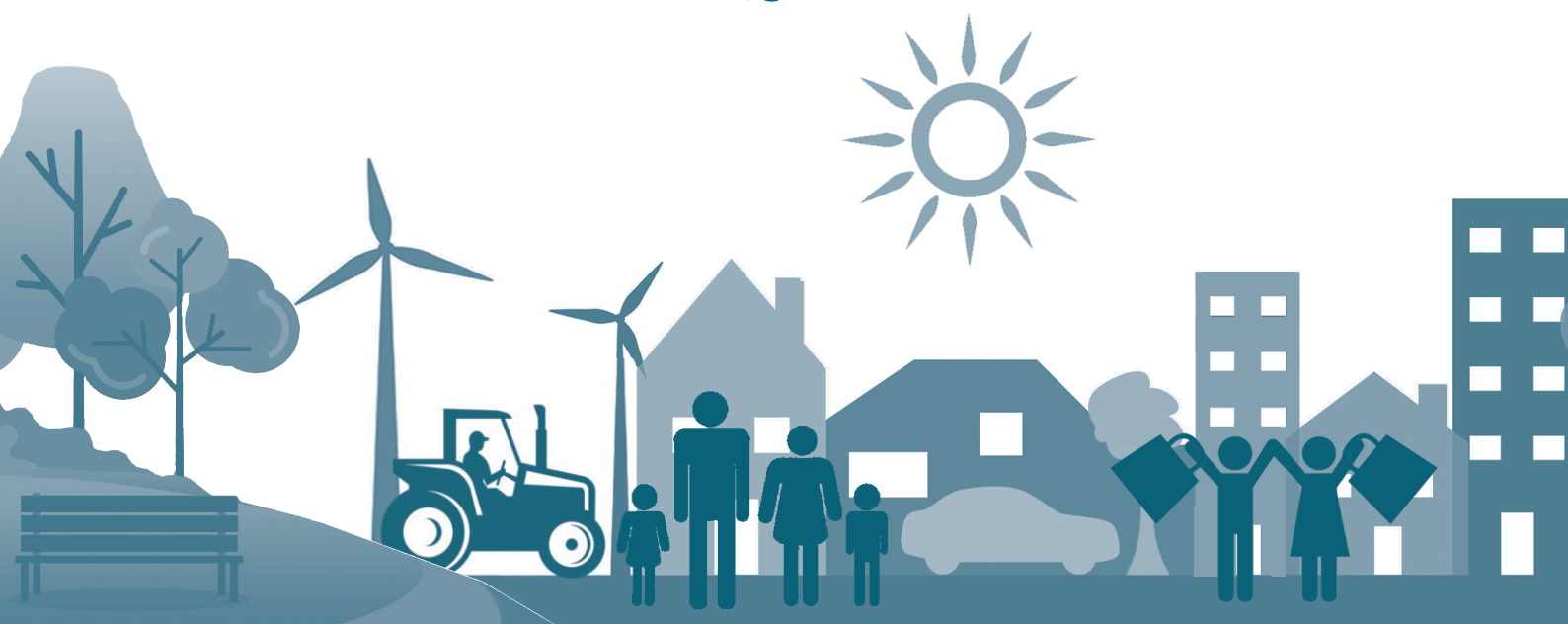


# Hinckley and Bosworth Local Plan 2020-2039



Hinckley & Bosworth  
Borough Council

Consultation Draft Plan  
Regulation 18  
June 2021

# **Hinckley & Bosworth Local Plan**

**2020-2039**

**June 2021**

**Consultation Draft Plan**

**Regulation 18**

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## Consultation Overview

We are consulting on a draft of the new Local Plan. The Plan builds upon previous consultations, incorporating views received and new evidence collected since those consultations. The purpose of this consultation is to present the emerging position and seek comments and ask questions on key aspects of the Local Plan, which will help us to refine and shape the strategy and policies of the Plan. The Plan contains draft policies on various planning matters however there remains uncertainty over a number of issues and we want to hear the views of residents, community groups, businesses and other interested parties on those issues and of potential alternative approaches to those set out in the draft Plan.

These uncertainties include housing provision and the distribution of unmet housing need in Leicester, location of future development and highways infrastructure, and proposed changes to the planning system set out in the Government's Planning White Paper 'Planning for the Future'<sup>1</sup>. Whilst consulting on this plan we are continuing to work on the supporting evidence for the plan. In particular work is ongoing on highways modelling and infrastructure and viability of new development. The relevant sections of the draft Local Plan explain these uncertainties and areas where further work is underway or required to understand these uncertainties.

This consultation accords with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 by notifying residents, community groups, businesses and other interested parties of the subject of the Local Plan and inviting comments on what the Local Plan ought to contain.

Consultation on this draft plan is an informal stage in the development process of the Local Plan. Following this consultation, the plan will be revised and subject to further sustainability appraisal, and remaining elements of evidence gathered. A Regulation 19 Submission Draft Plan will be prepared for further consultation in winter 2021/22, prior to submission to the Secretary of State for examination in 2022.

You are invited to make comments on the draft Local Plan and comments should be made during the consultation period of 30<sup>th</sup> June 2021 to 27<sup>th</sup> August 2021. We encourage comments to be made through our online consultation portal. The portal and further details of the consultation can be found at <https://www.hinckley-bosworth.gov.uk/localplanreview>.

However should you prefer to submit comments by email or by letter, please send comments to [planningpolicy@hinckley-bosworth.gov.uk](mailto:planningpolicy@hinckley-bosworth.gov.uk) or to Planning Policy, Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, LE10 0FR.

Please note that consultation responses will be made public as part of the preparation of the

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<sup>1</sup> <https://www.gov.uk/government/consultations/planning-for-the-future>

local plan and we will keep your details on our consultation database. Your contact details will be protected under data protection legislation but your name and any comments you make will be publicly viewable.

### **Local Plan Policies**

***The draft Plan contains policies which we are seeking views on. The policies can be identified as they are in bold italic text like this. Each policy has a name and number such as SS01. When referring to a policy please refer to this number so we can identify which policy is being commented on.***

### **Consultation Questions**

The draft plan contains a number of questions and, where appropriate, additional explanatory text not part of the draft Plan itself. These can be identified as they will be written in green text, like this. We would also be interested to know if there is anything you think should be included in the local plan which is currently not contained in the Plan such as policies on particular issues not covered.

**Question 1: I wish to make a general comment on the plan or a comment not related to the specific questions set out in the document.**

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# 1 Introduction

## What is the Local Plan?

- 1.1 The Hinckley & Bosworth Local Plan will set out the vision and objectives for the growth of the borough up to 2039. The plan will:
- Identify land and areas for development for a broad range of uses; and
  - Identify areas that should be conserved or enhanced and where future development should be carefully managed; and
  - Set clear policies that guide decisions on planning applications; and
  - Indicate how the plan will be delivered, including infrastructure, and how progress will be monitored.
- 1.2 The development plan is at the heart of the planning system with a requirement established in law that planning decisions must be taken in line with the development plan unless material considerations indicate otherwise. The plan set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places. It is essential that plans are in place and kept up to date.
- 1.3 The National Planning Policy Framework<sup>2</sup> (NPPF 2019) is clear that the planning system should be plan-led. It states that plans should be up to date and succinct, providing a positive vision for the future of the area, and set out a framework for addressing housing needs and other economic, social and environmental priorities. In addition, plans should be a platform for allowing local people to shape their surroundings. Plans should be flexible to be able to respond to future changes such as changing economic, societal and environmental circumstances.
- 1.4 The Local Plan is a central and important strategy for the borough. The Plan will play a significant role in delivering sustainable development in the right locations, and help protect the countryside, important green spaces, and the built and natural environment from inappropriate development.
- 1.5 The NPPF states that plans should be positively prepared and be aspirational, however they must also be deliverable – in that the aims, objectives and policies set out in the plan must have a realistic opportunity to be delivered. Our plan will be subject to viability assessment to ensure the policies of the plan can be implemented whilst delivering the required levels of development.
- 1.6 Local plans must set out strategic policies to address the development and use of land in the area they cover. Strategic policies should set out an overall strategy for the pattern, scale and quality of development. In addition, the Plan can include non-

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<sup>2</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



strategic policies, covering local specific issues, where appropriate for their area.

- 1.7 Finally, the NPPF expects plans to be underpinned by up-to-date relevant evidence. The evidence should be proportionate and should support and justify the policies set out in the Plan. This draft Plan has been informed and prepared by a comprehensive evidence base which can be viewed on the Local Plan website<sup>3</sup>. The evidence base is regularly reviewed to ensure it is up to date, robust and relevant.
- 1.8 It is proposed that the Local Plan, once adopted, will replace in entirety the following Development Plan Documents:
- Hinckley & Bosworth Core Strategy (December 2009)
  - Site Allocations and Development Management Policies (July 2016)
  - Hinckley Town Centre Area Action Plan (March 2011)
  - Earl Shilton and Barwell Area Action Plan (September 2014)
- 1.9 To ensure the Plan remains up to date, the Plan will be reviewed within five years of adoption and be updated as necessary. Dependent on the scale of changes to national policy and guidance and/or locally specific issues, this may entail revisions to certain policies only or a full review of the Plan.

### **How has it been prepared?**

- 1.10 The draft Local Plan has been prepared in the context of the following:
- The various planning acts and legislation;
  - National Planning policy and guidance<sup>4</sup> set out in particular in the National Planning Policy Framework and the National Planning Practice Guidance;
  - Evidence studies prepared to inform the preparation of the Local Plan;
  - The Councils Corporate Plan and other relevant strategies;
  - Made and emerging neighbourhood plans in the borough; and
  - Preparation of sustainability appraisals; and
- 1.11 The plan has also been developed through ongoing engagement with the public, landowners and other key stakeholders such as parish councils, infrastructure providers, interest groups and the development industry. As well as this draft plan ongoing and proactive stakeholder engagement has included public consultation on the following documents:

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<sup>3</sup> [View and download the documents | Evidence base and supporting studies | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](#)

<sup>4</sup> [Planning practice guidance - GOV.UK \(www.gov.uk\)](#)

- Scope, issues and Options Consultation 2018<sup>5</sup>
- New Directions for Growth Consultation 2019<sup>6</sup>

### **What area does it cover?**

- 1.12 The draft Local Plan relates to the whole of Hinckley & Bosworth Borough. The characteristics of the borough are described in more detail in Section 2 of the plan - Spatial Portrait.

### **Neighbourhood Planning**

- 1.13 The Local Plan may be supplemented by more locally detailed policies and proposals set out in Neighbourhood Development Plans where these have been prepared for parts of the borough.
- 1.14 A neighbourhood plan is a planning document that sets out planning policies for a local area. It is written by the local community, the people who know and love the area, to ensure the community gets the right types of development in the right places. By producing a neighbourhood plan, communities can take a lead on developing planning policies and allocations for their areas, provided that they meet the prescribed 'basic conditions'<sup>7</sup>, and any plans and policies in the neighbourhood plan are in general conformity with the strategic policies contained in the Local Plan. Once made, neighbourhood plans form part of the Local Authority's Development Plan and have the same status as the Local Plan in making decisions on planning applications.
- 1.15 Since the introduction of neighbourhood planning by the Government in the Localism Act 2011, there has been a high level of interest from communities in Hinckley & Bosworth in preparing neighbourhood plans. The Borough Council offers a range of support to neighbourhood planning groups, in particular providing advice and support at the statutory stages of neighbourhood plan development.
- 1.16 As of June 2021, twelve Neighbourhood Plan areas are designated in the borough and the various plans have reached different stages of preparation. The plans that had passed referendum or been 'made' before June 2021 are the Market Bosworth, Sheepy, Burbage and Desford neighbourhood plans.
- 1.17 Where the views of a community are expressed in a neighbourhood plan (or equivalent<sup>8</sup>), and that plan has been successful at examination, is supported by the Borough Council, and subsequently received a 'yes' vote at referendum, they will be taken into account when determining planning applications.
- 1.18 The use of neighbourhood plans will predominantly inform:

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<sup>5</sup> [Scope, issues and options consultation | Local Plan review 2020 to 2039 | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](#)

<sup>6</sup> [New directions for growth consultation | Local Plan review 2020 to 2039 | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](#)

<sup>7</sup> NPPG Neighbourhood Planning Paragraph: 065 Reference ID: 41-065-20140306 -

<https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

<sup>8</sup> Neighbourhood Development Order, Parish Plan etc.

- The determination of planning applications in the area that the Plan applies;
- The requirement and scope of development contributions associated with a planning permission; and
- The assessment of schemes in the context of a need identified and well evidenced in the Neighbourhood Plan, for example the form of development or infrastructure requirements.

1.19 For the neighbourhood plan to be considered, it will need to<sup>9</sup>:

- Have been endorsed by Hinckley & Bosworth Borough Council;
- Be in conformity with national policy;
- Be in general conformity with strategic policies in the most up to date Local Plan; and
- Be up to date<sup>10</sup> and regularly reviewed if necessary.

1.20 Overall, the Borough Council will champion neighbourhood planning, empower local communities to make decisions on sustainable and meaningful development within their area, and provide support to ensure neighbourhood development plans are deliverable, achievable, and sustainable. Further details on neighbourhood planning in the borough can be found on our website<sup>11</sup>.

## **Strategic Growth Plan**

1.21 The Strategic Growth Plan<sup>12</sup> (SGP) has been developed by a partnership made up of Leicester City Council, Leicestershire County Council, the seven local borough<sup>13</sup> and district authorities and the Leicester and Leicestershire Enterprise Partnership (LLEP). It seeks to plan for future growth in Leicestershire as a whole in a coordinated infrastructure-led way, enabling partners to consider the longer-term needs of the area and opportunities which extend beyond the conventional timeframe of a Local Plan.

1.22 The SGP proposes a different approach to cross-border planning, rather than rely on traditional patterns of growth in individual districts which may not effectively provide the best options for future development, including housing provision that will be needed to support population change, meet housing needs, and support economic growth from now until 2050. The SGP was formally approved by all members of the partnership in December 2018.

1.23 Although the SGP is a non-statutory plan, it provides an agreed framework which will be used when preparing individual Local Plans and other strategies. The Hinckley & Bosworth Local Plan is being developed in light of the Leicester and Leicestershire

<sup>9</sup> NPPG Neighbourhood Planning Paragraph: 065 Reference ID: 41-065-20140306 -

<https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

<sup>10</sup> NPPF Paragraph 14

<sup>11</sup> [Neighbourhood planning | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://www.hinckley-bosworth.gov.uk/neighbourhood-planning)

<sup>12</sup> [Strategic Growth Plan LCC \(lstrategicgrowthplan.org.uk\)](https://www.leicestershire.gov.uk/strategic-growth-plan)

<sup>13</sup> The City and the District and Borough Councils of Leicestershire form the Leicester and Leicestershire Housing Market Area (HMA) and Functional Economic Market Area (FEMA)

Strategic Growth Plan.

1.24 The purpose of the SGP is to:

- Support partners to plan effectively for the future, giving Local Plans a consistent framework, help to make decisions on infrastructure and secure Government funding;
- Give some control over accommodating and supporting future growth and help to protect and enhance environmental assets; and
- Provide confidence to the market, Government, local businesses and residents that the local councils and the LLEP are working together to manage the growth of the area in a plan-led and co-ordinated manner.

1.25 The key elements of the SGP are:

- Creating conditions for investment and growth;
- Achieving a step change in the way that growth is delivered;
- Securing essential infrastructure; and
- Delivering high quality development.

1.26 With particular regard to Hinckley & Bosworth Borough, the SGP designates the A5 as an Improvement Corridor and thus recognises improvement of the A5 corridor is essential to reducing congestion in the borough, to deliver already planned housing growth and to support delivery of major industrial sites which already have Local Plan allocations and/or planning permission. Furthermore, Hinckley (alongside the towns of Coalville, Loughborough, Lutterworth, and Market Harborough) is identified as an Area of Managed Growth where growth will be managed through Local Plans.

