Green
Details of Allocation:	An independent educational community facility located in the heart of the village of Twycross. Twycross House is a fee-paying school for pupils aged 4-18. The allocation includes areas of hardstanding and parking. Associated playing fields are identified as open space and will be safeguarded inline with policy DM8. This building is Grade II listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as an educational community facility serving as the only educational facility within a reasonable walking distance. This facility will be safeguarded inline with policy DM25.
TWY13	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St James Church, Church Street
Details of Allocation:	A religious community congregational facility located close to the eastern boundary of the settlement to the north of Church Street (A444). The churchyard is identified as open space and

	will be safeguarded in line with policy DM8. This building is Grade I listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	<p>The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community congregational facility.</p> <p>These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes. This facility will be safeguarded inline with policy DM25.</p>
TWY01	
Previous Ref: TWY04	SHLAA Ref: N/a
Description:	The Settlement Boundary for Twycross
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	<p>In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.</p>
Residential Site Allocations	
TWY02	
Previous Ref: TWY01, EOI 431	SHLAA Ref: AS566
Description:	Land north of Orton Lane
Details of Allocation:	A parcel of land located to the west of the settlement, this 0.66 hectare site is currently outside but adjacent to the settlement boundary and runs along part of Orton Lane which would provide direct access. The site has a residential allocation of 20 dwellings.
Justification for the Allocation:	<p>Policy 12: Rural Villages of the Core Strategy advocates the allocation of land for a minimum of 20 dwellings. At October 2013, the residual requirement for the village stood at 20 homes. It is anticipated that the allocation of this site will fulfil this residual requirement.</p> <p>Given its location, the site lends itself well to the natural expansion of the settlement boundary as it sits adjacent to existing 1980s housing on Hallfields, and is set some distance from the boundary of the village's Conservation Area and</p>

	<p>the location of the Scheduled Monument. In drawing up schemes for this site, careful consideration will need to be given to the impact on the views to and from the village and the surrounding countryside.</p> <p>Whilst this site is classed as Grade II agricultural land, and would normally be discounted for development, Twycross as a whole is primarily located upon and surrounded by Grade II land, meaning there are no unconstrained sites which could be developed. The site was considered as part of the Extended Phase 1 Habitat Survey in 2012 and the site's arable land was found to be of low ecological importance. Of those sites identified for consideration, this site offers the most potential for development and is viewed to have the least impact on the rest of the village.</p> <p>Orton Lane could be widened to a suitable standard and the speed limit moved with a suitable gateway/traffic calming features. A suitable access is likely to be achieved as the applicant owns land along the road but there may be an impact on hedgerow/trees. The length of the lane adjacent to the pub is narrow and additional widening or traffic calming may be required. The additional traffic generated by the development is small and unlikely to create any severe impacts on the highway network.</p>
Modifications Justification	<p>The Extended Phase 1 Habitat Survey concluded the site to be of low ecological value.</p> <p>The Strategic Flood Risk Assessment (2014) identifies that the site lies outside of the flood zone.</p> <p>The conclusions set out above remain applicable.</p>

5.7 Witherley

Core Strategy Requirements

- 5.7.1 The Core Strategy does not set a minimum requirement for new homes to be delivered in Witherley. This is because of the village's proximity to the A5 and concerns of additional vehicle loading at the Kennel Lane junction with the Strategic Road Network. One of the Core Strategy requirements was to work with the Highway's Agency to address the identified problems at this location. If a solution to the highways issues can be identified, then it would be possible for the Council to allocate land for limited housing development.
- 5.7.2 In addition, the Core Strategy requires that the existing deficiencies in the quality and accessibility of green space and play provision in the village are addressed.

Preferred Options Consultation Responses

- 5.7.3 Given that no sites were proposed to be allocated for residential development at the Preferred Options stage in 2009, comments specific to Witherley were limited. A small number of comments were received on alternative sites taken from the SHLAA which were detailed in the consultation document.
- AS587 Chapel Field, Chapel Lane – Support for residential development on this site was submitted. Site is close to services, employment opportunities and has good transport links.
 - AS589 Atherstone Hunt Kennels, Kennel Lane – An objection to the future allocation of this site was received. Site is outside of the settlement boundary and is established garden land.
- 5.7.4 General comments about the future of Witherley were also received. These included:
- Flood risk assessment needed as the village lies next to a river;
 - Additional housing would place pressure on Witherley and Twycross schools;
 - Some residents welcomed the removal of the housing target for Witherley;
 - Housing should be spread over a number of small sites;
 - Support for limited, suitable housing for existing village residents;
 - There is a need for more housing in Witherley to accommodate young families from the village;
 - Primary school places are currently taken up by non-residents because of the lack of affordable family housing in the village;
 - Local facilities will be lost without further development;
 - There is a need for the village to grow to help local businesses;
 - There are a number of potential housing sites in the village;

- A comprehensive assessment to establish whether any upgrade is needed to the junctions with the A5 to accommodate any additional dwellings is required;
- Removing the housing target for Witherley is not based on sound evidence and should be reconsidered;
- Improvements are needed to both drainage and access to and from the village;
- Chapel Field represents a good potential housing site;
- Small, low density housing sites should be considered to allow families to remain in the village;
- Homes are needed to allow older people to downsize;
- There are a lack of houses on the market in the village; and
- Underused land should be used for housing for local people.

Progressing from the Preferred Options to selecting sites for allocation

- 5.7.5 Since the production of the Core Strategy in 2009, a number of the Council's evidence base studies have been updated or new evidence has been produced. Those of particular relevance to the allocation of sites in Witherley are:
- Open Space, Sports and Recreational Facilities Study (2011)
 - Community, Cultural and Tourism Facilities Review (2013)
 - Strategic Housing Land Availability Assessment (SHLAA) (2013)
- 5.7.6 In response to the Core Strategy requirement to investigate the capacity issues on the A5 at Witherley, significant funding has been secured to make improvements to the A5 at the Dodwells Roundabout and in association with the planned expansion at the MIRA site. Whilst capacity and operational issues with the A5 are undoubted, the Council has challenged the impact that a small level of housing growth in Witherley would have on the operation of the strategic road network. This is alongside evidence that there is a shortage of low cost housing for local residents in the village.
- 5.7.7 The Council has been in discussions with the Highways Agency about a suitable site to be allocated for housing development, which will have a minimal impact on the operation of the village's key junction with the A5. This has resulted in the identification of a site at Chapel Lane.
- 5.7.8 In addition to discussions with the Highways Agency, Leicestershire County Council Highways were also engaged to investigate the suitability and viability of this site in terms of the local highway network. Leicestershire County Council Highways examined the potential for a suitable access to the site for the level of housing proposed but it was identified that access to the site would not be a viable option. Due to the non-deliverability of this site in highway terms the allocation has not been taken forward through this document.

Sites to be allocated at September 2014

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

Site Selection Justifications	
Open Space	
WIT02	
Previous Ref: OS Ref 224	SHLAA Ref: N/a
Location:	Orchard Close Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space standing in front of the properties on Orchard Close. The site has an area of 0.07 hectares.

Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 60% for this site and identified a shortfall in this open space type in Witherley. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.	
WIT03		
Previous Ref: WIT01, OS Ref 29, 433 and 488	SHLAA Ref: N/a	
Location:	Witherley Memorial Grounds, Church Road	
Details of Allocation:	Open Space: Amenity Green Space, Children's' play space and Outdoor Sports Facilities bounded by Church Lane to the west and Post Office Lane to the south. The site has an area of 1.09 hectares. The Memorial Gardens are an important feature of the Witherley Conservation Area and they are a focal point of the village.	
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 85% for each of these open space types. The Study identifies a shortfall in the quality and quantity of all of these open space types. The site adds to the amenity of local residents and visual quality of the area in addition to providing activity, play and social interaction opportunities to those aged under 12 years old. In addition it provides opportunities to undertake sporting activities such as football. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.	
WIT04		
Previous Ref: OS Ref 312	SHLAA Ref: N/a	
Location:	St Peters Church of England Parish Churchyard, Church Road.	
Details of Allocation:	Open Space: Cemeteries and Churchyards located on the western periphery of the settlement adjacent the river. The site has an area of 0.46 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.	
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 85%. This site provides space for rest and relaxation, quiet contemplation, burial of the	

	dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
WIT05	
Previous Ref: WIT03, OS Ref 403	SHLAA Ref: N/a
Location:	Witherley Church of England Primary School Playing Fields, Church Road
Details of Allocation:	Open Space: Outdoor Sports Facilities located on Church Road with access also from St Peter's Avenue. The site has an area of 0.33 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this area of open space. The Study did identify a shortfall in the quality and quantity of this open space type in Witherley. This open space provides an educational and recreational resource to the village, providing opportunities to undertake sporting activities such as football and athletics. The allocation of this site can help safeguard it as valued open space through policy DM8.
Community Facilities	
WIT06	
Previous Ref: N/a	SHLAA Ref: N/a
Description:	St Peters Church of England Parish Church, Church Road
Details of Allocation:	A religious community congregational facility located on the western periphery of the settlement adjacent the river. The associated churchyard is identified as open space and will be safeguarded inline with policy DM8. This building is Grade I listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community congregational facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
WIT07	
Previous Ref: WIT03	SHLAA Ref: N/a
Location:	Witherley Church of England Primary School, Church Road
Details of Allocation:	An educational community facility located on

	Church Road with access also from St Peter's Avenue. The allocation includes the playground and areas of hardstanding. The associated playing fields are identified open space and will be safeguarded in line with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as the only primary school facility within a reasonable walking distance of properties in the village. This facility will be safeguarded in line with policy DM25.
WIT08	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Blue Lion Inn Public House, Church Road
Details of Allocation:	A leisure and recreational congregational community facility located on Church Road at the heart of the village of Witherley. The allocation includes the associated hardstanding and parking. This building is Grade II listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this leisure and recreational congregational community facility providing an informal facility. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision. This facility will be safeguarded in line with policy DM25.
WIT09	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Bull Inn Public House, Watling Street
Details of Allocation:	A leisure and recreational congregational community facility located on Watling Street (A5) at the junction with Kennel Lane. The allocation includes the associated parking areas.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this leisure and recreational congregational community facility providing an informal facility. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision. This facility will be safeguarded in line with policy DM25.
WIT10	

Previous Ref: N/a		SHLAA Ref: N/a
Location:	Witherley Parish Rooms, Chapel Lane	
Details of Allocation:	A congregational community facility located on Chapel Lane at the north of the village of Witherley. The allocation includes the side parking area.	
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a congregational community facility providing activities such as Zumba, yoga, art class and women's institute. This facility will be safeguarded in line with policy DM25.	
WIT01		
Previous Ref: WIT02		SHLAA Ref: N/a
Description:	The Settlement Boundary for Witherley	
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.	
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from the detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.	

6. Rural Hamlets

6.1 Barton in the Beans

Core Strategy Requirements

- 6.1.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Barton in the Beans. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

- 6.1.2 One comment was received during the consultation period suggesting an amendment to the settlement boundary.

Progressing from the Preferred Options to selecting sites for allocation

- 6.1.3 In line with the Community, Cultural and Tourism Facilities Review (Jan 2013), the Barton Fabis Baptist Chapel has now been designated as a community facility.
- 6.1.4 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at October 2014

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

Site Allocations Justifications	
Open Space	
BRT03	
Previous Ref: OS Ref 331	SHLAA Ref: N/a
Location:	Barton Fabis Baptist Chapel Churchyard, Main Street
Details of Allocation:	Open Space: Cemeteries and Churchyards standing adjacent the southern settlement boundary. The site has an area of 0.52 hectares.

	This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 80% but quantity standards were not addressed for this area of open space. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
Community Facilities	
BRT04	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Barton Fabis Baptist Chapel, Main Street
Details of Allocation:	A religious community congregational space on a central route through Barton in the Beans. This building is Grade II listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
BRT01	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Settlement Boundary for Barton in the Beans
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from the detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
Residential Site Allocations with Planning Permission*	
BRT02PP	
Previous Ref: N/a	SHLAA Ref: AS765 & AS799
Location:	Sycamore Farm, 29 Main Street
Details of Allocation:	The site is situated to the south of Main Street.

	This site has had a number of planning applications.
Justification for the Allocation:	The first scheme was initially approved under reference 08/01001/FUL in December 2008 and later extended through reference 11/00750/EXT in November 2011. An amended scheme has been approved under reference 14/00487/FUL in August 2014. The second scheme was approved under reference 10/00516/FUL in September 2010. The permitted applications equate to 6 dwellings.

6.2 Botcheston

Core Strategy Requirements

- 6.2.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Botcheston. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

- 6.2.2 Responses were received during the consultation period which suggested amendments to the settlement boundary to incorporate additional sites for housing in Botcheston. As the Core Strategy does not identify any specific development needs for Rural Hamlets, these amendments have not been included in the plan.

Progressing from the Preferred Options to selecting sites for allocation

- 6.2.3 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities and open spaces in Botcheston. These are now reflected in the updated proposals map.
- 6.2.4 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at September 2014

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	Natural and Semi-Natural	DM8/DM9

	Woodland	Open Space	
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.

Site Selection Justifications	
Open Space	
BOT02	
Previous Ref: OS Ref 454 and 1012	SHLAA Ref: N/a
Location:	Botcheston Playing Field
Details of Allocation:	Open Space: This site constitutes Children's Play Space, Amenity Green Space and a five a side playing pitch on the eastern side of Botcheston. This site has a total area of 0.23 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60%. The site adds to the amenity of local residents and visual quality of the area. It also provides opportunities for those under 12 years old to play, exercise and socialise on a equipped space and provides a five a side playing pitch. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
Community Facilities	
BOT03	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Greyhound Inn Public House, Main Street
Details of Allocation:	A community congregational facility on the western edge of the hamlet. The allocation includes the associated hardstanding and parking area.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural congregational community facility to be safeguarded in line with policy DM25. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision.

BOT04	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Botcheston Village Hall, Main Street
Details of Allocation:	A community congregational facility on the eastern side of the hamlet. The allocation includes the surrounding grounds and parking area.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing activities such as Women's Institute, Keep fit, Painting Group and film nights. The hall offers a meeting area which holds various events throughout the year. As such this facility will be safeguarded as a community facility in line with policy DM25.
BOT01	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Settlement Boundary for Botcheston
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.

Allocations which relate to but stand away from the settlement*	
BOT05	
Previous Ref: OS Ref 393	SHLAA Ref: N/a
Location:	Forest Hill Golf Course, Markfield Lane
Details of Allocation:	Open Space: Outdoor Sports Facilities standing detached from the settlement on Markfield Lane to the north east of Botcheston. The site has an area of 35.04 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The site provides leisure and recreational opportunities to play golf at this 18 hole private golf course. The allocation of this site can help safeguard it as a valued open space through policy DM8.
BOT06	
Previous Ref: OS Ref 53	SHLAA Ref: N/a
Location:	Polebrook and Crow Woodland
Details of Allocation:	Open Space: Natural and Semi-natural Open

	Space standing in two land parcels to the north of the hamlet, largely surrounded by the Forest Hill Golf Course. The site has an area of 3.37 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 45% for this area of open space. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.
BOT07	
Previous Ref: OS Ref 65	SHLAA Ref:
Location:	The Coppice
Details of Allocation:	Open Space: Natural and Semi-Natural Open Space situated adjacent to and west of the Forest Hill Golf Course. The site has an area of 6.43 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 45% for this area of open space. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.
BOT08	
Previous Ref: OS Ref 65	SHLAA Ref: N/a
Location:	Hollow Oak Wood
Details of Allocation:	Open Space: Natural and Semi-Natural Open Space forming two parcels of land, situated to the east of the hamlet. The site has an area of 21.63 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified a quality score of 65% for this area of open space. These areas of open space provide havens for wildlife, a place for relaxation and visual amenity for the area. The allocation of this site can help safeguard it as valued open space through policy DM8 and DM9 and offer enhancement in the future.

* These Allocations appear on the Borough-wide proposals map.