### **Duty to Co-operate and Statements of Common Ground**

1.27 The NPPF (para 24) states that Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.

1.28 This means that Local Planning Authorities should jointly identify the strategic planning matters which should be addressed in their plans. They should also engage with other stakeholders where relevant. Co-operation should be effective and ongoing to help develop positive and justifies strategies to address these issues.

1.29 Hinckley & Bosworth Borough Council have been working continuously and effectively with its strategic partners including the other planning authorities in Leicestershire, and where appropriate Warwickshire, and other stakeholders on a range of cross boundary and strategic planning matters. This has led to the development of the SGP, joint preparation of evidence base documents, Memorandums of Understanding and collaborative work on a range of planning issues. This co-operation will continue to support preparation of local plans and other strategic planning documents where Hinckley & Bosworth Borough is a stakeholder.

- 1.30 To evidence and support this co-operation Statements of Common Ground, which document the cross-boundary matters being addressed and the progress in cooperating to address those matters, are being prepared and will inform the Regulation 19 draft plan. A duty to Cooperate Statement will also be published alongside that plan.

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## 2 Spatial Portrait

### Location

- 2.1 The borough of Hinckley & Bosworth is located in the south-west of Leicestershire, within the East Midlands. The borough is at the centre of England between the cities of Leicester, Birmingham, and Coventry. The A5, which runs along the western edge of the borough, acts as a physical border to Warwickshire and the West Midlands. Hinckley & Bosworth Borough Council are one of seven district and borough councils in Leicestershire which, along with the City of Leicester, forms the Leicester and Leicestershire Housing Market Area (HMA).
- 2.2 The borough sits in a key position on the strategic road network in the East Midlands, close to the A5, M42/A42 the M69, and the M1. There are direct rail links to Birmingham and Leicester and further afield to Cambridge and Stansted Airport. Two international airports, Birmingham and East Midlands, are also within a short distance of the borough.

### Population

- 2.3 As of mid-2019, the borough's population was approximately 113,136, an increase of around 8% since 2009. The borough of Hinckley & Bosworth has the third highest population in Leicestershire behind only the City of Leicester and Charnwood Borough.
- 2.4 Hinckley, Burbage, Barwell, and Earl Shilton to the south of the borough form the main urban area, in which approximately 62% of the borough's population reside. The market town of Hinckley, the second-largest town in Leicestershire (following Loughborough), is the main urban centre. Hinckley is home to the key administrative services of the borough and provides the principal shopping, leisure, and community facilities. Hinckley town centre has seen significant regeneration in recent years with, in particular, the Crescent and Hinckley Leisure Centre developments taking centre stage.
- 2.5 Outside of the mainly urban southern area, the remaining 38% of the borough's population reside in areas primarily rural in nature - particularly in the western and central area of the borough - across several key rural centres, villages, and hamlets. The rural areas of the borough contribute to the overall beauty of the Leicestershire countryside, whilst most notable is the historic market town of Market Bosworth, with nearby Bosworth Battlefield being of significant international historical and cultural importance.

### Demographics

- 2.6 In terms of an ageing population the borough has generally followed demographic trends experienced nationally with 22.1% of the population being over the age of 65 in 2019. This has increased since 2011 (when 18.4% were aged 65+) and is also above the national figure of 18.4%. The ageing population is particularly present in the more rural areas, with the ward of 'Cadeby, Carlton and Market Bosworth with Shackerstone' having the highest proportion of over 65s at 29.3% (mid-2019), which brings

challenges of accessibility, rural isolation, and adequate provision of services.

- 2.7 This contrasts with the younger age range in the borough (0-19-year-olds), which has seen a slight decrease in the proportion of the borough population from 22.1% in 2011 to 21.7% in 2019. As of mid-2019, the ward with the highest proportion of 0-19-year-olds was found to be the ward of 'Ratby, Bagworth and Thornton' at 25%.
- 2.8 Hinckley & Bosworth is not as ethnically diverse as most other boroughs and districts nationally. Based on the most recent census data (2011), the proportions of the population who identify as each broad ethnic group within the borough are as follows:
- 96.5% as White;
  - 2.1% as Asian or Asian British;
  - 0.2% as Black, African, Caribbean or Black British;
  - 1.0% as Mixed or multiple ethnic groups; and
  - 0.2% as other ethnic group.
- 2.9 The main language spoken is English at 98.3%, followed by European languages at 0.7% (mainly Polish), South Asian at 0.5% (mostly Gujarati and Punjabi), East Asian at 0.2% (mostly Chinese), and other remaining languages at 0.3%.

## **Economic Background**

- 2.10 The borough's history is inextricably linked to the industrial revolution with hosiery, mining, and manufacturing being drivers for the borough's long term economic growth. Based on the most recent data from 2019 the 'Manufacturing' industry still accounts for the largest number of people in employment in Hinckley & Bosworth<sup>14</sup>, at an estimated 8,000 people – approximately 17.7% of total employment. To compare, this is considerably above the regional average (12.4%) and more than double the figure for England (7.8%). Hinckley & Bosworth is very much at the forefront of future innovation, and home to many industry-leading companies, including Horiba MIRA, Caterpillar, Triumph and Britishvolt.
- 2.11 The borough is also a desirable location for 'Retail' and 'Professional, scientific & technical' industries, which collectively contribute 17.7% of the borough's employment (estimated at 4,000 people in employment per broad industry type). A key driver of these industries are the national transport links within the 'golden triangle' for logistics and distribution. The borough is home to several strategic distribution centres including a new high tech state-of-the-art facility for DPD.
- 2.12 In contrast, only 2.0% of jobs in the borough are classified as 'Agriculture, forestry and fishing'<sup>15</sup>. Nevertheless, the high farm land-use and bucolic nature of the borough continues to define a high proportion of positive identity, community spirit, and

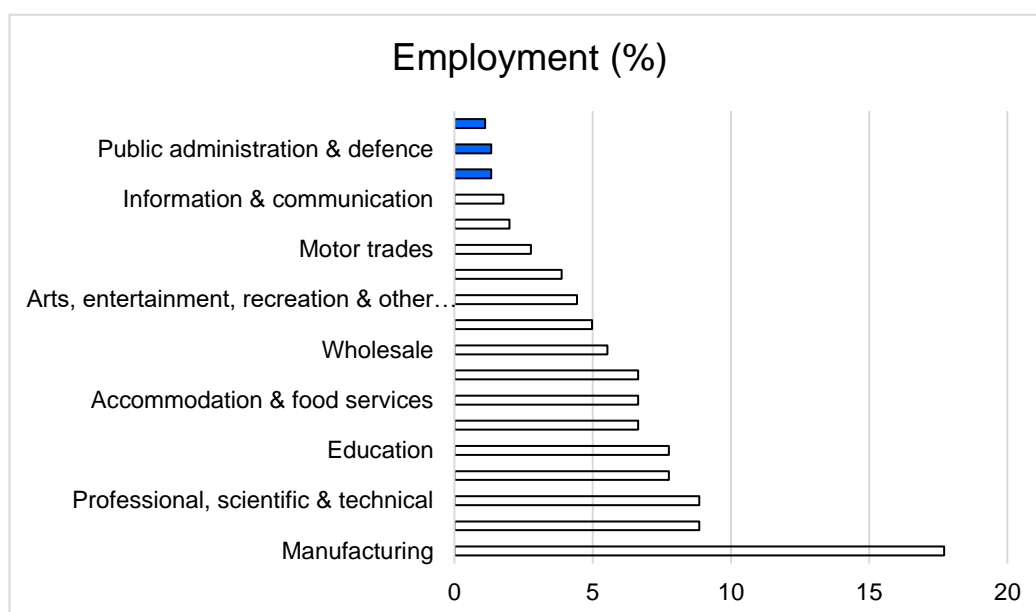
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<sup>14</sup> Business Register and Employment Survey (BRES 2019) - Includes employees plus the number of working owners.

<sup>15</sup> Excludes farm-based agriculture.

historical background for the borough's residents.

- 2.13 Figure 1 below illustrates each broad industry type by percent of total employment in the borough:



**Figure 1: Broad industry type by percent of total employment in Hinckley & Bosworth (BRES, 2019).**

- 2.14 Over the last decade, the borough's labour market has seen growth in the proportion of the economically active population in employment, reaching a peak of 87.6% in December 2019, although falling to 79.5% by December 2020 amid the COVID-19 pandemic. This compares with regional (76.9% and 75.8%) and national figures (75.8% and 75.4%) respectively. Hinckley & Bosworth's unemployment rate (3.9%) is also below national (4.6%) and regional (4.7%) averages in December 2020, with the borough's figure dropping as low as 3.0% in December 2019 before the start of the pandemic.
- 2.15 The average gross weekly pay for full time workers by residence in the borough (2020) is £578, which surpasses the regional average of £561, although falling short of the national average of £587.1. However, there remains a high level of commuting out of the borough for employment, particularly into Leicester and Warwickshire, which continues to shape the nature and economy of many of our rural communities. The average gross weekly pay for residents by place of work within the borough is £553.1 (2020), which implies that workers commuting outside of the borough have a higher income on average.
- 2.16 Overall, the borough has a relatively low deprivation ranking being placed at 232 out of 317 local authorities<sup>16</sup>, indicating that deprivation is not a significant concern as compared to other authorities. However, there are concentrations of relative deprivation in the borough most notably in the urban areas, but also in pockets of the rural area especially with regard to barriers to housing and services. This indicates

<sup>16</sup> Indices of Deprivation, 2019 – where rank 1 is the most deprived and 317 the least deprived Local authority in England



housing affordability and access to services is an issue for rural areas in the borough.

## **Socio-Environmental Background**

- 2.17 The residents of Hinckley & Bosworth are considered to be in relatively good health. The life expectancy at birth for males is 81.1 and for females is slightly higher at 83.9 (2016-2018). These are higher than the UK averages of 79.3 and 82.9 respectively.
- 2.18 As reported by Sport England, physical activity levels are also above the national averages, with 63.9% of the borough's adult population (16+) being active for more than 150 minutes per week on average, compared to 62.8% for England. In comparing children and young people (aged 5-16), 47.5% of the borough's young population complete an average of 60+ minutes of physical activity per day compared to 46.8% across England, contributing to an active and healthy lifestyle for the borough's residents.
- 2.19 There are no major hospitals or accident and emergency (A&E) facilities in the borough, although residents have access to community physical and mental health services, including 11 general practice branches and Hinckley & Bosworth Community Hospital. Larger hospitals with A&E facilities are located nearby in Nuneaton, Leicester and Coventry.
- 2.20 Public services are provided for our residents at borough and county levels, alongside our 24 Parish and Town Councils. The Borough Council have a continued relationship with partners, service providers, stakeholders, and organisations (local and national) to bring forward services for our residents. Fostering these close partnerships is essential to the effective provision of services, including clinical commissioning groups (CCGs), the Police, and the Education Authority. As a Borough Council, we work closely with the residents of the borough, in particular the voluntary sector, which is becoming increasingly necessary on a national scale.
- 2.21 Hinckley & Bosworth has many distinctive and valuable assets which makes it unique to our residents and visitors, which may be a key contributor to the resident's relatively high life satisfaction, rated according to a national survey in 2019 at 7.80 out of 10, exceeding the national average slightly at 7.71. The historic and cultural significance of the borough is celebrated through visitor attractions such as Mallory Park, the Battlefield Line heritage railway, Twycross Zoo and Bosworth Battlefield.
- 2.22 The borough is also home to two nationally important forests, the National Forest to the north of the borough and Charnwood Forest to the north-east, which provide natural and semi-natural open spaces, green infrastructure resources, and tourism opportunities to many. The countryside is described as the most valuable asset for locals and is widely admired for its recreational and environmental purposes. Other main assets in the borough include Sites of Special Scientific Interest (SSSI), such as the Ashby Canal, which traverses north via Hinckley through multiple rural villages in the borough, including into the Market Bosworth Marina.

## **Question 2: Do you have any comments on the Spatial Portrait of the Borough?**

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### 3 Vision and Objectives

- 3.1 The vision and objectives are at the core of the local plan and build on the uniqueness of the borough set out in the spatial portrait. The vision and objectives are also shaped by the wider corporate priorities and strategies of the borough, and have been developed through the previous consultations undertaken in the preparation of the plan.
- 3.2 The Hinckley & Bosworth Corporate Plan 2017-2021<sup>17</sup> sets out the overarching vision for the Council, reflecting national and local priorities and provides the focus for the Council's service delivery. The Corporate Plan sets out a range of actions and priorities focused on three key themes.
- People - Helping people to stay healthy, active and protected from harm.
  - Places - Creating clean and attractive places to live and work.
  - Prosperity - Encouraging growth, attracting businesses, improving skills and supporting regeneration.
- 3.3 These three themes broadly correlate to the three overarching objectives of sustainable development set out in the NPPF – social, environmental and economic sustainability. The spatial objectives have been developed with regard to the themes of the Corporate Plan.
- 3.4 The Community Plan for Hinckley & Bosworth<sup>18</sup> sets out six priorities
- Getting people into jobs and creating a thriving local economy
  - Keeping everyone safe
  - Enabling good health and wellbeing for everyone
  - Giving children the best start in life
  - Supporting those most in need
  - Supporting and sustaining a vibrant voluntary and community sector
- 3.5 Again, the priorities of the Community Plan have helped inform the vision and the spatial objectives set out in the remainder of this chapter.

#### The Plan Vision

- 3.6 The Local Plan Vision describes how the Borough will change and develop over the plan period to 2039. It sets out how the local plan will shape the borough and it is a collective positive vision for the future of the area.

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<sup>17</sup>Corporate Plan 2017-2021 - [Corporate plan | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/corporate-plan)

<sup>18</sup>Community Plan 2018 to 2022 - [The vision for the borough | Community Plan | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/community-plan)

### **The Vision for Hinckley and Bosworth**

By 2039, Hinckley & Bosworth Borough will be a flourishing, healthy and vibrant community where people want to live, work and play. As a place of opportunity and a key part of the Midlands Engine it will be a thriving place of opportunity and aspiration supporting continual sustainable growth. The Borough will be a place of increasing levels of prosperity for residents and businesses supported by a highly skilled and creative workforce and will maximise benefits and potential opportunities from new infrastructure.

Development will primarily be focused in the urban area where it will be closest to key services, opportunities and facilities. Hinckley town centre will be a welcoming and successful destination for retail and leisure, with Burbage, Earl Shilton and Barwell providing services to meet the needs of their population.

Social infrastructure will be supported in rural communities with sustainable development in our key rural centres and villages shaped by the local plan and neighbourhood plans influenced by our communities. Growth will respect the Borough's important townscapes, natural landscapes and afford protection to open spaces and the countryside whilst promoting beauty in the environment. The Borough is a place where our historic and cultural assets will be respected to attract new investment and tourism to support our thriving economy.

Well-designed housing will deliver healthy and vibrant communities in a well-planned manner and seek to ensure choice, affordability, wellbeing and safety. A mix of small, medium and large sites will be allocated to meet need and will be supported with the required infrastructure to create new places, so that they meet different local opportunities for achieving sensitive sustainable development in different areas.

### **Question 3: Do you agree with the Plan Vision? If not, what changes do you suggest?**

#### **The Spatial Objectives - People, Places, Prosperity**

- 3.7 To ensure this vision is achieved, the following Spatial Objectives, reflecting the themes of the Borough Corporate Plan, and representing the social, environmental and economic issues of the borough have been identified. These objectives will frame the specific policies in the local plan and the objectives relevant to each policy are listed alongside each particular policy. The objectives will also set the monitoring framework for the plan to assess the effectiveness of the objectives, policies and plan as a whole

#### **People - Social Objectives**

1. Healthy Communities and Places

To support and create strong, healthy and self-reliant urban and rural communities where the identities of existing settlements are respected. Communities have access to the social, recreational, sports and cultural facilities and services they need in their places, which in turn help them to thrive, grow sustainably and improve health, social and cultural wellbeing for all.

2. Safe and Inclusive Communities

To develop strong and safe communities by designing out crime, creating safe spaces and encouraging community involvement and positive interaction. To improve life chances by providing fair access to resources.

3. Infrastructure

To ensure that the future infrastructure needs of the Borough's new and existing communities are properly assessed, planned for and delivered at the right time in the development process.

4. Tourism

Seek to support sustainable tourism and leisure developments within the Borough, which respect the landscape and the local surroundings, support local communities and their economies.

5. Transport

To promote a sustainable transport system which enables reliable access to homes, jobs services and facilities by a choice of transport modes and mitigates the impacts of new development on the highway network.

**Places - Environmental Objectives**

6. Natural Environment

To conserve and enhance the natural environment, protect biodiversity and deliver a network of green infrastructure.

7. Climate Change

To mitigate climate change and reduce the effects of new development on air quality by promoting the use of sustainable materials, low carbon technologies, sustainable transport options, renewable energy and energy efficiency measures.

8. Achieving Good Design

To ensure that new development is designed to a good standard. Good design will help meet the Borough's current and future needs and, make a positive contribution to maintaining and enhancing local character, distinctiveness and an attractive environment. Innovative design and construction methods will be supported.

9. Built Environment and Townscape

To conserve and enhance the historic environment and the unique townscape character of the Borough's towns and villages.

**Prosperity - Economic Objectives**

10. Positive Planning

A positive and proactive approach will be taken to development proposals which accord with the policies of the Local Plan.

11. Land for Development

To plan for suitable, sustainable, available, deliverable, and well-located land to meet all identified development needs and maintain a balance between housing and employment.

12. Economic Growth and Resilience

To ensure that suitable buildings, sites and quality infrastructure are provided, in accordance with sustainability considerations, to support strong economic growth, tourism, agriculture, and a varied local economy. These should provide flexibility and be able to adapt to changing economic needs.

13. Town and Village Centres

To plan for the continued regeneration and the identification of opportunity sites in Hinckley Town Centre to accommodate a range of uses to support and expand its role as the Borough's main retail, leisure and cultural centre. To support and develop the vitality and viability of all other identified retail centres within the Borough.

**Question 4: Do you agree with the Spatial objectives? If not, what changes do you suggest?**

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## 4 Spatial Development Strategy

- 4.1 This section of the local plan will set out the spatial strategy for the future growth of the borough. It will set out the scale and type of growth planned for the borough and establish the main policies and the framework for where, how and when this growth and development will occur in Hinckley & Bosworth up to 2039. The strategy is still being developed and evidence continues to be gathered to support a final preferred strategy. We are at this stage now seeking views on the appropriateness of the emerging preferred strategy set out below.
- 4.2 The spatial development strategy sets out how much growth is required to support a growing population and economy and where that growth should take place. The strategy will set out the broad principles for the distribution and location of new development and the policies of the local plan will seek to deliver that spatial strategy. The spatial strategy follows the context of the vision and objectives of the plan, focused on people, places and prosperity. The strategy will seek to meet the development needs of the borough and its community, strengthen economic prosperity, quality of life and opportunity, and conserve and enhance the environment by directing growth to the most sustainable locations.
- 4.3 The Borough is under significant pressure for growth. The population of the borough is increasing because people are living longer, birth rates are increasing over death rates and more people are moving into the borough from elsewhere than are leaving. The government has set minimum housing targets which the borough must accommodate unless there are compelling reasons to do otherwise. The borough must also consider growth that cannot be accommodated elsewhere and build in flexibility to respond to changing circumstances. There is also continued pressure for economic growth, particularly for large scale strategic distribution as a result of the borough's geography, being broadly central in the country and the strategic road network, within an area known as the 'golden triangle'. The aim of the strategy is to accommodate this growth sustainably, in line with government policy and what our evidence tells us and with consideration to the aspirations of local people.

### Housing Growth

- 4.4 Housing need is established through the standard method for assessing local housing need as set out in the National Planning Practice Guidance. The method uses a calculation based on projected household growth and housing affordability. This gives an annual housing need figure for Hinckley & Bosworth as at June 2021 of 444 dwellings per year (or 8,436 dwellings over the period 2020-2039).
- 4.5 Government guidance is clear that this is a minimum housing need figure and that local authorities should consider if there is a requirement to plan for more houses through the local plan, for example, where new planned infrastructure could support more growth or where an authority agrees to accommodate unmet housing need arising elsewhere. It is also important to ensure that plans are flexible enough to respond to changing circumstances such as where housing delivery on allocated sites is unexpectedly delayed or where it subsequently can no longer be delivered.

- 4.6 As well as considering the allocation of land for new housing growth, there are already sites in the borough under construction or where planning permission has already been granted. Table 1 below shows the number of dwellings that are 'committed sites' as of April 2020 and this is broken down into the urban area (based on the settlement hierarchy below) and rural area. The table shows that over 2,900 dwellings are either under construction, have planning permission or a council resolution to grant planning permission.

**Table 1: Existing Committed Housing (April 2020)**

|  | Urban        | Rural      | Total        |
|--|--------------|------------|--------------|
| <b>Under Construction</b>                      | 120          | 103        | 223          |
| <b>Planning permission</b>                     | 1,219        | 312        | 1,531        |
| <b>Outline permission</b>                      | 739          | 104        | 843          |
| <b>resolution to grant planning permission</b> | 14           | 308        | 322          |
| <b>Total</b>                                   | <b>2,092</b> | <b>827</b> | <b>2,919</b> |

- 4.7 The table below shows the location of existing commitments in the borough for each settlement within the different layers of the settlement hierarchy.

**Table 2: Location of Existing Commitments (April 2020)**

| Settlement                           | Committed supply as of April 2020 <sup>[1]</sup> |
|--------------------------------------|--|
| <b>Urban Area (total 2,092)</b>      |  |
| Hinckley                             | 1,395  |
| Burbage                              | 86   |
| Earl Shilton                         | 420  |
| Barwell                              | 191  |
| <b>Key Rural Centres (total 699)</b> |  |
| Markfield                            | 26   |
| Groby                                | 37   |
| Ratby                                | 177  |
| Barlestone                           | 23   |
| Desford                              | 193  |
| Newbold Verdon                       | 127  |

|                                      |              |
|--------------------------------------|--------------|
| Bagworth                             | 15           |
| Thornton                             | 3            |
| Market Bosworth                      | 89           |
| Stoke Golding                        | 9            |
| <b>Rural Villages (total 30)</b>     |              |
| Higham-on-the-Hill                   | 5            |
| Stanton Under Bardon                 | 8            |
| Sheepy Magna                         | 0            |
| Nailstone                            | 12           |
| Twycross                             | 1            |
| Witherley                            | 1            |
| Congerstone                          | 3            |
| <b>Rural Hamlets (total 98)</b>      |              |
| Barton in the Beans                  | 8            |
| Botcheston                           | 1            |
| Bradgate Hill                        | 0            |
| Cadeby                               | 1            |
| Carlton                              | 6            |
| Dadlington                           | 1            |
| Fenny Drayton                        | 14           |
| Kirkby Mallory                       | 4            |
| Norton Juxta Twycross                | 9            |
| Orton on the Hill                    | 9            |
| Peckleton                            | 1            |
| Ratcliffe Culey                      | 1            |
| Shackerstone                         | 0            |
| Sibson                               | 1            |
| Stapleton                            | 0            |
| Sutton Cheney                        | 5            |
| Provision in other small settlements | 37           |
| <b>Total</b>                         | <b>2,919</b> |

- 4.8 In addition to the existing committed sites, two Sustainable Urban Extensions (SUEs) are currently planned in the borough at Barwell and Earl Shilton. The SUEs are strategic developments that will deliver significant housing and employment growth in Hinckley & Bosworth alongside other benefits such as schools, parks and road improvements. It is anticipated that the Barwell SUE will deliver 2,500 new homes and



the Earl Shilton SUE 1,600 new homes although not all of this may be before the end of the plan period in 2039.

## **Employment Growth**

- 4.9 Evidence from the Employment Land and Premises Study 2020<sup>19</sup> indicates the Borough has a sufficient supply of employment land to meet needs up to 2036. However, the study noted the majority of future supply is aimed at strategic scale distribution and warehousing employment land, with a more limited supply of smaller scale local needs employment land. The study also noted there is a limited need for additional office space compared to general industrial and manufacturing and small local need warehousing.
- 4.10 In summary the study recommended that the local plan should consider allocating land to meet purely local employment needs, and that the urban area should be the priority focus for new local needs employment followed by the area to the north east of the borough around Groby, Ratby and Markfield. The study also provides a high level assessment of various land options to accommodate future employment growth. Further work is underway on a strategic distribution needs study and a Leicestershire wide employment land study which will provide updated evidence on employment land needs, and this is anticipated to be finalised in autumn 2021. We will consider the latest evidence on employment land needs in the next iteration of the draft local plan.

## **Settlement Hierarchy**

- 4.11 The strategy for housing growth is influenced by the hierarchy of settlements in the Borough. The hierarchy groups settlements in the Borough reflecting the availability of amenities, facilities and services within those settlements, and therefore the overall sustainability of those settlements to sustain and accommodate future growth. It should be noted that the assessment of the availability of services and infrastructure does not consider if further growth in those settlements is suitable as, for instance, there may be environmental constraints on further growth, or a lack of available development land. The hierarchy therefore gives an indication of the suitability of growth in settlements but other evidence will also be taken into account.
- 4.12 A hierarchy of settlements for the borough was established through the Core Strategy. The Hierarchy establishes the urban area (of Hinckley, Burbage, Earl Shilton and Barwell) at the top of the hierarchy. Below this sits ten Key Rural Centres followed by seven rural villages and then finally a number of rural hamlets. Table 3 below sets out the settlement hierarchy, a brief description of what each level of the hierarchy means and the settlements within them as established by the Core Strategy. A review of the hierarchy, to ensure settlements are within the right tier of the hierarchy based on their current facilities and services, is currently being undertaken and will inform the next stage of the development of the local plan.

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<sup>19</sup> [Overview | Employment land and premises review | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://www.hinckley-bosworth.gov.uk/Overview/employment-land-and-premises-review)

**Table 3: Settlement Hierachy (Core Strategy 2009)**

| Hierarchy Category       | Characteristics   | Settlements  |
|--------------------------|---|--|
| <b>Urban Area</b>        | The focus of key transport, retail, employment and leisure facilities in the borough. Provides the services to meet the day to day needs of residents and is generally accessible to the surrounding area by public transport | Hinckley<br>Burbage<br>Barwell<br>Earl Shilton   |
| <b>Key Rural Centres</b> | Provide a range of services to meet most of the day to day needs of residents and act as a focal point to help meet the needs of the surrounding rural communities.   | Bagworth<br>Barlestone<br>Desford<br>Groby<br>Market Bosworth<br>Newbold Verdon<br>Ratby<br>Markfield<br>Stoke Golding<br>Thornton   |
| <b>Rural Villages</b>    | More limited than key rural centres but may provide some of the services to meet day to day needs of residents such as a school, public transport, village pub and shop.  | Congerstone<br>Higham-on-the-Hill<br>Nailstone<br>Sheepy Magna<br>Stanton under Bardon<br>Twycross<br>Witherley  |
| <b>Rural Hamlets</b>     | Small rural settlements with limited to no services. Reliant on surrounding larger settlements to meet the day to day needs of residents  | Barton in the Beans<br>Botcheston<br>Bradgate Hill<br>Cadeby<br>Carlton<br>Copt Oak<br>Dadlington<br>Fenny Drayton<br>Kirkby Mallory<br>Peckleton<br>Norton Juxta Twycross<br>Odstone<br>Orton on the Hill<br>Ratcliffe Culey<br>Shackerstone<br>Shenton<br>Sibson |

|  |  |                            |
|--|--|----------------------------|
|  |  | Stapleton<br>Sutton Cheney |
|--|--|----------------------------|

### Proposed Strategy

4.13 Six potential spatial strategies were consulted on in 2018 through the Scope, Issues and Options (SIO) report. These options were:

- Neighbourhood Development Plan led spatial distribution - parish councils work with Hinckley & Bosworth Borough Council to guide local development through Neighbourhood Development Plans.
- Core Strategy approach - continue with existing strategy set out in the Core Strategy.
- Key Transport and Accessibility Corridors - focus growth around key transport corridors.
- Garden Village / New Town - build a new, self-sufficient community with a minimum of 1500 homes and other facilities including a primary school, shops, public house, and health facilities.
- Proportionate growth of key rural centres – distribute development amongst key rural centres on a proportionate basis, as well as sustainable development of urban areas.
- Combination of the above options - A hybrid approach based on a mix of the above options

4.14 We have considered the responses received during that consultation, and the follow up New Directions for Growth consultation (2019) which explored further options for growth in rural areas and new settlements based on the options set out above. We have subsequently developed a broad evidence base to help assess options for future growth in the borough such as flood risk assessment, Habitats Study, Green Infrastructure and housing and employment needs studies. The strategy must also reflect the Strategic Growth Plan for Leicester and Leicestershire with Hinckley town as an area of managed growth and the recognition of the A5 as a priority improvement corridor.

4.15 In addition to consultation and evidence gathering the above options have been rigorously assessed through a Sustainability Appraisal process<sup>20</sup>. The Sustainability Appraisal found that no one single strategy option was considered to have clearly better sustainability outcomes. However, the Core Strategy Approach and Key Transport and Accessibility Corridor approach may have slightly lower risks in relation to environmental objectives and may have slightly greater benefits in relation to social and economic objectives.

<sup>20</sup> [Sustainability appraisal | Local Plan review 2020 to 2039 | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://www.hinckley-bosworth.gov.uk/local-plan-review-2020-to-2039)

- 4.16 Having reviewed the evidence, it is considered a refined mix of the five distinct options is the most sustainable emerging preferred approach, where growth is directed to the most sustainable locations. This hybrid strategy for the Local Plan will seek to direct housing and economic growth to the urban areas of the borough, with proportionate growth in key rural settlements to maintain the vitality and viability of those centres and support the role they play in the rural area of the borough. This approach will direct development to locations that are considered to be the most sustainable in terms of access to jobs, education, public transport and services whilst reducing reliance on private cars. It will also allow for growth in rural settlements to help support and maintain services and facilities in those settlements and provide greater housing choice in the rural parts of the borough including affordable housing. This strategy will also help conserve our valued environmental assets.
- 4.17 Strategic employment growth will also be primarily focused in areas with good transport links on key transport corridors to minimise the impact on the local road network. This approach accords with the recommendations of the Employment Land and Premises Study. Whilst the focus should be on local needs employment it is acknowledged that proposals for a mix of local and more strategic employment land may help secure the delivery of local needs employment.
- 4.18 The Local Plan will also recognise the important role neighbourhood plans play in determining local planning priorities however the local plan will need to take an overarching approach to strategic planning matters in the borough. The Local Plan will also consider the longer term merits of new settlements which, whilst they may not deliver new growth in the short to medium term – perhaps into the next plan period - the early consideration of options for new settlements will ensure sustainability and effective planning will be built into any new settlement proposals from an early stage.
- 4.19 Based on the above it is considered that a reasonable preferred strategy would be to direct around 70% of housing growth to the urban area and 30% to rural areas. This broadly reflects the existing population distribution of the borough where around 62% of the population reside in the urban area, and 30% in the key rural centres. The remaining 8% of the population reside within the smaller rural villages and hamlets. This distribution of development reflects the urban area as the main centre for the borough whilst maintaining sustainable managed growth within rural settlements. What the preferred strategy would mean for the different settlements in the hierarchy is set out below.