6.3 Bradgate Hill

Core Strategy Requirements

- 6.3.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Bradgate Hill. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

- 6.3.2 No responses were received during the Preferred Options consultation.

Progressing from the Preferred Options to selecting sites for allocation

- 6.3.3 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at October 2014

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

BRD01	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Settlement Boundary for Bradgate Hill
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.

6.4 Cadeby

Core Strategy Requirements

- 6.4.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Cadeby. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

- 6.4.2 Comments were received objecting to the alternative options in Cadeby coming forward for development in future iterations of the plan. A comment was also received identifying a lack of infrastructure in the Hamlet to accommodate development. As no development requirements are identified for Cadeby in the Core Strategy, these sites are not being promoted.
- 6.4.3 Two comments identified the need to identify open spaces for protection in the settlement.
- 6.4.4 28 objections and one letter of support were received relating to the proposed allocation of land for a gypsy and traveller site. As these allocations will now be progressed in the forthcoming Gypsy and Traveller Allocations DPD, this is no longer a proposal within this document.

Progressing from the Preferred Options to selecting sites for allocation

- 6.4.5 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of employment sites, community facilities and open spaces in Cadeby. These are now reflected in the updated proposals map.
- 6.4.6 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at September 2014

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.

Site Selection Justifications	
Open Space	
CAD02	
Previous Ref: Os Ref 15	SHLAA Ref: N/a
Location:	The Grounds of Cadeby Hall, Cadeby Lane
Details of Allocation:	Open Space: Formal Park constituting the private grounds to Cadeby Hall on the northern entrance to the settlement. The site has an area of 3.06 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not assign this site a quality score as it is a private facility. The site provides a very attractive entrance to the village and provides the setting for the heritage asset which is Cadeby Hall. The allocation of this site can help safeguard it as a valued open space through policy DM8.
CAD03	
Previous Ref: Os Ref 418	SHLAA Ref: N/a
Location:	Main Street Tennis Court
Details of Allocation:	Open Space: This site constitutes a private

	outdoor sports facility for the purpose of playing tennis standing adjacent Cadeby Hall. The site has an area of 0.06 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not assign this site a quality score as it is a private facility. The allocation of this site can help safeguard it as a valued facility through policy DM8.
CAD04	
Previous Ref: OS Ref 336	SHLAA Ref: N/a
Location:	All Saints Churchyard, Church Lane
Details of Allocation:	Open Space: Cemeteries and Churchyards standing to the south of the settlement. The site has an area of 0.23 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 78% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
Community Facilities	
CAD05	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	All Saints Church, Church Lane
Details of Allocation:	A religious community congregational space in the centre of Cadeby. The churchyard is identified as open space and will be safeguarded in line with policy DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
CAD01	
Previous Ref: CAD01	SHLAA Ref: N/a
Location:	The Settlement Boundary for Cadeby
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and

	includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.

Allocations which relate to but stand away from the settlement*	
CAD06	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Theobolds Rural Industry, Ashby Road
Details of Allocation:	An existing rural employment site of 2.36 hectares detached from the settlement, standing to the west of Ashby Road.
Justification for the Allocation:	The Employment Land and Premises Review (July 2013) identifies this site as a Category B site, to be retained for 100% employment uses. There are limited other employment opportunities in Cadeby as such this facility will be safeguarded in line with policy DM19.
CAD07	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	FP McCann, Brascote Lane
Details of Allocation:	An existing rural employment site of 11.86 hectares serving as a quarry and concrete works detached from Cadeby, standing to the east.
Justification for the Allocation:	The Employment Land and Premises Review (July 2013) identifies this site as a Category B site, to be retained for 100% employment uses. There are limited other employment opportunities in Cadeby as such this facility will be safeguarded in line with policy DM19.

* These Allocations appear on the Borough-wide proposals map.

6.5 Carlton

Core Strategy Requirements

- 6.5.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Carlton. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

- 6.5.2 Responses were received during the consultation period which suggested amendments to the settlement boundary to incorporate additional sites for housing in Carlton. The sites that were supported were identified as alternative options within the document and had the references AS182 and AS183.
- 6.5.3 Comments were received which supported the Preferred Options document in not allocating various alternative options in Carlton for residential development. These were sites identified as AS177, AS179, AS183, AS184, AS186 and AS189.
- 6.5.4 As the Core Strategy does not identify any specific development needs for Rural Hamlets, additional residential allocations have not been included in the plan.
- 6.5.5 Settlement boundary amendments to incorporate existing built form in Carlton were suggested during the consultation. This has been reflected in the Settlement Boundary Revision Topic Paper.
- 6.5.6 Comments were received relating to the allocation of some sites for open space within the hamlet. Objections were also received to the allocation of a number of open spaces within the settlement. Updated evidence relating to open spaces has been obtained through the Open Space, Sports and Recreational Facilities Study (July 2011).

Progressing from the Preferred Options to selecting sites for allocation

- 6.5.7 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities and open spaces in Carlton. These are now reflected in the updated proposals map.
- 6.5.8 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.
- 6.5.9 Through the proposed modifications consultation CARL06 is to be removed as allocation as it is a private outdoor sports facility not open to the public. The title of CARL06 has also been amended for

accuracy. CARL10PP has been inserted as it has recently received planning permission.

Sites to be allocated at September 2014

Carlton Site Allocations			
Reference	Location	Designation	Policy
Open Space			
CARL04	Carlton Village Green, Shackerstone Walk	Amenity Green Space	DM8
CARL05	St Andrew's Church of England Parish Churchyard and Parish Council, Main Street	Cemeteries and Churchyards	DM8
CARL07PP	Nailstone Road Amenity Green Space	Amenity Green Space	DM8
Community Facilities			
CARL08	St Andrew's Church of England Parish Church, Main Street	Community Facility	DM25
CARL09	The Gate Hangs Well Public House, Main Street	Community Facility	DM25
CARL01	Carlton Settlement Boundary	Settlement Boundary	Core Strategy Policy 13
Residential Site Allocations with Planning Permission*			
CARL03PP	Overdale, Bosworth Road	2 dwellings	Core Strategy Policy 13
CARL10PP	Land adjacent Heljon, Nailstone Road	4 dwellings	Core Strategy Policy 13

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

Site Selection Justifications	
Open Space	
CARL04	
Previous Ref: CAR01, CAR02 and OS Ref 204	SHLAA Ref: N/a
Location:	Carlton Village Green, Shackerstone Walk
Details of Allocation:	Open Space: Amenity Green Space serving as a designated Village Green to the west of the settlement. The site has an area of 0.15 hectares.
Justification for the	The Open Space, Sports and Recreational

Allocation:	Facilities Study (July 2011) did not identify a quality score for this site. The Study identifies a shortfall in the quality and quantity of this open space type in Carlton and as such this site will be safeguarded as valued open space in line with policy DM8.
CARL05	
Previous Ref: OS Ref 324	SHLAA Ref: N/a
Location:	St Andrew's Church of England Parish Churchyard, Main Street
Details of Allocation:	Open Space: Cemeteries and Churchyards standing to the south of the settlement. The site has an area of 0.26 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 90% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
CARL06 (removed)	
Previous Ref: OS Ref 419	SHLAA Ref: N/a
Location:	Barton Road Tennis Court
Details of Allocation:	Open Space: This site constitutes a private outdoor sports facility for the purpose of playing tennis located to the west of Barton Road. It has an area of 0.06 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study did not assign this site a quality score as it is a private facility. The Study identifies a shortfall in the quantity and quality of this open space type in Carlton. The allocation of this site can help safeguard it as a valued facility through policy DM8.
Modified justification:	This site has been removed as an allocation as it is a private outdoor sports facility not open to the public.
CARL07PP	
Previous Ref: 12/00889/FUL	SHLAA Ref: N/a
Location:	Nailstone Road Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space forming part of the application for 11 dwellings off Nailstone