## **Settlement Hierarchy**

## **Proposed Scale of Development**

### **Urban Area**

The urban area will be the focus for new development in the borough as this is the most sustainable location for strategic level growth. Around 70% of new houses are proposed to be directed to the urban area. The urban area will also be a focus for managed economic growth and development to support Hinckley's role as a sub-regional centre

**Key Rural Centres**

A presumption of a minimum of 200 dwellings in each key rural centre to provide for managed growth and maintain the vitality and viability of those settlements and rural hinterland. The final minimum housing provision for each settlement will consider other planning policy priorities, constraints on land supply and other wider strategic planning issues

**Rural Villages**

A presumption of a minimum of 50 dwellings in each rural village to help maintain services in those settlements. The final minimum housing provision for each settlement will consider other planning policy priorities, constraints on land supply and other wider strategic planning issues

**Rural Hamlets**

The Local Plan will not seek to specifically allocate land for housing in rural hamlets as these are generally not considered as sustainable locations for further planned growth during the plan period. Notwithstanding this limited growth may be appropriate in the plan period to meet specific identified needs which will be managed through policies of the local plan rather than specific land allocations.

4.20 Table 4 below set out what the preferred strategy would mean in terms of housing growth. It is based on the standard method figure including an additional 10% to allow for flexibility and to respond to the potential need to accommodate some unmet need from Leicester. The table shows the housing requirement figure, the commitments as of April 2020 and an allowance for future development on small sites. It then gives the likely delivery in the plan period at the two Sustainable Urban Extensions. This then leaves a remaining number of dwellings to be found to meet the housing need figure. Using the 70% urban, 30% rural approach for overall housing growth in the plan period a figure is provided for new allocations in those areas. So, taking into account the existing commitments, this would mean land for an additional 1,596 dwellings would be required in the urban area and 1,607 in rural areas.

**Table 4: Preferred Strategy - housing Growth 2020-2039**

| <b>Preferred Strategy</b>                               |       |
|---|-------|
| Housing requirement (444 over 19 years 2020-2039) + 10% | 9,280 |
| <b>Commitments April 2020<sup>21</sup></b>              |       |

<sup>21</sup> More recent data will be used when it becomes available

|   |              |
|---|--------------|
| Under Construction                                | 223          |
| Planning permission                               | 1,531        |
| Outline permission                                | 843          |
| Permission subject to S106                        | 322          |
| Small site windfalls (73dpa)                      | 1,168        |
| <b>Total Commitments</b>                          | <b>4,087</b> |
| <b>Allocated Sites</b>                            |              |
| Strategic site – Earl Shilton SUE                 | 1,000        |
| Strategic site – Barwell SUE                      | 990          |
| Remainder of Urban Area (70% total)               | 1,596        |
| Rural areas (30%)                                 | 1,607        |
| <b>Total Allocations</b>                          | <b>5,193</b> |
| <b>Total Supply (Commitments and allocations)</b> | <b>9,280</b> |

**Question 5: Do you support the preferred strategy for growth set out above for the local plan? If not, what do you consider would be a reasonable alternative strategy for growth?**

### **Allocations of Land**

4.21 To meet the residual housing land requirement set out above we are assessing all land options that have been submitted to the authority through previous consultations and call for sites. We are undertaking a range of assessments of these sites to consider the suitability, sustainability and deliverability of these sites. Work is currently ongoing in particular with regard to site viability and infrastructure requirements and highways modelling and mitigation. Details and maps, and a high level assessment of the sites can be found in the latest Strategic Housing and Employment Land Availability Assessment (SHELAA, 2021) which is being published alongside the draft plan. The next version of the draft plan will incorporate draft allocations to best meet the housing requirement based on the preferred strategy.

### **New Settlement/Direction for Growth**

4.22 In the preparation of the local plan previous consultations have indicated support for a new settlement in the borough to provide for future housing and economic growth. The Council is of a view that new settlements should be considered as a key direction for future long term managed strategic growth in the borough. Self-sustaining new settlements require significant planning to bring forward through the planning system so it is important that early consideration is given to the potential for new settlements to form part of the future spatial strategy of the borough. Work will continue on reviewing options for new settlements and could form part of a future revision of the

Local Plan or other development plan document.

**Question 6: We consider a new settlement will be required to help meet future growth needs in the borough. How can this best be reflected in policy?**

**SS01 Sustainable Development**

***Development that accords with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans or other development plan documents) will be approved without delay, unless material considerations indicate otherwise.***

***Where there are no policies relevant to the proposed development or the relevant policies are determined to be out-of-date, the development will normally be supported, unless material considerations indicate otherwise and/or either of the following apply:***

- a. any adverse impacts arising from the development would significantly and demonstrably outweigh the benefits, when assessed against the National Planning Policy Framework***
- b. Specific policies in that Framework indicate that development should be restricted***

- 4.23 The purpose of the planning system is to contribute to the achievement of sustainable development and at the heart of national planning policy is the presumption in favour of sustainable development contained within the National Planning Policy Framework.
- 4.24 There are three overarching objectives to sustainable development - economic, social and environmental, and all three are interdependent and need to be pursued in mutually supportive ways.
- 4.25 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development. It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the Borough.
- 4.26 Where no local planning policies are directly related to the proposed development, the Council will assess the proposal based on its impacts on the local environment and whether it accords with national planning policies.

**What evidence has informed the policy?**

The policy seeks to achieve sustainable development in accordance with the NPPF.

Sustainable development is central to the purpose of planning.

**Which spatial objectives will the policy help deliver?**

The policy sets out general principles for determining planning applications and has links to all the strategic objectives of the Local Plan, but in particular -

10 – Positive Planning

**How will the policy be implemented?**

Through decisions on planning applications.

**How will the policy be monitored?**

It is not necessary to specifically monitor this policy as its purpose is to set out the decision-making process for determining planning applications.



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## 5 Climate Change

### **CC01 Mitigation and Adaptation to Climate Change**

***Proposals will be supported where it is demonstrated that the principles of climate change mitigation and adaptation have been embedded into the scheme. Applicants must submit a Sustainability Statement to demonstrate how these principles have been addressed within the development proposal. The level of information provided in the Sustainability Statement should be proportionate to the scale and nature of the proposed development.***

- 5.1 Mitigating and adapting to climate change is a key challenge for society and is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. Hinckley & Bosworth Borough Council recognises that there is a climate change emergency and is acting to ensure that work takes place to reverse current trends. The Climate Change Strategy (2020-21)<sup>22</sup> sets out the actions that the Borough Council will undertake to address the climate change emergency which it declared in July 2019. These include actions the council can take itself, and how the council can lead others to take steps towards addressing the climate crisis through both influencing behaviours and by creating the policy and regulatory framework to ensure others take appropriate steps. The vision of the Strategy is ‘to work towards making Hinckley & Bosworth Borough Council carbon neutral by 2030, taking into account both production and consumption costs, minimising the environmental impacts of our activities and through our leadership role influence and empower others to take similar actions’. The Local Plan is one of the key documents which can aid the accomplishment of this vision.
- 5.2 The two main policy responses to climate change are adaptation and mitigation. Adaptation seeks to reduce the risks resulting from climatic changes, for example, considering the future climate risk when allocating development sites and promoting design responses to flood risk. Mitigation seeks to reduce the causes of climate change, such as reducing the need to travel, promoting low carbon design approaches or providing opportunities for renewable and low carbon energy technologies. Climate change cannot be considered in isolation and so the Local Plan has weaved adaptation and mitigation measures into policies throughout this Local Plan to ensure that the natural environment is conserved and enhanced and this is an approach supported by national planning policy.
- 5.3 The principles of climate change adaptation and mitigation are embedded within the policies included in the Local Plan, and therefore references are provided in the paragraphs below to the detailed policies.
- 5.4 To mitigate climate change, proposals should demonstrate:

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<sup>22</sup> [Climate change | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/climate-change/)

- high levels of energy efficiency (Building Regulations);
- Renewable and low carbon energy generation (Policy CC04);
- Sustainable transport systems, such as using buses, cycling or walking, and reduction of car use (Policy SS02, PMD01, PMD02 and HT01);
- recycling and waste reduction both during construction and occupation (Policy PMD01); and
- Inclusion of high speed broadband to facilitate home working (Policy INF03).

5.5 To adapt to the effects of climate change, proposals should:

- manage and conserve water resources (Policy NAT11);
- demonstrate that flood risk from all sources has been avoided or managed (Policy CC02);
- use Sustainable Drainage Systems (SuDS) (Policy CC03);
- use layout, building orientation, design, and materials to ensure properties are not susceptible to overheating and include open space and vegetation for shading and cooling, and to detain surface water run-off (Policy PMD01 and Good Design SPD); and
- Create a better linked habitat network by conserving, creating or enlarging existing habitats (Policy NAT01, NAT07, NAT08, and NAT11).

5.6 The policy requires applicants to submit a Sustainability Statement to demonstrate how the principles of climate change mitigation and adaptation have been embedded within the development proposal. A Sustainability Statement will be required for all major developments within the Borough and should provide details of sustainable design and construction measures. It is recommended that the BREEAM Communities assessment is undertaken as part of demonstrating how sustainable design has been integrated into the proposal.

5.7 Further guidance on what should be included in a Sustainability Statement will be provided in the Hinckley & Bosworth Borough Council Validation Requirements for Planning Applications.

#### **What evidence has informed the policy?**

This policy reflects the Council's strategy towards tackling the Climate Change Emergency. The NPPG advocates that mitigation and adaptation are the key ways in which climate change can be tackled through the planning process and this should be done by integrating measures throughout the Local Plan.

This policy has been informed by the NPPF, NPPG, Hinckley & Bosworth Renewable Energy Capacity Study (2014), Hinckley & Bosworth Climate Change Strategy (2020-21), and Hinckley & Bosworth Climate Change Implications for Local Plan (2021).

**Which spatial objectives will the policy help deliver?**

7 – Climate Change

8 – Achieving Good Design

10 – Positive Planning

**How will the policy be implemented?**

Through decisions on planning applications

**How will the policy be monitored?**

Through the Authority Monitoring Report.

**Question 7: Do you agree with the approach to mitigating and adapting to climate change?**

### **CC02 Flood Risk**

***Planning applications for development proposals that require a Flood Risk Assessment will be required to address the actual and residual risk from all forms of flooding and the impact of climate change. The Flood Risk Assessment should be prepared in accordance with national and local guidance, including the recommendations set out in the Borough Council's Strategic Flood Risk Assessment.***

***Development in areas at risk of flooding will only be supported where it is satisfactorily demonstrated that:***

- ***The Sequential Test has been passed;***
- ***Where required, the Exception Test has been passed;***
- ***The proposed development will not increase the risk of flooding on site or elsewhere and appropriate floodplain compensation is provided where necessary; and***
- ***The proposed development, including the access and egress, will be safe and resilient to flooding for its lifetime, taking into account the relevant climate change allowances.***

***Where development is permitted within flood risk areas, it must demonstrate that, where required, it will reduce fluvial and surface water flood risk and manage residual risks, address the impacts of climate change through appropriate flood mitigation and adaptation measures, including enhancements to existing defences.***

***All development proposals should, wherever possible, include measures to reduce and manage surface water through appropriate sustainable drainage systems (SuDS)***

***so as to minimise and manage flood risk and improve water quality in accordance with Policies CC03 and PMD03.***

- 5.8 The Borough Council's Strategic Flood Risk Assessment (SFRA)<sup>23</sup> has not identified high levels of flood risk in Hinckley & Bosworth compared to other parts of the country, and the higher risks relate primarily to surface water and culverted watercourses. The main rivers associated with fluvial flooding in or close to the borough are the River Anker and River Sence, which pose a flood risk to settlements including Sheepy Magna, Shackerstone, Witherley and the outskirts of Atherstone. Additionally, there is fluvial flood risk posed to the borough by several smaller watercourses. Within Hinckley and Burbage, the Battle Brook, Harrow Brook and Sketchley Brook pose a fluvial flooding risk. In the east of the borough, the Rothley Brook poses a risk to the urban areas of Groby and Ratby. Groundwater flooding and flooding from reservoirs were identified, but at a lower risk level.
- 5.9 National policy seeks to ensure that flood risk from all sources and flood risk management should be taken into account in preparing local plans and development proposals, including the potential impact from climate change. Climate change can contribute to increases in local flood risk in a number of ways, including rising river levels and surface water run-off, with additional risk of sewer overflow and potential for damage to property and risk to people. Climate change is likely to alter the flood risk profile for the Borough, with peak river flow and peak rainfall intensity expected to increase. In addition to national guidance, the Borough Council's SFRA includes local guidance on the impact of climate change on flooding in the borough, including the borough's climate change allowances. Developers should apply the latest Environment Agency climate change guidance and the guidance contained in the SFRA and ensure the development has taken into account climate change adaptation measures.

**Flood Risk Assessment (FRA)**

5.10 Site-specific FRAs are required in the following circumstances:

- Proposals of 1 hectare or greater in Flood Zone 1.
- Proposals for new development (including minor development such as non-residential extensions, alterations which do not increase the size of the building or householder developments and change of use) in Flood Zones 2 and 3.
- Proposals for new development (including minor development and change of use) in an area within Flood Zone 1 which has critical drainage problems (as notified to the LPA by the Environment Agency).
- Where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.

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<sup>23</sup> [Overview | Strategic flood risk assessment \(SFRA\) 2020 | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://www.hinckley-bosworth.gov.uk/Overview/Strategic-flood-risk-assessment-(SFRA)-2020)

5.11 An FRA may also be required for some specific situations:

- If the site may be at risk from the breach of a local defence (even if the site is actually in Flood Zone 1).
- Where evidence of historical or recent flood events have been passed to the LPA.
- In an area of significant surface water flood risk.

5.12 FRAs will need to consider the actual and residual flood risk to take account of existing flood and drainage assets, within the site or in proximity of the site that the development may impact on and benefit from. Actual flood risk is the risk to the site considering existing and any planned flood mitigation measures, either prior to or as a result of new development. Residual risk is the risk that remains after the effects of flood risk infrastructure have been taken into account. It is important that these risks are understood to confirm that the consequences can be safely managed. Further guidance on how actual and residual risk should be considered in FRAs and information regarding existing flood defences and possible issues are provided in the Borough Council's SFRA.

### **Sequential Test**

5.13 National policy states that a sequential, risk-based approach should be applied to try to locate land at the lowest risk of flooding from all sources should be considered for development and more vulnerable land uses located away from flood zones.

5.14 Developers are required to apply the Sequential Test to all development sites, unless the site is:

- A strategic allocation and the test has already been carried out by the LPA, or
- A change of use (except to a more vulnerable use), or
- A minor development (householder development, small non-residential extensions with a footprint of less than 250m<sup>2</sup>), or
- A development in flood zone 1 unless there are other flooding issues in the area of the development (i.e. surface water, ground water, sewer flooding).

5.15 The Borough Council's SFRA contains information on all sources of flooding and takes into account the impact of climate change. This should be considered when a developer undertakes the Sequential Test, including the consideration of reasonably available sites at lower flood risk.

5.16 Policy CC02 requires applicants of non-allocated sites to undertake a sequential test and demonstrate this has been passed. If the Exception Test is required, evidence must also be provided that all parts of the test can be met for all developments, through the submission of a site-specific Flood Risk Assessment (FRA). Developers should also apply the sequential approach to locating development within the site. When applying the Sequential Test, applicants should consider whether risk can be

avoided through substituting less vulnerable uses or by amending the site layout; demonstrate that less vulnerable uses for the site have been considered and reasonably discounted; and can the layout be varied to reduce the number of people or flood risk vulnerability or building units located in higher risk parts of the site.

### Exception Test

5.17 Following the application of the Sequential Test, if it is not possible for the development to be located in areas of lower probability of flooding, the Exception Test must be applied. The Exception Test will be required in the following instances as defined in the National Planning Practice Guidance:

- The development is classed as 'more vulnerable development in Flood Zone 3a
- Essential infrastructure in Flood Zone 3a or 3b
- Highly vulnerable development in Flood Zone 2

5.18 The applicant will need to demonstrate how they have passed both parts of the exception test and the following guidance:

**Demonstrating that the development would provide wider sustainability benefits to the community that outweigh the flood risk** – applicants should have regard to wider sustainability objectives in the Local Plan, including opportunities for biodiversity enhancement, green infrastructure provision - such as riparian woodland planting, climate change adaptation and social and economic benefits. Applicants should detail the suitability issues the development will address and how undertaking this will outweigh the flood risk concerns for the site.