	Road under reference 12/00889/FUL. The site is situated on the northern limit of the hamlet. The site has an area of 0.14 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify this site as open space as it was not constructed at the time of the site visits. The open space meets the criteria to be classified as amenity green space and will appear in any future revisions of the open space study. The site adds to the amenity of local residents and visual quality of the area. The allocation can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
Community Facilities	
CARL08	
Previous Ref: CAR04	SHLAA Ref: N/a
Location:	St Andrew's Church of England Parish Church, Main Street
Details of Allocation:	A religious community congregational space in the centre of Cadeby. The churchyard is identified open space and will be safeguarded in line with policy DM8. This building is Grade II listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community congregational facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
CARL09	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Gate Hangs Well Public House, Main Street
Details of Allocation:	A community congregational facility located on the north eastern edge of the hamlet. The allocation includes the associated hardstanding and parking area.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural congregational community facility providing informal leisure and recreational opportunities. This facility is to be safeguarded in line with policy DM25. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural

	communities with limited service provision.
CARL01	
Previous Ref: CAR03	SHLAA Ref: N/a
Location:	The Settlement Boundary for Carlton
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
Residential Site Allocations with Planning Permission*	
CARL03PP	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Overdale, Bosworth Road
Details of Allocation:	An approved residential scheme for 2 dwellings located to the south of the settlement.
Justification for the Allocation:	This scheme was approved under reference 14/00266/OUT in August 2014.
CARL10PP	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Land adjacent to Heljon, Nailstone Road
Details of Allocation:	An approved residential scheme for 4 dwellings. The site is situated to the north east of the settlement.
Justification for the Allocation:	This scheme was approved under application reference 14/00311/OUT.

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

6.6 Dadlington

Core Strategy Requirements

- 6.6.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Dadlington. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

- 6.6.2 No responses were received during the Preferred Options consultation.

Progressing from the Preferred Options to selecting sites for allocation

- 6.6.3 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities and open spaces in Dadlington. These are now reflected in the updated proposals map.
- 6.6.4 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at September 2014

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.

Site Selection Justifications	
Open Space	
DAD02	
Previous Ref: DAD03, OS Ref 315	SHLAA Ref: N/a
Location:	The Church of St James the Greater Churchyard, The Green
Details of Allocation:	Open Space: Cemeteries and Churchyards standing to the south of the settlement. The site has an area of 0.17 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 62% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
DAD03	
Previous Ref: DAD01, OS Ref 171	SHLAA Ref: N/a
Location:	Dadlington Village Green, The Green
Details of Allocation:	Open Space: Amenity Green Space serving as the village green in the centre of the settlement. The site has an area of 0.69 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 60%. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
Community Facilities	
DAD04	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Dog and Hedgehog Public House, The Green
Details of Allocation:	A community congregational facility on the north western corner of the hamlet. The allocation includes the parking area to the rear.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural

	congregational community facility providing informal leisure and recreational opportunities. This facility is to be safeguarded in line with policy DM25. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision.
DAD05	
Previous Ref: DAD03	SHLAA Ref: N/a
Location:	The Church of St James the Greater, The Green
Details of Allocation:	A religious community congregational space standing on the north eastern boundary of the hamlet, adjacent the village hall and public house. The churchyard is identified as open space and will be safeguarded inline with policy DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious congregational community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
DAD06	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Dadlington Village Hall, The Green
Details of Allocation:	A congregational community facility serving as the village hall and standing to the east of the hamlet.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a congregational community facility providing activities such as keep fit and art classes and room hire. This facility is to be safeguarded in line with policy DM25.
DAD01	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Settlement Boundary for Dadlington
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary.

	The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
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Allocations which relate to but stand away from the settlement*	
DAD07	
Previous Ref: OS Ref 62	SHLAA Ref: N/a
Location:	Dadlington Bathpiece Picnic Area
Details of Allocation:	Open Space: Green Corridor standing to the south west of the settlement, between Dadlington and Stoke Golding, alongside the Ashby Canal. The site has an area of 0.08 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify quality scores for green corridors. These areas of open space add to the amenity of local residents and visual quality of the area in addition to facilitating wildlife migration and providing links between the settlement and rural hinterland. The space specially serves as a picnic area along the Ashby Canal. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.

* These Allocations appear on the Borough-wide proposals map.

6.7 Fenny Drayton

Core Strategy Requirements

- 6.7.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Fenny Drayton. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

- 6.7.2 No responses were received during the Preferred Options consultation.

Progressing from the Preferred Options to selecting sites for allocation

- 6.7.3 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities and open spaces in Fenny Drayton. These are now reflected in the updated proposals map.
- 6.7.4 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.
- 6.7.5 The Proposed Modifications removes allocation FEN03 as an open space as it is within private residential curtilage.

Sites to be allocated at September 2014

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

FEN01	Fenny Drayton Settlement Boundary	Settlement Boundary	Core Strategy Policy 13
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Site Selection Justifications	
Open Space	
FEN02	
Previous Ref: FEN01, OS Ref 245, 487, 1004 and 1005	SHLAA Ref: N/a
Location:	Drayton Close Green Space
Details of Allocation:	Open Space: Amenity Green Space, Children's Play Space, Outdoor Sports Facilities and Young Persons Facilities situated toward the centre of the hamlet. The site has a total area of 0.41 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has the following quality scores</p> <ul style="list-style-type: none"> • Amenity Green Space – 70% • Children's Play Space- 70% • Outdoor Sports Facilities <ul style="list-style-type: none"> ○ 5 a side pitch- 65% • Young Persons Facilities <ul style="list-style-type: none"> ○ Basket Ball Court- 73% <p>The site adds to the amenity of local residents and visual quality of the area. It also provides opportunities for those under 12 years old to play, exercise and socialise on a equipped space and provides a five a side playing pitch. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
FEN03 (removed)	
Previous Ref: OS Ref 197	SHLAA Ref: N/a
Location:	Church Lane Park
Details of Allocation:	Open Space: Formal Park situated to the north of the settlement. It has an area of 0.05 hectares.
Justification for the Allocation:	<p>The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. This type of open space provides opportunities for informal recreation, provides a sense of place and a focal point for community life. The allocation of this site can help safeguard it as valued open space through policy DM8 and offer enhancement in the future.</p>

Modified justification:	This site has been removed as an allocation as it does not fall within the open space typology.
FEN04	
Previous Ref: FEN03	SHLAA Ref: N/a
Location:	St Michael's and All Angels Church Yard, Church Lane
Details of Allocation:	Open Space: Cemeteries and Churchyards standing to the south of the settlement. The site has an area of 0.28 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 80% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
FEN05	
Previous Ref: OS Ref 196	SHLAA Ref: N/a
Location:	Rookery Close Amenity Green Space
Details of Allocation:	Open Space: Amenity Green Space to the north the settlement. The site has an area of 0.13 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 73%. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
Community Facilities	
FEN06	
Previous Ref: FEN03	SHLAA Ref: N/a
Location:	St Michael's and All Angels Church of England Parish Church, Church Lane
Details of Allocation:	A religious community congregational space standing to the north west of the hamlet. The churchyard is identified open space and will be safeguarded in line with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious congregational community facility providing activities such as community coffee mornings, flower festival and Zumba. These facilities often serve as the centre of rural community life and often provide opportunities

	for social events as well as for religious purposes. As such this facility will be safeguarded in line with policy DM25.
FEN01	
Previous Ref: FEN02	SHLAA Ref: N/a
Location:	The Settlement Boundary for Fenny Drayton
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.

6.8 Kirkby Mallory

Core Strategy Requirements

- 6.8.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Kirkby Mallory. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

- 6.8.2 One comment was received relating to alternative option AS462 detailing specifics relating to high voltage overhead electricity lines.

Progressing from the Preferred Options to selecting sites for allocation

- 6.8.3 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities and open spaces in Kirkby Mallory. These are now reflected in the updated proposals map.
- 6.8.4 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at September 2014

Kirkby Mallory Site Allocations			
Reference	Location	Designation	Policy
Open Space			
KIRK02	The Leys, Main Street	Amenity Green Space and Children's Play Area	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

Site Selection Justifications	
Open Space	
KIRK02	
Previous Ref: OS Ref 377 and 909	SHLAA Ref: N/a
Location:	The Leys, south of Main Street
Details of Allocation:	Open Space: Amenity Green Space including a cricket pitch and Children's Play Space standing to the west of the settlement and south of Main Street. The site has a total area of 1.74 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 62% for the Amenity Green Space and cricket pitch and 60% for the Children's Play Space. The site adds to the amenity of local residents and visual quality of the area. It provides a cricket pitch for outdoor sport and also provides opportunities for those under 12 years old to play, exercise and socialise on a equipped space. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
KIRK03	
Previous Ref: OS Ref 337	SHLAA Ref: N/a
Location:	All Saints Churchyard, Church Road
Details of Allocation:	Open Space: Cemeteries and Churchyards detached from the settlement to the south of the hamlet. The site has an area of 0.44 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
Community Facilities	
KIRK04	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Kirkby Mallory Village Hall (Old School), Church Road
Details of Allocation:	A congregational community facility serving as the village hall standing to the east of the

	hamlet. The allocation includes the associated areas of hardstanding.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a congregational community facility providing activities such as pre-school nursery, the Boys and Girls Brigade and Parish Council Meetings. This facility is to be safeguarded in line with policy DM25.
KIRK05	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	All Saints Church, Church Road
Details of Allocation:	A religious community congregational facility detached from the settlement to the south of the hamlet. The churchyard is identified as open space and will be safeguarded in line with policy DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious congregational community facility providing activities such as sing along and the Boys and Girls Brigade. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes. As such this facility will be safeguarded in line with policy DM25.
Cultural and Tourism Facilities	
KIRK06	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Mallory Park, Church Road
Details of Allocation:	A significant Culture and Tourism Facility to the west of the village comprising a large site area.
Justification for the Allocation:	The Community Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural Cultural and Tourism facility to be safeguarded in line with policy DM24. Mallory Park contains a race circuit and refreshment areas.
KIRK01	
Previous Ref: KIR02	SHLAA Ref: N/a
Location:	The Settlement Boundary for Kirkby Mallory
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is

	necessary to set out the settlement boundary. The settlement boundary has been amended from that detailed in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
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6.9 Norton Juxta Twycross

Core Strategy Requirements

- 6.9.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Norton Juxta Twycross. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

- 6.9.2 One comment was received questioning the proportion of employment use to be retained at the Henton's Engineering site. Updated employment evidence has been received for this.
- 6.9.3 One objection and one support were received for the allocation of the central open space in the settlement. Updated Open Space evidence has been obtained to support this allocation.
- 6.9.4 Three comments were received which advocate the allocation of three alternative option sites for infill development. As there is no specified development need for Norton Juxta Twycross, this option has not been taken forward.

Progressing from the Preferred Options to selecting sites for allocation

- 6.9.5 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities, employment sites and open spaces in Norton Juxta Twycross. These are now reflected in the updated proposals map.
- 6.9.6 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at September 2014

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 Facility	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	Culture and Tourism Facility	DM24

* These Allocations appear on the Borough-wide proposals map.

Site Selection Justifications	
Employment	
NOR04	
Previous Ref: NOR01	SHLAA Ref: AS565
Location:	Henton's Engineering, South of Wood Lane
Details of Allocation:	An existing rural employment site comprised of industrial and office uses to the south east of the hamlet. The site has an area of 1.03 hectares.
Justification for the Allocation:	The Employment Land and Premises Review (July 2013) identifies this site as a Category B site, to be retained for 100% employment uses. There are no other employment opportunities in Norton Juxta Twycross as such this facility will be safeguarded in line with policy DM19.
Open Space	
NOR02	
Previous Ref: OS Ref 322	SHLAA Ref: N/a
Location:	The Holy Trinity Churchyard, Orton Lane
Details of Allocation:	Open Space: Cemeteries and Churchyards standing to the south of the settlement. The site has an area of 0.42 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identifies this site as having a quality score of 80% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.

NOR03	
Previous Ref: OS Ref 452 and 1010	SHLAA Ref: N/a
Location:	Norton Juxta Twycross Playing Field, Main Street
Details of Allocation:	Open Space: Amenity Green Space, Outdoor Sports Facilities and Children's Play Space situated toward the south of the settlement. The total site size is 0.16 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that all the open space types have a quality score of 80%. The site adds to the amenity of local residents and visual quality of the area. It also provides opportunities for those under 12 years old to play, exercise and socialise on a equipped space and provides a five a side playing pitch. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
Community Facilities	
NOR05	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Holy Trinity Church, Orton Lane
Details of Allocation:	A religious community congregational space situated on the northern periphery of the hamlet. The churchyard is identified as open space and will be safeguarded in line with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious congregational community facility. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes. As such this facility will be safeguarded in line with policy DM25.
NOR06	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Norton Juxta Twycross Village Hall, Orton Lane
Details of Allocation:	A congregational community facility situated on the northern periphery of the hamlet. The allocation includes the parking area to the side.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a congregational community facility providing activities such as gaming night, quiz nights, centre stage productions and provides room hire. This facility will be safeguarded in line with policy DM25.

NOR01	
Previous Ref: NOR02	SHLAA Ref: N/a
Location:	The Settlement Boundary for Norton Juxta Twycross
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that illustrated in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.

Allocations which relate to but stand away from the settlement*	
NOR07	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Twycross Zoo, Burton Road
Details of Allocation:	A significant Cultural and Tourism Facility outside the settlement to the south west of the hamlet.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural Cultural and Tourism facility to be safeguarded in line with policy DM24. Twycross Zoo is revered for its collection of animals and runs numerous additional events throughout the year.

* These Allocations appear on the Borough-wide proposals map.

6.10 Orton on the Hill

Core Strategy Requirements

6.10.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Orton on the Hill. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

6.10.2 Comments were received regarding two of the alternative option sites (AS556 and AS557) stating that they could be used as infill opportunities. As there is no identified development requirement for Orton on the Hill, these allocations have not been taken forward.

Progressing from the Preferred Options to selecting sites for allocation

6.10.3 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities and open spaces in Orton on the Hill. These are now reflected in the updated proposals map.

6.10.4 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

6.10.5 Through the Proposed Modifications ORT02 is removed as it is a private tennis court not open to the public.

Sites to be allocated at September 2014

Orton on the Hill Site Allocations			
Reference	Location	Designation	Policy
Open Space			
ORT03	St Edith's Church of England Churchyard, The Green	Cemeteries and Churchyards	DM8
ORT04	The Green	Amenity Green Space	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

Site Selection Justifications	
Open Space	
ORT02 (removed)	
Previous Ref: OS Ref 420	SHLAA Ref: N/a
Location:	The Green Tennis Court
Details of Allocation:	Open Space: Outdoor Sports Facilities providing a private outdoor sports facility for the purpose of playing tennis. The site has an area of 0.06 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not assign this site a quality score as it is a private facility. The allocation of this site can help safeguard it as a valued facility through policy DM8.
Modified justification:	This site has been removed as an allocation as it is a private tennis court.
ORT03	
Previous Ref: OS Ref 320	SHLAA Ref: N/a
Location:	St Edith's Church of England Churchyard, The Green
Details of Allocation:	Open Space: Cemeteries and Churchyards situated to the north west of the hamlet. The site has an area of 0.51 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 95% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
ORT04	
Previous Ref: OS Ref 242	SHLAA Ref: N/a
Location:	The Green
Details of Allocation:	Open Space: Amenity Green Space in the centre of the settlement. The site has an area of 0.16 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 55%. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.

Community Facilities	
ORT05	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Edith's Church of England Parish Church
Details of Allocation:	A religious community congregational space situated to the north west of the hamlet. The churchyard is identified as open space and will be safeguarded in line with policy DM8.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious congregational community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
ORT06	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Unicorn Inn, Main Street
Details of Allocation:	A community congregational facility in the centre of the hamlet. The allocation includes the parking area to the rear.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural congregational community facility to be safeguarded in line with policy DM25. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision.
ORT01	
Previous Ref: ORT01	SHLAA Ref: N/a
Location:	The Settlement Boundary for Orton on the Hill
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that illustrated in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.

6.11 Peckleton

Core Strategy Requirements

6.11.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Peckleton. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

6.11.2 No responses were received during the Preferred Options consultation.

Progressing from the Preferred Options to selecting sites for allocation

6.11.3 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities and open spaces in Peckleton. These are now reflected in the updated proposals map.