**Demonstrating that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall** – the site-specific Flood Risk Assessment should demonstrate that the site will be safe, and the people will not be exposed to hazardous flooding from any source. The FRA should consider actual and residual risk and how this will be managed over the lifetime of the development, including the criteria set out in national guidance.

5.19 Consideration should first be given to minimising risk by planning sequentially across a site. Once risk has been minimised as far as possible, only then should mitigation measures be considered. Development proposals will be required to incorporate Sustainable Drainage Systems (SuDS) into the site in accordance with Policy CC03. These should be considered at an early stage in the design process and be reflected in the site layout. Further flood mitigation measures may be needed for any developments in an area protected by flood defences, where the condition of those defences is 'fair' or 'poor', and where the standard of protection is not of the required standard.

**What evidence has informed the policy?**

Hinckley & Bosworth Level 1 Strategic Flood Risk Assessment (2019)

**Which spatial objectives will the policy help deliver?**

6 - Natural Environment

7 - Climate Change

**How will the policy be implemented?**

Through decisions on planning applications.

**How will the policy be monitored?**

Authority Monitoring Report – Planning permissions granted contrary to the policy and Environment Agency advice on flood risk and water quality.

**Question 8: Once site allocations are set out in the next draft of the Local Plan, policy CC02 will include a list of those site allocations which will need to address recommendations made in the Borough Council's Strategic Flood Risk Assessment Level 2. Do you agree with this approach?**

**CC03 Sustainable Drainage Systems**

***Development proposals are required to integrate well-designed and naturalised Sustainable Drainage Systems (SuDS), to manage flood risk and water quality in accordance with national and local standards unless it can be clearly demonstrated;***

- a) That SuDS are not technically, operationally or financially deliverable or viable and that surface water drainage issues from the development can be alternatively mitigated; or***
- b) That the SuDS scheme will adversely affect the environment or safety.***

***SuDS design should show how constraints have been considered and how the design provides multiple benefits in terms of landscape enhancement, biodiversity, recreation, amenity, leisure and the enhancement of historical features. Applicants should demonstrate how the design and layout of SuDS reflects and responds to the individual site's features such as following natural drainage routes to improve water quality and the local landscape character.***

***Applicants are expected to integrate SuDS proposals with green infrastructure and active travel proposals, as part of a multi-functional approach, which should be delivered and integrated as part of a green network. Where integration of SuDS is not proposed, applicants must provide evidence as to why it is not possible. Where SuDS are part of open space obligations, they should be safe and accessible whilst creating an enhancement to local distinctiveness.***

***Arrangements in accordance with national policy will need to be put in place for the management and long-term maintenance of the SuDS throughout the operational lifetime of the development. Planning applications for phased developments should be accompanied by a Drainage Strategy, which takes a strategic approach to drainage provision across the entire site and incorporates adequate provision for SuDS within each phase.***

***The impacts of flood risk and pollution during the construction phase(s) of development should be fully assessed, and where appropriate a Surface Water Management Plan should be put in place prior to commencement of development to identify and mitigate the potential impacts.***

***Proposals for the retrofitting of sustainable drainage systems will be supported.***

- 5.20 Sustainable Drainage Systems (SuDS) are designed to maximise the opportunities and benefits that can be secured from surface water management practices. SuDS provide a means of dealing with the quantity and quality of surface water and can also provide amenity and biodiversity benefits. Given the flexible nature of SuDS they can be used in most situations within new developments as well as being retrofitted into existing developments. SuDS can also be designed to fit into most spaces. For example, permeable paving could be used in parking spaces or rainwater gardens as part of traffic calming measures. In addition to controlling run-off they also offer opportunities to enhance the biodiversity in an area, reduce flood risk and improve water quality and preference will be given to systems that contribute to the conservation and enhancement of biodiversity and green infrastructure in the Borough where practicable.
- 5.21 It is a requirement for all new major development proposals to ensure that sustainable drainage systems for management of runoff are put in place. Likewise, minor developments should also ensure sustainable systems for runoff management are provided.
- 5.22 The developer is responsible for ensuring the design, construction and future/ongoing maintenance of such a scheme is carefully and clearly defined, and a clear and comprehensive understanding of the existing catchment hydrological processes and current drainage arrangements is essential. Developers should incorporate SuDS and provide details of adoption, ongoing maintenance and management on all development sites. Proposals will be required to provide reasoned justification for not using SuDS techniques, where ground conditions and other key factors show them to be technically feasible.
- 5.23 Leicestershire County Council is the Lead Local Flood Authority and Leicestershire County Council as LLFA will review Surface Water Drainage Strategies in accordance with their local requirements for major and non-major developments. These should take into account all sources of flooding to ensure that future development is resilient to flood risk and does not increase flood risk elsewhere.



**What evidence has informed the policy?**

Hinckley & Bosworth Level 1 Strategic Flood Risk Assessment (2019)

Hinckley & Bosworth Level 2 Strategic Flood Risk Assessment (2020)

Hinckley & Bosworth Green Infrastructure Strategy (2020)

Leicestershire Local Flood Risk Management Strategy (2015)

**Which spatial objectives will the policy help deliver?**

6 - Natural Environment

7 - Climate Change

**How will the policy be implemented?**

Through decisions on planning applications.

**How will the policy be monitored?**

The Authority Monitoring Report

**CC04 Renewable and Low Carbon Energy**

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

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

- a) All reasonable steps have been taken to avoid or mitigate any adverse impacts including, but not limited to, landscape, noise, visual and cumulative impacts; and***
- b) The proposed development accords with other policies of this plan, with specific regard to HE01 and HE02.***

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

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

5.24 The Climate Change Act 2008 establishes a legally binding target to reduce the UK's greenhouse gas emissions by at least 80% in 2050 from 1990 levels. National planning policy requires the planning system to support the transition to a low carbon future in a changing climate and help to shape places in ways that contribute to radical

reductions in greenhouse gas emissions and support renewable and low carbon energy and associated infrastructure. Renewable and low carbon energy refers to those sources of energy which are either not depleted, such as wind or solar, or which are finite but which emit low amounts of carbon dioxide.

- 5.25 The Renewable Energy Capacity Study (2014)<sup>24</sup> identified that the borough consumed 1,509 Gwh/Yr in 2010 and produced only 1% of this energy from renewable sources. This stands significantly lower than the national target. This demonstrates the borough requires a step-change in the delivery of renewable energy developments to provide a meaningful contribution to the UK's renewable energy target.
- 5.26 The impact of wind generation projects on communities has been recognised by the Government. Planning applications for the development of wind energy will be considered in line with the National Planning Policy Framework, National Planning Practice Guidance and the Written Ministerial Statement made on 18 June 2015.
- 5.27 In all other cases, the Renewable Energy Opportunity Area Maps within the Renewable Energy Capacity Study identify areas which have the greatest potential for energy delivery based upon resource availability with the fewest constraints. These areas should form the primary consideration for the location of the identified renewable energy technologies but each site will be assessed on a case-by-case basis, judged on the merit of the proposal, and in line with other policies of the plan.
- 5.28 Particular regard will be had for the landscape sensitivity of the area to which the proposal relates and the cumulative impacts of the proposed and existing schemes on this sensitivity. With reference to the council's latest landscape sensitivity assessment, applicants should demonstrate the level of sensitivity and the proposed impact upon this through a Visual Impact Assessment.
- 5.29 Where development proposals come forward outside of these identified opportunity areas applicants must demonstrate the suitability of the site in relation to the criteria used in determining the opportunity areas. These criteria are identified in Chapter 3 of the Renewable Energy Capacity Study.
- 5.30 National policy places particular support for community-led initiatives for renewable and low carbon energy development. It is also recognised that such developments can contribute to meeting the renewable energy target, whilst ensuring community support through the delivery of direct benefits to the host community. Such community led initiatives will be particularly supported even where they fall outside opportunity areas or have some limited conflict with other policies in the Local Plan such as PMD01 High Quality Design.

#### **What evidence has informed the policy?**

The policy seeks to achieve renewable and low carbon energy development in accordance with the NPPF and NPPG.

<sup>24</sup> [Overview | Renewable energy capacity study | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://www.hinckley-bosworth.gov.uk/renewable-energy-capacity-study)

Hinckley & Bosworth Renewable Energy Capacity Study (2014)

**Which spatial objectives will the policy help deliver?**

7 – Climate Change

8 – Achieving Good Design

10 – Positive Planning

**How will the policy be implemented?**

Through decisions on planning applications

**How will the policy be monitored?**

Through the Authority Monitoring Report.

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## 6 Place Making and Design

- 6.1 High quality design extends beyond an area or space being visually appealing, and the implications can be widespread and significant.
- 6.2 Poor design continues to be well documented across the country, for example low quality housing, derelict or run-down industrial estates, failing town centres, poor connectivity, loss of or lack of green space, limited resilience to climate change and the fear of crime or antisocial behaviour. The consequences of poor design are detrimental to the daily quality of life and long-term prospects of the people and communities that live, work and play in those spaces.
- 6.3 Conversely high quality design can fundamentally enhance social, economic and environmental sustainability. Creating a balanced well designed development can have significant positive impacts on both the lives of the individuals and the wider community.
- 6.4 It is particularly important that local people are at the start of the process, and at the heart of decision making. The Borough Council will strive for effective engagement between the local planning authority, communities, developers, landowners, applicants and other interested parties throughout the process.
- 6.5 The National Model Design Code, introduced in 2021 following the Building Better, Building Beautiful commission, expands on the ten characteristics of good design set out in the National Design Guide, which reflects government's priorities and provides a common overarching framework for design. Together with the Hinckley & Bosworth Good Design Guide SPD 2020<sup>25</sup> they will provide a framework for creating first-class places, with a consistent and high-quality standard of design, to inform development proposals.

### **PMD01 High Quality Design**

***The Borough Council will require the highest standards of design, architecture, inclusivity and place-making.***

***Development will be supported where it positively takes into consideration the adopted Hinckley & Bosworth Good Design Guide (SPD), the National Design Guide and National Model Design Code, any Design Guide contained in a made Neighbourhood Plan, and any other relevant national design guidance.***

***Development will be supported where the following requirements are met:***

- a) The development is supported by a Design Statement based on the site survey and design assessment in the Hinckley & Bosworth Good Design Guide SPD, which demonstrates the understanding and implementation of local context,***

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<sup>25</sup> [The Good Design Guide Supplementary Planning Document 2020 | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk)

*distinctiveness and character, including the local pattern of development, building form and landscape character, style details and materials, and the history and culture of the local area;*

- b) The amenity and privacy of nearby residents are not adversely affected, including by matters of lighting, air quality, odour, noise, vibration and visual intrusion;*
- c) The amenity of the proposed users of the development would not be adversely affected by activities in the near vicinity of the site;*
- d) The development complements or enhances the character of the surrounding area with regards to scale, layout, density, massing, design, high quality materials and architectural features;*
- e) All elements of the development are designed with climate change in mind, maximising opportunities for active travel and sustainable transport methods to help reduce car dependency, renewable and low/net-zero carbon energy technologies, including electric vehicle charging points where feasible, use of sustainable and low-carbon materials where feasible, building in flexibility to respond to change, and mechanisms for reducing energy consumption within buildings;*
- f) Appropriate sustainable drainage solutions have been implemented within the design, in line with Policy CC03, including but not limited to wildlife areas, ponds, green roofs, swales, permeable surface materials, rain water harvesting and tree planting and landscaping;*
- g) Development encourages ease of movement for all users, including people with disabilities, by providing legible, accessible, efficient and safe connections and green infrastructure linkages within the development but also to surrounding streets, communities, and neighbouring development;*
- h) The development encourages active design for healthy communities, including both physical health and the well-being of residents, in line with Policy PMD02;*
- i) It is designed with logical, legible and inclusive layouts which support active street frontages where appropriate, improves the public realm for all, and provides distinction between public and private space;*
- j) Provides an appropriate level of well-designed and well-located high quality landscaping, including all new streets to be tree-lined where appropriate, and the implementation of green and/or blue infrastructure in line with, in particular, policies NAT01 and NAT11;*
- k) Creates safe, secure and manageable environments which help to reduce opportunities for crime and minimise the fear of crime by providing natural surveillance and functional accesses; and*
- l) Ensures a sufficient level of well-integrated and imaginative solutions for vehicle parking and recycling and waste management; and*

***m) Residential development shall be provided with an appropriate level of private amenity space in accordance with the Good Design Guide SPD or its equivalent replacement.***

***In exceptional circumstances, where outstanding and innovative architectural design is evident and/or the design incorporates outstanding eco-initiatives to become resilient and truly sustainable, applications will be considered favourably, even where this may result in some conflict with the above criteria. However any conflicts with the above criteria must be addressed in the design statement, and where appropriate, mitigation measures must be considered and implemented.***

- 6.6 The Hinckley & Bosworth Good Design Guide SPD 2020 states that when approaching any form of design, the starting point should always be the people who will use or be impacted upon by the development, followed by acknowledging the power of the public realm, connectivity and social spaces. Final considerations should then be how the buildings are used to define that place, and how they interact with the space around them and the people who use them. The Hinckley & Bosworth Good Design Guide SPD 2020 will be central to delivering high design quality across the borough. The design guide covers existing residential developments, new residential developments, converting agricultural buildings, commercial/mixed use development and shopfronts. The design guide also sets out design objectives that provides the structuring principles that characterise good design. The second half of the document comprises a summary of the design attributes and characteristics that make each of our settlements special, of which we want applicants to acknowledge and enhance through any new development.
- 6.7 The NPPF states<sup>26</sup> that plans should “set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable.” Using The Good Design Guide SPD 2020 as a core document and a basis for policy, we can set out the Local Plan’s vision and expectations for high quality design across the borough for 2020 – 2039 and beyond. If the Good Design Guide SPD is update or replaced with an equivalent document, the replacement document will take precedence.
- 6.8 Proposals for new development will be required through this policy to show how they will make a positive contribution to high quality design and place making. To achieve this, applicants will need to show how they have responded to the design objectives in the Good Design Guide 2020, summarised below, in turn demonstrating that their proposal is a suitable response to the site and its setting.
- 6.9 Be **FUNCTIONAL**. A building or place should:
- Be fit for purpose
  - Deliver the intended function

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<sup>26</sup> NPPF Paragraph 125

- Achieve long-term value for money
- Be intuitive, comfortable, safe and easy for all to use
- Relate well to its environment

6.10 Support mixed uses and tenures ensuring a place can be **ECONOMICALLY AND SOCIALLY SUCCESSFUL**. The community should also have good access to local facilities, encouraging a healthier environment. This should:

- Reduce the need for travel
- Help social integration between communities
- Allows places and communities respond to change

6.11 **PUBLIC SPACES** such as streets, squares and parks should be **AVAILABLE FOR EVERYONE** to see, use and enjoy. They should be functional, attractive, have both hard and soft landscaping, and have efficient and legible connections. This will:

- Bring neighbourhoods together providing space for social interaction
- Provide good accessibility to light, air, and the public realm/setting of the surrounding buildings
- Make a space interesting and exciting; public art, seating, play equipment can play an important role in this.

6.12 Be **ADAPTABLE** and **RESILIENT** to changing circumstances and demands, to ensure efficient use of resources and stability of an area. Changing conditions can include:

- Working and shopping practices
- Demographic and household changes
- Climate change
- Change of building use
- Construction methods
- Safety and maintenance

6.13 Have **DISTINCTIVE** character which makes a space **SPECIAL** and **VALUED**, linked into the way an area works, its history, culture and need for change. Physical attributes on a site that can contribute to this include:

- Local pattern of development
- Building forms, details and materials
- Style and vernacular
- Landform, gardens, parks, trees and plants

- Wildlife habitats and micro-climates



Figure 2: Urban Design Objectives - From Hinckley & Bosworth Good Design Guide SPD 2020

6.14 Be **ATTRACTIVE** and **BEAUTIFUL** using all of the senses. Streetscapes, landscapes, buildings and elements within them all have an influence on the beauty of a place. Other more momentary or emotional elements can make a significant impact overall, such as:

- light and shadow
- cleanliness
- colour
- texture
- shapes and patterns

6.15 Encourage **EASE OF MOVEMENT**. The success of a place can be greatly attributed to the ability to move freely, safely and efficiently. Routes through and out of a



development must:

- Be legible and easy
- Closely fit with preferred lines of travel
- Connect with each other and the wider community

6.16 In addition to our local Good Design Guide SPD, made Neighbourhood Plans may also include more locally specific design characteristics, design policy, and/or design guide. These should be taken into account where applicable.