6.11.4 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

6.11.5 Through the Proposed Modifications Peckleton Common (PECK05) is to be allocated as it was identified through the previous consultation as an open space and it meets the open space criteria.

Sites to be allocated at September 2014

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

Site Allocations Justifications	
Open Space	
PECK02	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Mary Magdalene's Churchyard, Church Road
Details of Allocation:	Open Space: Cemeteries and Churchyards detached from the settlement and standing to the south of the hamlet. The site has an area of 0.43 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	This area of open space was not assessed through the Open Space, Sports and Recreational Facilities Study (July 2011) however it fulfils the criteria to be classified within the cemeteries and churchyards typology. As such this area of open space will be safeguarded inline with policy DM8.
PECK05	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Peckleton Common, Main Street
Details of Allocation:	Open Space: Amenity Green Space towards the east of the settlement
Modified justification for the Allocation:	This allocation was identified through the consultation on the Site Allocations and Development Management Policies DPD Pre-Submission Version (February 2014). Subsequently a site visit was carried out to ensure that it met the Open Space, Sports and Recreational Facilities Study Methodology. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
Community Facilities	
PECK03	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Mary Magdalene's Church, Church Road
Details of Allocation:	A religious community congregational space detached from the settlement and standing to the south of the hamlet. The allocation includes the parking area to the side. The churchyard is identified as open space and will be safeguarded inline with policy DM8. This building is Grade I listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a community facility to be safeguarded in line with policy DM25. These facilities often serve as the

	centre of rural community life and often provide opportunities for social events as well as for religious purposes.
PECK04	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Peckleton Village Hall, Main Street
Details of Allocation:	A community congregational facility situated to the east of the hamlet. The allocation includes the parking area to the rear.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a congregational community facility providing activities such as sewing club, art club, race nights, quiz night and Italian classes. This facility is to be safeguarded in line with policy DM25.
PECK01	
Previous Ref: PEC01	SHLAA Ref: N/a
Location:	The Settlement Boundary for Peckleton
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that illustrated in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.

6.12 Ratcliffe Culey

Core Strategy Requirements

6.12.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Ratcliffe Culey. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

6.12.2 No responses were received during the Preferred Options consultation.

Progressing from the Preferred Options to selecting sites for allocation

6.12.3 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities and open spaces in Ratcliffe Culey. These are now reflected in the updated proposals map.

6.12.4 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at September 2014

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

Site Selection Justifications	
Open Space	
RATC02	
Previous Ref: OS Ref 338	SHLAA Ref: N/a
Location:	All Saints Churchyard, Church Lane

Details of Allocation:	Open Space: Cemeteries and Churchyards standing to the south of the settlement. The site has an area of 0.31 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 85% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
RATC03	
Previous Ref: RTC01, OS Ref 246 and 489	SHLAA Ref: N/a
Location:	Ratcliffe Culey Playing Field, Ormes Lane
Details of Allocation:	Open Space: Amenity Green Space and Children's Play Space situated to the south east of the settlement. The site has a total size of 0.16 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 45% for the Amenity Green Space but did not provide a quality score for the Children's Play Space. The site adds to the amenity of local residents and visual quality of the area. It also provides opportunities for those under 12 years old to play, exercise and socialise on a equipped space. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
Community Facilities	
RATC04	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	All Saints Church, Church Lane
Details of Allocation:	A religious community congregational space detached from the settlement standing to the south of the hamlet. The churchyard is identified as open space and will be safeguarded inline with policy DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a

	community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
RATC05	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Gate Public House, Main Road
Details of Allocation:	A community congregational facility on the southern periphery of the village. The allocation includes the associated parking areas.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural congregational community facility to be safeguarded in line with policy DM25. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision.
RATC01	
Previous Ref: RTC02	SHLAA Ref: N/a
Location:	The Settlement Boundary for Ratcliffe Culey
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that illustrated in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.

6.13 Shackerstone

Core Strategy Requirements

6.13.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Shackerstone. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

6.13.2 No responses were received during the Preferred Options consultation.

Progressing from the Preferred Options to selecting sites for allocation

6.13.3 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities, cultural and tourism facilities and open spaces in Shackerstone. These are now reflected in the updated proposals map.

6.13.4 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at September 2014

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 Space	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.

Site Selection Justifications	
Open Space	
SHACK02	
Previous Ref: OS Ref 319	SHLAA Ref: N/a
Location:	St Peter's Churchyard, Church Road
Details of Allocation:	Open Space: Cemeteries and Churchyards situated centrally within the hamlet. The site has an area of 0.37 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 85% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
SHACK03	
Previous Ref: OS Ref 247 and 491	SHLAA Ref: N/a
Location:	Station Road Play Area
Details of Allocation:	Open Space: Children's Play Space and Amenity Green Space standing to the south of Station Road. The site has a total area of 0.2 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified the site has a quality score of 55% for the Amenity Green Space and 67% for the Children's Play Space. The site adds to the amenity of local residents and visual quality of the area. It also provides opportunities for those under 12 years old to play, exercise and socialise on a equipped space. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
Community Facilities	
SHACK04	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Peter's Church, Church Road
Details of Allocation:	A religious community congregational space situated centrally within the hamlet, adjacent to the village hall. The churchyard is identified as open space and will be safeguarded in line with policy DM8. This building is Grade II* listed and

	will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
SHACK05	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Shackerstone Village Hall, Church Road
Details of Allocation:	A congregational community facility situated centrally within the hamlet, adjacent to the church. The allocation includes the front garden of the hall.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a congregational community facility providing activities such as slimmer's club, relaxation classes and mother and toddler group. As such this facility will be safeguarded in line with policy DM25.
SHACK06	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Rising Sun Public House, Church Road
Details of Allocation:	A community congregational facility in the centre of the settlement. The allocation includes the parking area to the rear.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural congregational community facility to be safeguarded in line with policy DM25. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision.
SHACK01	
Previous Ref: SHA02	SHLAA Ref: N/a
Location:	The Settlement Boundary for Shackerstone
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended

	from that illustrated in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
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Allocations which relate to but stand away from the settlement*	
SHACK07	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Shackerstone Railway Station (Battlefield Line), Station Road
Details of Allocation:	A Cultural and Tourism Facility detached from the settlement, standing to the east of the hamlet. This building is Grade II listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural Cultural and Tourism facility to be safeguarded in line with policy DM24. Facilities include tea rooms, shop and a museum and numerous activities are held here throughout the year.

* These Allocations appear on the Borough-wide proposals map.

6.14 Sibson

Core Strategy Requirements

6.14.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Sibson. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

6.14.2 No responses were received during the Preferred Options consultation.

Progressing from the Preferred Options to selecting sites for allocation

6.14.3 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities and open spaces in Sibson. These are now reflected in the updated proposals map.

6.14.4 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

6.14.5 Through the Proposed Modifications SIB03 is to be removed as an allocation as it was identified as a private outdoor sports facility not open for public use.

Sites to be allocated at September 2014

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

Site Selection Justifications	
Open Space	
SIB02	
Previous Ref: OS Ref 327	SHLAA Ref: N/a
Location:	St Botolph's Churchyard, North of Sheepy Road
Details of Allocation:	Open Space: Cemeteries and Churchyards situated close to the entrance to the hamlet from the A444. The site has an area of 0.64 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this space and quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
SIB03 (removed)	
Previous Ref: OS Ref 405	SHLAA Ref: N/a
Location:	Twycross Road Tennis Court
Details of Allocation:	Open Space: Outdoor Sports Facilities forming tennis courts and standing to the rear of the Cock Inn Public House. This site has an area of 0.11 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not assign this site a quality score as it is a private facility. The allocation of this site can help safeguard it as a valued facility through policy DM8.
Modified Justification:	This site has been removed as an allocation as it was identified as a private outdoor sports facility not open for public use.
Community Facilities	
SIB04	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Botolph's Church, North of Sheepy Road
Details of Allocation:	A religious community congregational space situated close to the entrance to the hamlet from the A444. The churchyard is identified as open space and will be safeguarded inline with policy DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the	This site was not identified through the

Allocation:	Community, Cultural and Tourism Facilities Review (Jan 2013) due to an error and omission. The designation of this church within the rural area complies with the methodology and will be added to any subsequent review. This facility will be safeguarded as a community facility inline with policy DM25.
SIB05	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Sibson Village Hall, Sheepy Road
Details of Allocation:	A congregational community facility situated at the entrance to Sibson off the A444. The facility serves as the village hall. The allocation includes the garden area to the rear and parking area to the front.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a congregational community facility providing activities such as play group, cubs, scouts, ladies group and Zumba. As such this facility will be safeguarded in line with policy DM25.
SIB06	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Cock Inn Public House, Twycross Road
Details of Allocation:	A community congregational facility to the east of the settlement. The allocation includes the parking area to the rear. This building is Grade II listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural congregational community facility to be safeguarded in line with policy DM25. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision.
SIB01	
Previous Ref: SIB01	SHLAA Ref: N/a
Location:	The Settlement Boundary for Sibson
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended

	from that illustrated in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.
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6.15 Stapleton

Core Strategy Requirements

6.15.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Stapleton. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

6.15.2 Two comments were received relating to the allocation of land for a gypsy and traveller site. As these allocations will now be progressed in the forthcoming Gypsy and Traveller Allocations DPD, this is not a proposal within this document.

6.15.3 One comment was received relating to a wording change in the document which will be rectified within this version.

Progressing from the Preferred Options to selecting sites for allocation

6.15.4 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities and open spaces in Sibson. These are now reflected in the updated proposals map.

6.15.5 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at September 2014

Stapleton Site Allocations			
Reference	Location	Designation	Policy
Open Space			
STAP02	Stapleton Recreation Ground, Dadlington Drive	Formal Park / Young Persons 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

Site Selection Justifications	
Open Space	
STAP02	
Previous Ref: STP01, OS Ref 7, 910 and 911	SHLAA Ref: N/a
Location:	Stapleton Recreation Ground, Dadlington Lane
Details of Allocation:	Open Space: Formal Park, Young Persons facilities and Children's Play Space. The site has a total area of 0.99 hectares.
Justification for the Allocation:	<p>The Open Space Sports and Recreational Facilities Study (July 2011) identified the following quality scores;</p> <ul style="list-style-type: none"> • Formal Park- 66% • Young Persons Facilities- 67% • Children's Play Space- 52% <p>This type of open space provides opportunities for informal recreation, provides a sense of place and a focal point for community life. In addition it provides opportunities for young people and those under 12 years old to play, exercise and socialise on a equipped space. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.</p>
STAP03	
Previous Ref: OS Ref 361	SHLAA Ref: N/a
Location:	Stapleton Cricket Club, Church Lane
Details of Allocation:	Open Space: Outdoor Sports Facilities serving as a private outdoor facility for the purpose of playing cricket. The site has an area of 1.02 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identifies a quality score for this facility of 68%. The allocation of this site can help safeguard it as a valued facility through policy DM8.
STAP04	
Previous Ref: OS Ref 333	SHLAA Ref: N/a
Location:	St Martin's Church of England Churchyard, Church Lane

Details of Allocation:	Open Space: Cemeteries and Churchyards on the western side of Main Street, opposite The Nags Head. The site has an area of 0.2 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identifies this site as having a quality score of 72% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
Community Facilities	
STAP05	
Previous Ref: STP03	SHLAA Ref: N/a
Location:	St Martin's Church of England Church, Church Lane
Details of Allocation:	A religious community congregational space on the western side of main street, opposite The Nags Head. The churchyard is identified as open space and will be safeguarded inline with policy DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious congregational community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
STAP06	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Nag's Head Public House, Main Street
Details of Allocation:	A community congregational facility to the south east of the settlement. The allocation includes the parking area to the rear.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural congregational community facility to be safeguarded in line with policy DM25. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide

	significant benefits to rural communities with limited service provision.
STAP07	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Stapleton Village Hall, School Lane
Details of Allocation:	A congregational community facility serving as the village hall and situated to the north of the hamlet. The allocation includes the parking area to the side.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a congregational community facility providing activities such as table tennis, aerobics, afternoon tea dances, Tai Chi and upholstery class. As such this facility will be safeguarded in line with policy DM25.
STAP01	
Previous Ref: STP02	SHLAA Ref: N/a
Location:	The Settlement Boundary for Stapleton
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that illustrated in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.

6.16 Sutton Cheney

Core Strategy Requirements

6.16.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Sutton Cheney. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

6.16.2 Five objections were received during the Preferred Options consultation relating to a past planning application for residential development in the village as it may set a precedent for development.

Progressing from the Preferred Options to selecting sites for allocation

6.16.3 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities, culture and tourism facilities and open spaces in Sutton Cheney. These are now reflected in the updated proposals map.

6.16.4 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at September 2014

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.

Site Selection Justifications	
Open Space	
SUT02	
Previous Ref: OS Ref 339	SHLAA Ref: N/a
Location:	St James Churchyard, Main Street
Details of Allocation:	Open Space: Cemeteries and Churchyards standing to the south of the settlement. The site has an area of 0.35 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identifies this site as having a quality score of 82% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
SUT03	
Previous Ref: OS Ref 295	SHLAA Ref: N/a
Location:	Blacksmiths Lane Allotments
Details of Allocation:	Open Space: Existing allotments situated to the north east of the settlement. The site has an area of 0.15 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identified that there is a shortfall in the quality and quantity of allotments in Sutton Cheney. Therefore allotments will be safeguarded, with the opportunity for enhancement through policy DM8. This site has a quality score of 54%.

Community Facilities	
SUT04	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St James Church, Main Street
Details of Allocation:	A religious community congregational space situated centrally within Sutton Cheney. The churchyard is identified as open space and will be safeguarded inline with policy DM8. This building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
SUT05	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Sutton Cheney Village Hall, Main Street
Details of Allocation:	A congregational community facility situated opposite the entrance to the church. The facility serves as the village. The allocation includes the hardstanding to the front.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a congregational community facility to be safeguarded in line with policy DM25.
SUT06	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Hercules Inn, Main Street
Details of Allocation:	A community congregational facility in the centre of the settlement. The allocation includes associated parking areas
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural congregational community facility to be safeguarded in line with policy DM25. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision.
SUT07	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Royal Arms, Main Street
Details of Allocation:	A community congregational facility to the north east of the settlement. The allocation includes

	associated parking areas.
Justification for the Allocation:	The Community Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural congregational community facility to be safeguarded in line with policy DM25. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision.
SUT01	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Settlement Boundary for Sutton Cheney
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that illustrated in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.

Allocations which relate to but stand away from the settlement*	
SUT08	
Previous Ref: OS Ref 12	SHLAA Ref: N/a
Location:	Bosworth Battlefield Country Park, Ambion Lane
Details of Allocation:	Open Space: Country Park spanning along Ambion Lane, down to Shenton Lane. The site has an area of 111.42 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this area of open space. The allocation of this site will safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
SUT09	
Previous Ref: UID 5	SHLAA Ref: N/a
Location:	Bosworth Battlefield
Details of Allocation:	This site is an English Heritage designation of a historic battlefield spanning five parishes (Higham on the Hill, Sheepy, Stoke Golding, Sutton Cheney and Witherley) and covering an area of 1072 hectares.
Justification for the Allocation:	The Bosworth Battlefield was first registered on the Register of Historic Battlefields by English Heritage for its special historic interest in 1995.

	This was revised and extended in June 2013. The Bosworth Battlefield: The Way Forward provides guidance of the management and conservation of this area and highlights its significance. This area will be safeguarded as an important heritage asset through policy DM11, DM12 and DM13.
SUT10	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Bosworth Battlefield Heritage Centre and Country Park, Ambion Lane
Details of Allocation:	A significant Culture and Tourism Facility outside the settlement to the west of the hamlet.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural Cultural and Tourism facility to be safeguarded in line with policy DM24. Bosworth Battlefield is an extremely popular tourist attraction which holds many different events throughout the year including guided walks, the battle re-enactment, bird of prey exhibits and photography sessions.
SUT11	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Sutton Wharf, Wharf Lane
Details of Allocation:	A Cultural and Tourism Facility detached from the settlement and standing to the south west of the hamlet. The allocation includes the wharf, café and associated parking areas.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural Cultural and Tourism facility providing opportunities to moor a narrow boat, enjoy refreshments at the café and park for walking and other recreational activities. As such this facility will be safeguarded in line with policy DM24.