6.17 Overall, Hinckley & Bosworth is aiming to deliver sustainable developments that are beautiful, efficient and fit-for-purpose, designed in a way that delivers the intended function, whilst being intuitive and flexible enough to respond to economic, social, environmental and technological change.

#### **What evidence has informed the policy?**

The Good Design Guide 2020 Supplementary Planning Document (SPD)

The emerging National Model Design Code and relevant changes to the NPPF.

#### **Which spatial objectives will the policy help deliver?**

- 1 - Healthy Communities and Places
- 2 - Safe and Inclusive Communities
- 7 - Climate Change
- 8 - Achieving Good Design

#### **How will the policy be implemented?**

Through decisions on planning applications and working on masterplans for sites with developers.

#### **How will the policy be monitored?**

Through the Authority Monitoring Report.

**Question 9: Do you support the overall proposed strategy for high quality design in the borough? Are there any other issues the policy should address?**

#### **PMD02 Active Design and Travel**

***Development proposals for new residential development of 10 or more dwellings should demonstrate how they can help to support healthy lifestyles and as far as is relevant to the proposal following the Active Design Principles. Where a Design and Access Statement is required to support a development proposal it should explain how the development incorporates and achieves the Active Design Principles.***

***Development proposals must take account of existing access networks within and around the site. Applicants should demonstrate how the design and layout of development prioritises active travel modes and recreation routes and maintains and enhances the quality and connectivity of the active travel network. Active travel routes should be integrated with green infrastructure; where integration is not proposed, applicants must provide evidence as to why it is not possible. Proposals must demonstrate that the needs of all users have been provided for throughout the year.***

6.18 The aim of active design is to achieve active environments that make physical activity the easiest and most practical option in everyday life. It is closely linked to creating places which enable active travel - encouraging people to make journeys by physically active means, like walking or cycling. Public Health England have identified that even small increases in physical activity can make a marked improvement on health and this can be facilitated through active travel and design.

6.19 Active Design<sup>27</sup>, developed by Sport England and supported by Public Health England, provides a set of principles for creating the right conditions within existing and proposed development for individuals to be able to lead active and healthy lifestyles. Active Design can be used as a tool to inform the design and layout of development and assist in pre-application discussions. The active design principles which will be used in the determination of planning applications are as follows:

- a) Activity for all - Enabling those who want to be physically active whilst encouraging those who are inactive to become active.
- b) Walkable communities - Creating the conditions for active travel between all locations.
- c) Connected walking, running and cycling routes - Prioritising active travel through safe integrated walking, running and cycling routes.
- d) Co-location of community facilities - Creating multiple reasons to visit a destination and minimising the number and length of trips and increasing the awareness and convenience of opportunities to participate in sport and physical activity opportunities.
- e) Network of multifunctional open space - Providing multifunctional spaces opens up opportunities for sport and physical activity and has numerous wider benefits.
- f) High quality streets and spaces - Well-designed streets and spaces support and sustain a broader variety of users and community activities.
- g) Appropriate infrastructure - Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity.

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<sup>27</sup> [Active Design | Sport England](#)

- h) Active buildings - Providing opportunities for activity inside and around buildings, rather than just between buildings.
- i) Management and maintenance - A high standard of maintenance is essential to ensure the long-term attractiveness of sports facilities along with open and public spaces. Spaces should be designed with longevity in mind to ensure that they remain safe and secure for users.

6.20 Along with the Sport England Active Design document, there are several other supporting documents which should be drawn upon to integrate active design principles into proposals which include:

- Design Council: Active by Design Designing places for healthy lives (2014)
- Sport England: Uniting movement (2021)
- TCPA: The 20 Minute Neighbourhood (2021)

6.21 The Green Infrastructure Strategy (2020)<sup>28</sup> identified that a key challenge for the Borough is to encourage more active travel opportunities. There is significant car dependency for relatively short journeys coupled with weak gateways on the urban edge and poor connectivity between the key rural centres and villages making active travel links very fragmented. Incorporating active travel opportunities into new developments will help to improve the health and wellbeing of residents and reduce the emissions associated with car use.

#### **What evidence has informed the policy?**

Sport England Active Design (2015)

Hinckley & Bosworth Green Infrastructure Strategy (2020)

Town & Country Planning Association The 20 minute Neighbourhood (2021)

Design Council: Active by Design Designing places for healthy lives (2014)

Sport England: Uniting movement (2021)

#### **Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

2 - Safe and Inclusive Communities

7 - Climate Change

8 - Achieving Good Design

#### **How will the policy be implemented?**

Through decisions on planning applications and working on masterplans for sites with developers.

#### **How will the policy be monitored?**

<sup>28</sup> [Green Infrastructure Strategy | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/green-infrastructure-strategy)

**Question 10a: Should the Active Design and Travel Policy apply only to new residential development or should other development types be included?**

**Question 10b: Is the threshold of 10 or more residential dwellings appropriate?**

**PMD03 Preventing Pollution**

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

- a) It will not adversely impact the water quality, ecological value or drainage function of water bodies in the borough;***
- b) Appropriate containment solutions for oils, fuels and chemicals are provided;***
- c) All reasonable steps are taken through design, siting and technological solutions to ensure the abatement of obtrusive light to avoid sky glow, glare and light spillage and intrusion. A Landscape and Visual Impact Assessment will be required for proposed developments that fall in to the E1 (Natural) area, as set out in the latest Environmental Zones Map;***
- d) It would not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity. Development proposals that generate significant levels of noise must be accompanied by a scheme to mitigate such effects, having regard to the nature of surrounding uses;***
- e) Appropriate remediation of contaminated land in line with minimum national standards is undertaken;***
- f) It will not adversely impact air quality;***
- g) It will not result in land instability or further intensify existing unstable land; and***
- h) The development does not create or exacerbate flooding by being located away from areas of flood risk unless adequately mitigated against in line with National Policy and Policy CC02.***

6.22 The control of pollution is fundamental to ensure development does not result in adverse impacts upon people's quality of life or quality of the environment as it can cause poor health and environmental degradation. Whilst pollution control is administered by a number of regulatory bodies and organisations such as the Environment Agency, the planning system has an equally important role to play in complementing the statutory responsibilities of these bodies and to seek improvements through development proposals such as the remediation of

contaminated and unstable land.

- 6.23 The effects of development that might cause the release of pollutants to water, land or air, or from noise, dust, vibration, light, odour or heat, are material considerations when deciding whether or not to grant planning permission. The planning system has an important role to play in preventing new and existing development from contributing to or being put at an unacceptable risk from various sources of pollution or where proposals result in land instability, including the consideration of cumulative effects. Development can however offer opportunities to remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land and result in improved environments.
- 6.24 The Borough Council will apply relevant legislation and guidance and liaise with pollution control authorities including the Coal Authority in considering proposals for development which have the potential to pollute or result in land instability.

### **Noise Pollution**

- 6.25 National policy<sup>29</sup> seeks to avoid, mitigate and minimise the adverse impacts on health and quality of life arising from noise from new development and, where possible, encourages schemes which can contribute to improvements to amenity by using development to mitigate against existing impacts.
- 6.26 National guidance states<sup>30</sup> that consideration should be given to whether or not a significant adverse effect is occurring or likely to occur; whether or not an adverse effect is occurring or likely to occur; and whether or not a good standard of amenity can be achieved. The noise exposure hierarchy can be used as guidance to determine whether noise is likely to be a concern<sup>31</sup>.
- 6.27 Rural and tranquil areas are more sensitive to disturbance from noise where the ambient noise levels are lower compared to urban areas. National policy specifies that planning policies should identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are valued for their recreational and amenity value for this reason.
- 6.28 The Borough Council considers natural and semi-natural open spaces, the Ashby Canal and Bosworth Battlefield to be areas of tranquillity as they are identified for their recreational, biodiversity, and heritage conservation value. The canal in particular is characterised by slow moving narrow boats, walking and cycling. Cemeteries and churchyards provide a place for quiet contemplation, relaxation and a haven for wildlife and these spaces are also considered areas of tranquillity.

### **Light Pollution**

- 6.29 Light pollution (also known as obtrusive light) is caused by excessive artificial light being directed into the night sky. Outdoor lighting can cause intrusive and unnecessary light pollution in urban, suburban and rural areas, although it is in the open countryside

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<sup>29</sup> NPPF (2019) and Noise Policy Statement for England (2010)

<sup>30</sup> Noise Policy Statement for England (DEFRA, 2010)

<sup>31</sup> Planning Policy Guidance Paragraph: 005 Reference ID: 30-005-20190722 – [Noise Exposure Hierarchy Table](#)

that light pollution is most noticeable. Excessive artificial light at night is visually intrusive impacting on local amenity, intrinsically dark landscapes, nature conservation and can cause physiological problems, in addition to it being a significant waste of energy. It is therefore vital to ensure appropriate controls on external lighting to avoid or mitigate against these adverse effects.

6.30 The guidance notes for the Reduction of Obtrusive Light 2020<sup>32</sup> identifies forms of obtrusive light which may cause nuisance to others, or adversely affect fauna and flora as well as waste money and energy. These are defined as:

- Sky Glow, which is the brightening of the night sky;
- Glare, the uncomfortable brightness of a light source when viewed against a darker background;
- Light spill, the spilling of light beyond the boundary of the area being lit, inclusive of light intrusion where this causes a nuisance to others.

6.31 The guidance identifies environmental zones and corresponding lighting environments and recommends that these zones are specified in development plans. The Borough Council will publish an updated Light Zone map prior to adopting the plan to reflect the differing levels of light as defined in the guidance. The recommended light levels identified for each zone within the guidance both pre curfew (before 23:00 Hrs) and post curfew should be followed and applied as part of this policy.

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

### **Air Quality**

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

### **Contamination of Water and Land**

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

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<sup>32</sup> Institute of Lighting Professional – Guidance Note 01/20 – Guidance Notes for the Reduction of Obtrusive Light (2020)

contribute to the objectives of the WFD.

- 6.35 The key concepts underpinning the WFD are integrated river basin planning and management. All parts of the water cycle are connected, and actions in one part of a river basin can impact in other parts. Integrated River Basin Management Plans (RBMP) aim to avoid the difficulties that can result from a piecemeal approach to water management. Hinckley & Bosworth lies within the Humber River Basin District. The respective River Basin Management Plan<sup>33</sup> includes examples whereby land management techniques have been designed to reduce flood risk whilst also reducing sediment loss and improving water quality through habitat restoration techniques. The core environmental aims of the WFD and RBMP applicable to the borough are to prevent the deterioration of aquatic ecosystems and protect, enhance and restore polluted waters and groundwater.
- 6.36 Contamination of land or groundwater can result from land formerly used for development or inappropriate uses and/or water management techniques. Land formerly used for industrial or waste management purposes could contain contaminants which can escape from the site and result in water pollution or pollution of nearby land. National policy reaffirms that where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner, through appropriate remediation. Groundwater Source Protection Zones (GSPZs) protect areas of groundwater used for drinking water. The majority of the borough is outside of a source protection zone. There is a small area of rural land to the north-west of the borough which is within Zone 3 (total catchment). The only other Source Protection Zone near the study area is to the north of Bardon in the north-east of the borough, although this is not within the boundary. Depending on the type and location of development in proximity of the SPZs only certain types of SuDS may be appropriate and will need to be agreed with the Environment Agency.
- 6.37 The Strategic Flood Risk Assessment identifies several recommendations regarding the provision of SuDS for multiple benefits, including the benefit of improving water quality. The use of SuDS is explored further as part of policy CC03.
- 6.38 The use or storage of substances such as oils, fuels and chemicals pose a risk to watercourses and groundwater resources through surface water run-off, from leakage and inadequate storage measures. Where a development proposal poses a risk of contamination, remedial action will be necessary. To this end, appropriate conditions may be imposed requiring certain remedial measures prior to construction or appropriate design and wastewater management schemes. As a minimum, development proposals should ensure that in the future land will not be designated as contaminated land under Part IIA of the Environmental Protection Act 1990. Where development proposals pose a risk to the deterioration in water quality, the Borough Council will seek the appropriate measures to ensure development does not compromise the objectives of the RBMP and where possible, contributes to improvements to water quality status.
- 6.39 The Council's Strategic Flood Risk Assessment identifies a number of strategic

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<sup>33</sup> Humber River Basin District River Basin Management Plan (2015)

solutions, primarily concerned with managing flood risk in the borough but also identifies measures addressing potential adverse impacts on water quality and/or supply. The vision for flood risk and drainage in the borough seeks to manage flood risk with wider environmental and water quality enhancements. Strategic solutions that may be appropriate include integrated major infrastructure / flood risk management schemes and watercourse improvements as part of regeneration and enhancing green infrastructure with opportunities for natural flood management and retrofitting SuDS.

## **Land Instability**

- 6.40 The borough has existing deep coal resources and a history of coal mining around the north-east of the borough, although there are currently no active coal mines in the area. Whilst most past mining land is generally benign in nature, potential public safety and stability problems can be triggered and uncovered by development activities.
- 6.41 Within the Borough Council area there are approximately 15 recorded mine entries and around five coal mining related hazards have been reported to The Coal Authority. There are approximately six recorded mine gas sites. The legacy is concentrated in the north of the plan area around Merry Lees, Bagworth and Wiggs Farm.
- 6.42 It is noted that ground instability can and does arise from a wide range of natural and man-made features and not solely from coal mining.

### **What evidence has informed the policy?**

Institute of Lighting Professional – Guidance Note 01/20 – Guidance Notes for the Reduction of Obtrusive Light (2020)

Level 1 Strategic Flood Risk Assessment for Hinckley and Bosworth Borough Council (2019)

Noise Policy Statement for England (DEFRA, 2010)

### **Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

6 - Natural Environment

8 - Achieving Good Design

### **How will the policy be implemented?**

Through decision on planning applications.

### **How will the policy be monitored?**

Use of policy monitored through the Authority Monitoring Report but no targets / output indicators necessary.

## **PMD04 Redundant Rural Buildings**

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



- a) The applicant has adequately demonstrated the building is in a structurally sound condition and is capable of conversion without significant rebuild or alteration; and***
- b) Any proposed extension(s) or alterations are proportionate to the size, scale, mass and footprint of the original building and situated within the original curtilage; and***
- c) The proposed development accords with Policies PMD01, HE01 and HE02***

***All development proposals for the re-use and/or adaption of redundant rural buildings should result in the enhancement of the immediate setting.***

- 6.43 The spatial strategy of the Local Plan aims to direct development to existing main settlements. However, it is recognised that a considerable number of agricultural and other buildings already exist outside of these areas. To help safeguard the countryside from unsustainable development policy NAT09 Countryside and Settlement Separation seeks to carefully manage the types of development that is acceptable in the countryside.
- 6.44 Buildings in the rural area are often attractive, frequently constructed from local materials and often reflect the local vernacular, which in turn contributes significantly towards the character and diversity of the area in their existing form. The re-use or redevelopment of rural buildings can make the best possible use of existing buildings, can reduce the demand for new buildings and helps protect agricultural land and the wider countryside. The Good Design Guide (2020) contains guidance on the conversion of agricultural buildings and other design criteria which should be considered where appropriate.
- 6.45 It should be recognised that not all buildings in the countryside are suitable for conversion or adaptation to new uses as they may be poorly designed or constructed. Redundant buildings proposed for re-use should be structurally sound to ensure they are able and appropriate for conversion. This should be demonstrated through an up-to-date structural survey submitted with any planning application.
- 6.46 Conversions, adaptations, extensions, and alterations should respect the form and character of the existing building and not extend beyond the existing curtilage. Proposals for extensions and alterations to existing buildings in the countryside should be carried out in accordance with the requirements of Policy PMD01: High Quality Design, HE01 Conserving and Enhancing the Historic Environment, and HE02 Heritage Assets where the building is a heritage asset.
- 6.47 Proposals will be judged on their own merits, with consideration firstly given to their potential to impact on the intrinsic value, beauty and open character of the countryside, the nature of the proposed use and the level of activity related to the proposal.
- 6.48 The re-use of existing rural buildings will be particularly supported where they are located close to settlements and sustainable modes of transport.

**What evidence has informed the policy?**

No specific evidence but an aim to make best use of existing underused buildings in the countryside and to conserve the natural environment.

**Which spatial objectives will the policy help deliver?**

9 - Built Environment and Townscape

**How will the policy be implemented?**

Through decision on planning applications.

**How will the policy be monitored?**

Use of policy monitored through the Authority Monitoring Report but no targets / output indicators necessary.

**PMD05 Open Space, Sport and recreation facilities**

***Planning permission will not be granted for proposals resulting in the loss of land or buildings identified on the Policies Map<sup>34</sup> as an open space, sport and recreation facility or any future additional facilities provided as part of new development, except where:***

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

***New residential development of 10 or more dwellings (net) will be required to contribute towards:***

- d) the creation of new open space (including play), recreation and outdoor sports provision in accordance with local standards; and/or***
- e) improving the quality of and/or accessibility to existing community open space, natural green space, play and outdoor sports provision to meet the relevant local standards.***

***New on-site provision and/or contributions towards enhancements to existing***

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<sup>34</sup> To be published alongside the next version of the draft plan

**provision should:**

- f) be informed by the Borough Council's latest Open Space and Recreation Study and Playing Pitch Strategy**
- g) be proportionate to the size of the development;**
- h) be multi-functional, accessible, of high quality and good design and include facilities for a range of ages;**
- i) Enable the integration of the new development with the surrounding community and recreational networks; and**
- j) have appropriate mechanisms to ensure their future satisfactory maintenance, management and sustained community use.**

6.49 Paragraph 96 of the NPPF highlights the importance of having access to a network of high quality open spaces and how the opportunity for sport and physical activity is important for the health and well-being of communities. The provision of good quality open spaces can also bring wider benefits such as social, environmental, educational and economic benefits too which in turn aids social cohesion, reduces car dependency, provides play opportunities and sustainable communities.

6.50 The NPPF defines open space as: *'All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity'*. Using this definition as a basis the Borough Council have produced and regularly and reviewed an Open Space and Recreational Facilities Study and a Playing Pitch Strategy.

6.51 The Open Space and Recreational Facilities Study identifies open space typologies and local standards which will be used as the basis to apply PMD05 and are set out in the table below. The Study sets out how these standards have been devised and their application. The Borough Council are currently reviewing the Open Space and Recreational Facilities Study as part of its rolling review process and this will feed into a revised version of the draft plan.

**Table 5: Typologies of open space, sport and recreation and quantity provision standards (Open Space and Recreational Facilities Study 2016)**

| <b>Open Space Typology</b> | <b>Definition</b>                                      | <b>Quantity Standard<br/>(per 1,000 population)</b> | <b>Accessibility Standard</b>             | <b>Quality Standard</b> |
|----------------------------|--|---|---|-------------------------|
| <b>Parks and gardens</b>   | Includes urban parks, formal gardens and country parks | 0.83 hectares                                       | 600 metres (equivalent to 12 minute walk) | 80%                     |

|   |   |   |   |     |
|---|---|---|---|-----|
| <b>Natural and Semi-natural Green Space</b> | Includes publicly accessible woodlands, forestry, scrub grasslands, wetlands, open and running water and wastelands   | 2.00 hectares (new development)   | 700 metres (equivalent to 14 minute walk) for sites under 10 hectares,<br>18 minute drive time for sites over 10 hectares | 80% |
| <b>Amenity Green Space</b>                  | Most commonly but not exclusively found in housing areas. Includes informal recreation green spaces and village greens  | 0.6 hectares  | 300 metres (equivalent of a 7 minute walk)  | 80% |
| <b>Provision for Children</b>               | Area designed primarily for play and social interaction involving children  | Urban Areas 0.039 hectares<br>Rural Areas 0.14  | 400 metres (equivalent of an 8 minute walk)   | 80% |
| <b>Provision for young people</b>           | Area designed primarily for play and social interaction involving young people  | 0.038 hectares  | 500 metres (equivalent of an 8 minute walk)   | 80% |
| <b>Allotments</b>                           | Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion. | 0.31 hectares   | 500 metres (equivalent of an 8 minute walk)   | 80% |
| <b>Cemeteries and Churchyard</b>            | Cemeteries and churchyards including disused churchyards and other burial grounds   | No standards were set   |   |     |
| <b>Outdoor Sports Facilities</b>            | Natural or artificial surfaces either publicly or privately owned used for sport and recreation   | Requirements set out in the Hinckley & Bosworth Playing Pitch Strategy (2019)   |   |     |
| <b>Green Corridors</b>                      | Green Infrastructure is the network of natural and semi-natural spaces and corridors within an area. This can include open spaces,                            | No provision standard has been set but applicants should refer to the Building with Nature Standards as set out within Policy NAT01 |   |     |

|  |  |  |
|--|--|--|
|  | such as parks but also allotments woodlands, fields, hedges, water courses, footpaths and cycle routes |  |
|--|--|--|

6.52 The Hinckley & Bosworth Playing Pitch Strategy (2019) covers the sports of football, cricket, rugby, golf, hockey, tennis and bowls. For each of the sports covered, the report summarises the current supply of facilities, outlines current demand and evaluates likely future demand, evaluates the overall adequacy of provision to meet current and projected future demand and identifies key issues to address.

### **What evidence has informed the policy?**

Open Space and Recreational Facilities Study (2016)

Playing Pitch Strategy (2020)

### **Which spatial objectives will the policy help deliver?**

- 1 – Healthy Communities and Places
- 2 – Safe and Inclusive Communities
- 3 – Infrastructure
- 6 – Natural Environment
- 7 – Climate Change
- 8 – Achieving Good Design

### **How will the policy be implemented?**

Through the procedure followed when planning proposals include or have potential to include green infrastructure gains.

### **How will the policy be monitored?**

Through the Authority Monitoring Report

## 7 Housing

### **HO01 Provision of New housing**

- 7.1 In the next draft version (Regulation 19) of the plan this policy will set out the housing allocations for the borough. Section 4 – Spatial Strategy provides more information on the approach to housing growth and new housing development in this draft plan.

#### **What evidence has informed the policy?**

The Standard Method for assessing housing needs

Hinckley and Bosworth Housing Needs Study 2019

Strategic Housing and Economic Land Availability Assessment 2021

Residential Land Availability Monitoring

#### **Which spatial objectives will the policy help deliver?**

1 – Healthy Communities and Places

10 - Positive Planning

11 – Land for Development

#### **How will the policy be implemented?**

Through the allocation of land for housing. Decisions on relevant planning applications plus any associated improvement schemes.

#### **How will the policy be monitored?**

This policy will be monitored through the annual Authority Monitoring Report, outlining the extent to which planning permissions are granted and allocated schemes come forward, the scale of which to be determined.

### **HO02 Housing Mix, size and Type**

***To meet the housing needs of the borough, residential developments should provide a mix of dwelling sizes informed by the most up to date evidence of housing need.***

- 7.2 It is important that new market housing provision reflects actual needs of Hinckley & Bosworth's population as it grows rather than market demand. The biggest growth in households is forecast to be couples and single people over 65, but the Borough will also see growth in other household types including families with children.
- 7.3 The most recent Housing Needs Study will be the basis for considering a suitable mix of house type and sizes for both market and affordable housing. The current evidence

on housing mix is drawn from the 2019 Housing Needs Study<sup>35</sup> with adjustments for affordable home ownership and affordable housing for rent to take into account higher turnover rates and management issues, as well as acknowledgement of under-occupation by 1 bedroom for affordable home ownership products.

**Table 6: Suggested Mix of Housing by Size and Tenure**

|                                    | 1-bed  | 2-bed  | 3-bed  | 4+ bed |
|------------------------------------|--------|--------|--------|--------|
| <b>Market</b>                      | 5%     | 30%    | 45%    | 20%    |
| <b>Affordable home ownership</b>   | 0-5%   | 55-60% | 30%    | 10%    |
| <b>Affordable housing (rented)</b> | 10-15% | 45-50% | 30-35% | 5%     |

- 7.4 Where up-to-date Neighbourhood Plans set out a need for a different mix of house sizes, the Neighbourhood Plan will take precedence as a reflection of local need in that area. If a developer wants to provide an alternative mix of housing from the latest evidence of the Borough (or of a neighbourhood plan) this will need to be justified through the submission of evidence setting out the housing needs of local people rather than market demand.
- 7.5 One bedroomed properties, where provided, should be one bedroomed houses or apartments without communal areas.
- 7.6 Bungalows should form part of the mix in appropriate circumstances where there is evidence of a local need. The type of circumstances where bungalows will be appropriate include locations where there is evidence of under-occupancy of large houses and rural locations where low-density housing suits the character. There is evidence in some Neighbourhood Plan areas that older people could be tempted to down-size and release larger houses to the market if smaller bungalows were available locally.
- 7.7 Rural Exception Sites should deliver a mix of tenure and types to respond to a local Housing Needs Survey. Any market housing to cross subsidise the Rural Exception Site should consist of smaller homes.

### What evidence has informed the policy?

The Housing Needs Study 2019 provides the evidence to justify this policy. Section 5 of the study assesses the needs of different household sizes and types; it also assesses what size of dwellings will be required using a method based on occupancy patterns and a method based on the age of head of household, which has regard to differences by tenure (market,

<sup>35</sup> [Housing Needs Study Overview | Housing Needs Study 2019 | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://www.hinckley-bosworth.gov.uk/housing-needs-study-2019)

affordable rent and affordable home ownership).

**Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

2 - Safe and Inclusive Communities

**How will the policy be implemented?**

Through decision making on planning applications and setting targets in other plans, documents, guides and briefs.

**How will the policy be monitored?**

Annual monitoring of size of dwellings permitted

**Question 11: Should the housing mix policy apply to all residential developments or only to developments of 10 or more dwellings?**

- **Core Strategy Policy 16 applies to schemes of 10 or more dwellings**
- **Circumstances where a locality such as small village or hamlet has severely limited opportunities for new housing development and a smaller housing development proposal will provide the only source of new housing in a locality to address need for a particular size of dwelling**
- **How to apply the percentages of the Table to schemes of less than 10 dwellings where the 5% need for one bedroom dwellings would generate less than 0.5% of a dwelling**
- **The option for neighbourhood plans to set housing mix policy requirements for schemes smaller than the Local Plan policy threshold**

**HO03 Space Standards**

***All new dwellings, including from change of use and conversion, should comply with the Nationally Described Space Standards, as set out in the Technical Housing Standards (2015) or as superseded.***

- 7.8 New homes in England are amongst the smallest in Europe and houses that are too small, or that are overcrowded, can impact on the quality of life of the residents of those homes. The government has introduced national minimum house standards to help the delivery of houses that are of a sufficient size for the occupiers of those homes. Our own evidence indicates that new homes in the borough often fall short of these national standards and we consider it important that new homes should provide an adequate living environment for their occupiers.
- 7.9 All new dwellings should meet the nationally described space standards (NDSS), including conversions. Validation of planning applications should ensure submission of a schedule to including the following



- Unit number;
- number of persons that can be accommodated (according to the number of single and double bedrooms);
- the number of floors in the dwelling;
- the minimum required floor space (according to NDSS); and,
- the proposed floorspace.

7.10 New residential development should also be designed with sufficient private external space to promote health and wellbeing. Further guidance on garden/private amenity space is provided in the Good Design Guide SPD (2020).

#### **What evidence has informed the policy?**

Measurement of dwellings permitted in Hinckley and Bosworth showing that a significant proportion do not meet the NDSS.

Research by RIBA, Shelter and Julia Parkes.

The local plan will also be subject to viability testing.

#### **Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

8 - Achieving Good Design

#### **How will the policy be implemented?**

Through decision making on planning applications

#### **How will the policy be monitored?**

Sample checking. Annual recording of exceptions where dwellings are permitted in the knowledge that they do not meet the NDSS.

**Question 12: Do you agree that the nationally described space standards should apply to all new dwellings?**

#### **HO04 Housing Density**

***The Density of development will be guided by good design principles and the prevailing character of the area rather than specific density targets. However unless justified through principles of good design, to ensure the efficient use of land the following minimum densities apply to residential development:***

- ***At least 45 dwellings per hectare within and adjoining Hinckley, Burbage, Barwell and Earl Shilton***
- ***At least 30 dwellings per hectare within and adjoining the Key Rural Centres, Rural Villages and Rural Hamlets***

7.11 The intention of this policy is to optimise the use of housing land so that no more land has to be used than is absolutely necessary. But drawing upon the National Design Guide the expectation is that good design, which responds effectively to context, accessibility, the proposed building types, form and character of the development, will be the principal determinant of appropriate density. The numerical density targets provide a back-up for proposed developments that lack a coherent design rationale based on the prevailing character of the surrounding area.

7.12 The standards are net residential densities which include residential plot areas, access roads and incidental open spaces, but not public amenity spaces and non-residential uses.

#### **What evidence has informed the policy?**

The National Model Design Code (Consultation Draft January 2021)<sup>36</sup> sets out density standards in Figure 10 and the Built Form section:

- Town Centres >200d/ha;
- Urban Neighbourhoods: 60-120d/ha;
- Suburbs 30-50d/ha
- Outer Suburbs 20-40d/ha

Densities achieved on major residential developments in the borough between 2006 and 2019 averaged 34dph (net) in urban areas and 24dph (net) in rural areas, although the averages mask some large variations between schemes, particularly in the urban areas. See RLA 2019 Appendix 15.

Higher densities are evident in the latter part of the period so the suggested densities of 45dph and 30dph are considered realistically aspirational in this context.

#### **Which spatial objectives will the policy help deliver?**

- 1 - Healthy Communities and Places
- 5 - Transport
- 6 - Natural Environment
- 7 - Climate Change
- 8 - Achieving Good Design

<sup>36</sup> [National Planning Policy Framework and National Model Design Code: consultation proposals - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/national-model-design-code)

## 11 - Land for Development

### **How will the policy be implemented?**

Through decision making on planning applications.

### **How will the policy be monitored?**

Annual monitoring of net densities of major residential developments.