* These Allocations appear on the Borough-wide proposals map.

7.

Rural Hamlet- Other Settlements

7.1 Odstone

Settlements listed as 'other settlements' are those which have an allocation such as a settlement boundary, open space or community facilities but are not listed within the Core Strategy.

Core Strategy Requirements

- 7.1.1 The Core Strategy identifies no individual development requirements for Odstone.

Preferred Options Consultation Responses

- 7.1.2 One comment was received stating that a map was not included within the Preferred Options document. This has now been included.

Progressing from the Preferred Options to selecting sites for allocation

- 7.1.3 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of open spaces in Odstone. These are now reflected in the updated proposals map.
- 7.1.4 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at September 2014

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

Site Selection Justifications	
Open Space	
ODS02	
Previous Ref: OS Ref 373	SHLAA Ref: N/a
Location:	Odstone Hall Farm Tennis Court
Details of Allocation:	Open Space: Outdoor Sports Facilities situated within the grounds of Odstone Hall Farm. This site constitutes a private outdoor sports facility for the purpose of playing tennis. It has an area

	of 0.06 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not assign this site a quality score as it is a private facility. The allocation of this site can help safeguard it as a valued facility through policy DM8.
ODS03	
Previous Ref: OS Ref 173	SHLAA Ref: N/a
Location:	Odstone Playing Field, Hall Lane
Details of Allocation:	Open Space: Amenity Green Space standing as a rectangular parcel of land along Hall Lane. The site has an area of 0.26 hectares.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. The site adds to the amenity of local residents and visual quality of the area. The allocation of this site can help safeguard it as a valued open space through policy DM8 and offer enhancement in the future.
ODS01	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Settlement Boundary for Odstone
Details of Allocation:	The revised settlement boundary hugs the settlements built form and curtilages and includes new site allocations and extant planning permissions.
Justification for the Allocation:	In order to indicate where the boundaries for development and settlement limits exist, it is necessary to set out the settlement boundary. The settlement boundary has been amended from that illustrated in the previous Local Plan (2001) in line with the principles established in the Settlement Boundary Revision Topic Paper.

7.2 Shenton

Core Strategy Requirements

- 7.2.2 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Copt Oak. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

- 7.2.3 Shenton did not appear within the Preferred Options consultation document therefore no consultation comments have been received.

Progressing from the Preferred Options to selecting sites for allocation

- 7.2.4 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities and open space in Shenton. These are now reflected in the updated proposals map.
- 7.2.5 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at September 2014

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

* These Allocations appear on the Borough-wide proposals map.

Site Selection Justifications	
Open Space	
SHEN01	
Previous Ref: OS Ref 340	SHLAA Ref: N/a
Location:	St John the Evangelist Churchyard, Shenton Road
Details of Allocation:	Open Space: Cemeteries and Churchyards standing to the south of the settlement. The site has an area of 0.22 hectares. The church is an identified community facility and will be safeguarded inline with policy DM25. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) identifies this site as having a quality score of 70% but quantity standards were not addressed for this open space type. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8.
SHEN02	
Previous Ref: OS Ref 26	SHLAA Ref: N/a
Location:	Shenton Hall Formal Park
Details of Allocation:	Open Space: A Formal Park situated south of Shenton Lane and east of Main Street. The site has an area of 15.52 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify a quality score for this site. This type of open space provides opportunities for informal recreation, provides a sense of place and focal point for community life. The allocation of this site can help safeguard it as valued open space through policy DM8.
Community Facilities	
SHEN05	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St John the Evangelist Church, Shenton Road
Details of Allocation:	A religious community congregational space standing to the south of the settlement. The churchyard is identified as open space and will be safeguarded in line with policy DM8. This

	building is Grade II* listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provide opportunities for social events as well as for religious purposes.
Cultural and Tourism Facilities	
SHEN03	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Whitemoor's Antiques Centre and Tea Rooms, Main Street.
Details of Allocation:	A Cultural and Tourism Facility to the south of the settlement. The allocation includes parking areas and surrounding curtilage.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural Cultural and Tourism facility to be safeguarded in line with policy DM24. Facilities include tea rooms, gardens and an antique shop.
SHEN04	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Shenton Railway Station (The Battlefield Line), Shenton Lane
Details of Allocation:	A Cultural and Tourism Facility standing outside the settlement to the north east. The allocation includes the station platform and associated parking.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a rural Cultural and Tourism Facility to be safeguarded in line with policy DM24. Facilities include tea rooms, gift shop and glass blowing demonstrations.

7.3 Copt Oak

Core Strategy Requirements

- 7.3.1 Due to the limited services in Rural Hamlets, the Core Strategy identifies no individual development requirements for Copt Oak. Development will be limited to infill housing, local choice schemes and conversion of agricultural buildings.

Preferred Options Consultation Responses

- 7.3.2 Copt Oak did not appear within the Preferred Options consultation document therefore no consultation comments have been received.

Progressing from the Preferred Options to selecting sites for allocation

- 7.3.3 Since the Preferred Options consultation in 2009, updated evidence has been completed for the allocation of community facilities and open space in Copt Oak. These are now reflected in the updated proposals map.
- 7.3.4 Amendments to the settlement boundary have been made in line with the Settlement Boundary Revision Topic Paper.

Sites to be allocated at September 2014

Copt Oak Site Allocations			
Reference	Location	Designation	Policy
Open Space			
COPT01	St Peter's Churchyard, Whitwick Road	Cemeteries and Churchyards	DM8
Community Facilities			
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

Site Selection Justifications	
Open Space	
COPT01	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Peter's Churchyard, Whitwick Road
Details of Allocation:	Open Space: Cemeteries and Churchyards standing to the east of Whitwick Road. The

	church is an identified community facility and will be safeguarded in line with policy DM25. The site has an area of 0.35 hectares. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Justification for the Allocation:	The Open Space, Sports and Recreational Facilities Study (July 2011) did not identify this site however it complies with the methodology to be classified as cemeteries and churchyards. This type of open space provides space for rest and relaxation, quiet contemplation, burial of the dead and a haven for wildlife and is a valued area of open space. The allocation of this site can help safeguard it as valued open space through policy DM8. This site also provides the setting of a heritage asset which must be considered in line with policy DM11 and DM12.
Community Facilities	
COPT02	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	Copt Oak Memorial Hall, Whitwick Road
Details of Allocation:	A congregational community facility situated on the southern periphery of the settlement. The allocation includes the associated grounds and parking area.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as providing some limited community activities such as room hire, dances, wedding and funeral receptions. This facility will be safeguarded in line with policy DM25.
COPT03	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	St Peter's Church, Whitwick Road
Details of Allocation:	A religious community congregational space standing to the east of Whitwick Road. The churchyard is identified open space and will be safeguarded in line with policy DM8. This building is Grade II listed and will be safeguarded in line with policy DM11 and DM12 as a heritage asset.
Justification for the Allocation:	The Community, Cultural and Tourism Facilities Review (Jan 2013) identifies this site as a religious community facility to be safeguarded in line with policy DM25. These facilities often serve as the centre of rural community life and often provided opportunities for social events as well as for religious purposes.

COPT04	
Previous Ref: N/a	SHLAA Ref: N/a
Location:	The Copt Oak Public House, Whitwick Road
Details of Allocation:	A congregational community facility situated on the southern periphery of the settlement. The allocation includes the pub car park.
Justification for the Allocation:	Identified as an important rural community facility in the 2013 Community, Cultural and Tourism Facilities Review, The Copt Oak Public House should be retained, particularly as it is the only Public House within the settlement. The retention of this facility is in line with policy DM25. These facilities can provide a community focus as they stand or can diversify to include additional services. This diversification can provide significant benefits to rural communities with limited service provision.