**Question 13: How can the emerging national design code guidance on density be better incorporated into the policy on housing density? Consider the following points:**

- That densities can vary significantly within settlements
- The need for clear spatial differentiation on where to apply minimum densities
- The need for increased provision of trees and vegetation

### **HO05 Accessible Housing**

***New build residential developments should include the following proportions of accessible dwellings as defined in Part M Volume 1 of the Building Regulations:***

- ***All dwellings to meet at least M4(2) standard***
- ***5% of all new dwellings to at least M4(3) standard***

***Unless evidence of local need dictates otherwise, the mix of sizes, type and tenure of M4(3) dwellings should reflect the mix of dwellings of the development as a whole.***

***M4(3) dwellings should normally be built to an “adaptable” standard unless the local authority will be nominating an occupier, in which case they should be fitted out to be accessible for a wheelchair using occupier.***

***All new build dwellings should meet the M4(2) and M4(3) standards as required unless evidence is provided to demonstrate it is not physically possible or viable to provide level access to particular dwellings (for example because of steeply sloping topography or the cost of installing lift access) or where it is not possible to mitigate the dangers of flood risk to particular dwellings. Flood risk assessments should advise on mitigation, including positioning M4(3) dwellings on parts of a site with the lowest flood risk and how the safety of occupiers of M4(3) dwellings can be ensured in the case of flood.***

***Where the size of development means that the percentage requirement for M4(3) dwellings generate less than 1 dwelling, if the figure generated is 0.5 of a dwelling or more this should be rounded up to 1 dwelling; if it is below 0.5 then the M4(3) dwelling does not need to be provided.***

***In terms of tenure, if the required number of M4(3) dwellings is even, it would be appropriate for half to be affordable and half to be market housing. Where the number is odd, affordable provision should be favoured, as evidence indicates a slightly higher need from wheelchair users in the social sector. For example, if 5 M4(3) dwellings were required, 2 should be for market and 3 for affordable occupation. This preference will always be subject to viability of development.***

***Submitted drawings must illustrate the M4(2) and M4(3) dwellings including the location of M4(3) dwellings on the site.***

- 7.13 Evidence shows that in general, Hinckley & Bosworth has similar levels of disability compared with other areas, however an ageing population means that the number of people with disabilities is likely to increase substantially in the future, so new housing will have to meet required accessibility standards.
- 7.14 Where the 5% requirement means there will not be enough M4(3) dwellings to provide a mix that fully reflects that of the development as a whole, the required M4(3) dwellings should reflect the most common sizes and types of dwelling proposed on a site. Where the 5% requirement generates more than 2 M4(3) dwellings these should be pepper potted around the development.
- 7.15 Developments of less than 10 dwellings will not have to provide any M4(3) dwellings. This is because the policy requirement of 5% of dwellings applied to a development of 9 dwellings or less would generate less than 0.5 of a dwelling.
- 7.16 To be approved, submitted plans must clearly illustrate which dwellings are to be built to M4(3) standard. Also, a planning condition must be applied to ensure that no M4(2) or M4(3) dwelling can be occupied until the authority for checking building regulations has confirmed that the required standards have been met.
- 7.17 Wheelchair user dwellings (M4(3)) can be provided to two standards: adaptable or accessible. Wheelchair adaptable dwellings are homes that are designed to be easily adapted to meet the needs of wheelchair users. Wheelchair accessible dwellings are homes which are readily usable by wheelchair users at the point of completion and provide all the necessary fixtures and fittings specified by the standard.
- 7.18 National policy states that planning policy requirements for wheelchair accessible homes should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. Unless the Local Authority has this responsibility, wheelchair user dwellings required by this policy should be M4(3) wheelchair adaptable dwellings. In most cases it is expected that market housing for sale and specific affordable dwellings provided through planning requirements will be wheelchair adaptable. Only where Hinckley & Bosworth Borough Council is nominating a wheelchair user as an occupier will wheelchair user accessible dwellings be required, and this should be achieved through the use of a condition.

**What evidence has informed the policy?**

Evidence of need for accessible housing is provided in the Hinckley and Bosworth Housing Need Study 2019. Based on the evidence, the Study recommends that all new housing should be constructed to at least M4(2) standards. It should also be noted that the Government consulted on a revision to national policy in autumn 2020 that would require all new dwellings to meet M4(2) standards and other similar options. Paragraphs 6.43-6.46 of the study set out evidence of need for wheelchair user dwellings.

**Which spatial objectives will the policy help deliver?**

- 1 - Healthy Communities and Places
- 2 - Safe and Inclusive Communities

**How will the policy be implemented?**

Through decision making on planning applications.

**How will the policy be monitored?**

Annual recording of the number and mix of sizes and types of M4(3) dwellings permitted and completed.

HO06 Self-build and Custom Housing

***Sites providing 50 or more dwellings must include the provision of 5% of plots for self-build and custom housing as part of an appropriate mix of dwellings. All plots for self-build and custom housing must be fully serviced.***

***The provision of self-build and custom housing plots on sites of fewer than 50 dwellings will be supported to provide a mix of house types and meet self-build and custom housing needs.***

- 7.19 Local Planning Authorities are required to maintain a register of those people who have expressed an interest in a serviced plot of land for self-build and custom housebuilding. As of May 2021, 84 expressions of interest have been registered. The Council is required to grant sufficient development permissions in respect of serviced plots to meet the demand.
- 7.20 To help meet this demand self-build and custom housebuilding will be supported on any sites where conventional housing is also suitable. Sites of 50 or more dwellings will be expected to provide a proportion of serviced plots to help meet demand for self-build and custom housebuilding. The percentage of plots should be rounded up to the nearest whole number (e.g., 5% of 50 would be 3 plots)
- 7.21 Unless agreed with the council otherwise development of serviced plots must commence within one year from when the plots were made first available and capable of being developed, and when the council was notified the plots were made available. Adequate marketing, the format of which will be agreed with the Council, must take place from when the plots are made available. Any plots where development has not commenced within the one year period may revert to conventional housing.

**What evidence has informed the policy?**

Hinckley and Bosworth Housing Needs Study 2019

Hinckley and Bosworth Self-build Register

**Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

11 - Land for Development

**How will the policy be implemented?**

Through granting of permission for self-build plots

**How will the policy be monitored?**

The number of self-build plots granted permission compared to the need identified in the self-build register

**Question 14: Do you agree with the policy approach to Self and Custom build housing?**

We are keen to hear views on the suitability of the threshold of 50 dwellings and the expected 5% provision of plots. We would also be particularly interested if there are any alternative approaches to securing Self and Custom build housing.

**HO07 Gypsies, Travellers and Travelling Showpeople**

***Proposals for new gypsy, traveller and travelling show people pitches, plots or sites will be supported where proposals:***

- a. are located within or adjacent the settlement boundary of Hinckley, Burbage, Earl Shilton, Barwell, a Key Rural centre or Rural Village***
- b. provide a safe and convenient pedestrian and vehicular access to the site and sufficient space for parking and vehicle manoeuvring and storage***
- c. Provide for convenient access to schools, shops, healthcare and other local facilities, preferably by walking, cycling or by public transport***
- d. provide appropriate landscaping to maintain visual amenity and provide privacy for occupiers***
- e. provide a safe and healthy environment for residents***
- f. are sympathetic to its surroundings and do not have an unacceptable adverse effect on the character or appearance of the locality***
- g. for plots for Travelling Show People are of sufficient size to enable the storage, repair and maintenance of equipment***

- 7.22 It is important to ensure that provision is made for the housing needs of a range of specific groups including gypsies and travellers and travelling show people.
- 7.23 The Government's Planning Policy for Gypsy and Traveller Sites (PPTS 2015) sets out that in preparing their local plan, local planning authorities should set pitch targets for gypsies and travellers, and plot targets for travelling show people, which address the likely permanent and transit site accommodation needs of travellers in their area.
- 7.24 Local Planning authorities should:
- Identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets.
  - Identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and where possible for years 11-15.
  - Relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density.
  - Protect local amenity and environment.
- 7.25 The criteria will be applied to all applications for new gypsy, traveller and travelling show people pitches plots and sites. This includes applications for temporary stopping places and transit sites, which will still be required to meet all of the criteria, although the level of facilities provided on site should be appropriate to the type of site proposed.
- 7.26 It is important that accommodation for gypsies and travellers and travelling show people provides a suitable living environment with access to important services and facilities. Sites should be designed in such a way as to minimise its impact on the local area whilst ensuring sufficient provision is made for the storage of vehicles and equipment with particular regard to the needs of Travelling Show People.
- 7.27 A Gypsy and Traveller Accommodation Assessment is currently being prepared to provide a robust assessment of the current and future need for Gypsy, Traveller and Travelling Show People accommodation in Hinckley & Bosworth. Whilst the level of need is unknown at this stage it is sensible to consider options to allocate land to meet potential future need for Gypsy, Traveller and Travelling Show People accommodation should there be a need to do so. Land could be either allocated through the local plan or as a separate Development Plan Document (DPD) for Gypsy, Traveller and Travelling Show People accommodation. We would be particularly interested to hear from landowners and other interested parties on potential land options for Gypsy, Traveller and Travelling Show People accommodation and land can be submitted to us using the call for sites form published alongside this draft local plan.

### **What evidence has informed the policy?**

Hinckley and Bosworth Gypsy and Traveller Accommodation Assessment – currently in



preparation

**Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

11 - Land for Development

**How will the policy be implemented?**

Through the allocation/granting of permission for gypsy, traveller and travelling show people accommodation

**How will the policy be monitored?**

The number of plots/pitches allocated/granted permission compared to the need identified in the Gypsy and Traveller Accommodation Assessment

**Question 15a: Do you have any comments on the criteria based approach to Gypsy, Traveller and Travelling Showpeople accommodation set out in the policy?**

**Question 15b: If the accommodation assessment identifies an evidenced need to allocate land for Gypsy, Traveller and Travelling Showpeople accommodation should this be through the local plan or a separate Development Plan Document?**

### **HO08 New Housing in the Countryside**

***In the countryside new residential development will only be supported where it is for:***

***a) housing to meet the needs of a rural worker(s), providing that***

- It is essential for one or more workers to live at, or be in close proximity to, their place of work to ensure they are readily available at most times for the effective operation of an agricultural, forestry or similar land-based rural enterprise; and***
- There is evidence the rural enterprise is viable and has a clear prospect of remaining so for the foreseeable future; and***
- There are no available existing dwellings or buildings suitable for conversion to residential use on the site of the enterprise or within close proximity of the enterprise; and***
- The proposed dwelling is of a size and scale appropriate to the proper functioning and needs of the rural enterprise; and***
- The permitted dwelling is subject to an occupancy condition restricting its occupation to a person who is directly employed by the rural enterprise on a permanent full time basis***

***b) the rebuilding or replacement of an existing dwelling where it leads to an enhancement of the character and appearance of the area and is proportionate***



***to the size, scale, mass and footprint of the original dwelling and situated within the original curtilage***

- c) housing in accordance with policy HO10 Rural Exception Sites***
- d) the subdivision of an existing dwelling***
- e) the re-use of redundant or disused buildings which enhances the immediate setting, in accordance with policy PMD04 Redundant Rural buildings***
- f) a dwelling of exceptional design quality in that it is truly outstanding or innovative, and would significantly enhance its immediate setting, and be sensitive to the defining character of the local area.***

7.28 The majority of new residential development will be within existing settlements however in exceptional circumstances the development of isolated homes in the countryside may be acceptable. The policy sets out the circumstances in which this may apply.

#### **What evidence has informed the policy?**

NPPF – Rural Homes – Paragraphs 77-79

It is recognised isolated homes in the countryside may be acceptable in certain circumstances as set out in the policy

#### **Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

6 – Natural Environment

8 – Achieving Good Design

#### **How will the policy be implemented?**

Through the granting of permission for housing specified in the policy

#### **How will the policy be monitored?**

This policy is proposed to be monitored through the annual Authority Monitoring Report.

### **HO09 Affordable Housing**

***To support the provision of mixed, sustainable communities, a minimum of (to be confirmed) affordable homes will be provided in the borough from 2020 to 2039. At least (to be confirmed) dwellings will contribute to this target in rural areas, including rural exception sites brought forward via Policy HO10 Rural Exception Sites.***

***To achieve this target, the council will expect a proportion of affordable housing to be provided on eligible sites. The starting point for the level and target for affordable housing in the Borough is as follows:***

| <b>Location</b>   | <b>Size</b>  | <b>Affordable Housing on Site Target</b> |
|---|--|--|
| <b>Urban<br/>(Hinckley, Barwell, Earl Shilton and Burbage excluding Sustainable Urban Extensions)</b>                   | <b>10 dwellings or more, or<br/>0.5 ha or more</b> | <b>20% (to be confirmed)</b>             |
| <b>Sustainable Urban extensions</b> <ul style="list-style-type: none"> <li>• Barwell</li> <li>• Earl Shilton</li> </ul> | <b>10 dwellings or more, or<br/>0.5 ha or more</b> | <b>20% (to be confirmed)</b>             |
| <b>Rural areas<br/>(all sites not in the above categories)</b>  | <b>10 dwellings or more, or<br/>0.5 ha or more</b> | <b>40% (to be confirmed)</b>             |

***For all sites, the tenure split should be (to be confirmed)% social or affordable rented and (to be confirmed)% intermediate housing or a variation of this mix which is shown to be justified by reference to the latest assessment of affordable housing need or the latest affordable housing products as defined in current national planning policies.***

***A variation to the mix and tenure, which would allow affordable housing to be delivered on site rather than as an off-site contribution would be acceptable where suitable evidence is provided to demonstrate this is necessary to deliver that affordable housing.***

***These figures may be negotiated on a site-by-site basis taking into account identified local need (based on Hinckley & Bosworth Borough Council's housing register and any recent housing needs surveys and Made Neighbourhood Plans if applicable), and existing provision and characteristics of the site.***

***Only in exceptional circumstances will off-site provision or financial contributions be acceptable in lieu of on-site provision of affordable housing, and this must be with the agreement of the Council. Applicants will be required to submit justification for off-site provision or financial contributions.***

***Any reduction on viability grounds will require an independent viability assessment at the expense of the applicant.***

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

***Legal agreements with the Council will ensure that affordable housing, for both affordable rented and intermediate housing, is secured for first and subsequent occupiers and retained as affordable.***

7.29 Affordable housing is housing that is for sale or for rent for those whose housing needs

are not met by the market. Affordable housing includes affordable housing for rent, products which provide a discount on the open market value of properties, and shared ownership homes.

- 7.30 Evidence on the need for affordable housing is set out in the Housing Needs Study (2019). The study provides an estimate of the need for affordable housing of 271 dwellings per year. This would be part of the overall housing need for the borough and not in addition. Further work is ongoing in terms of the target for affordable homes to be sought in the plan period up to 2039. In addition further work is underway on development viability and this will inform the final draft affordable housing policy in the next version of the draft plan. The policy at this stage therefore sets out the broad principles for the preferred approach to securing affordable homes in the borough. We will also need to consider the new government 'First Homes' initiative and would welcome comments on how we can incorporate this into policy.
- 7.31 There may be instances where affordable accommodation is required to support the needs of specific groups in one location, such as cluster homes for people with learning disabilities or mental health issues. Where evidence of such a need exists, provision will be supported as part of the affordable housing offer where self-contained units can be delivered, which can be converted back to general needs housing if the specialist accommodation is no longer needed in the future. Information on the type of support to be delivered as part of the scheme should be identified as part of the request for the provision to be delivered in preference to general needs accommodation.
- 7.32 To help meet the identified affordable housing need, alongside affordable housing secured through developer contributions schemes for 100% affordable housing in the Borough will be supported. It will be expected that any affordable housing scheme will provide a mix of rented affordable homes and intermediate tenure on site. Where the viability of a 100% affordable housing site needs to be supported with Affordable Homes Grant from Homes England, it is proposed that other planning gain obligations will not be sought.

#### **What evidence has informed the policy?**

Hinckley and Bosworth Housing Needs Study 2019

#### **Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

11 - Land for Development

#### **How will the policy be implemented?**

Through securing affordable housing through granting of planning permission

#### **How will the policy be monitored?**

The extent to which the quantity and required tenure of affordable housing is secured through the policy

**Question 16a: Do you have any comments on the broad approach to securing affordable housing?**

**Question 16b: Where 100% affordable housing schemes are proposed and supported with Affordable Homes Grant from Homes England should they be exempt from providing other planning contributions as explained in the supporting text to the policy?**

### **HO10 Rural Exception Sites**

***In rural villages and rural hamlets as defined in the settlement hierarchy, small scale developments that meet a 'local need' for housing will be supported adjacent to the settlement boundary provided that:***

- a) the development would meet clearly evidenced local affordable housing needs identified in an up-to-date Needs Survey, Neighbourhood Plan or Parish Plan or other appropriate evidence document the format of which has been agreed by the borough council, and***
- b) The need cannot be met within the settlement boundary of the village, and***
- c) The development is of a scale, proportion and design which fully respects the character of the settlement concerned and the level of need identified, and***
- d) the development will be exclusively for the provision of affordable housing, either social or affordable rented, or intermediate housing unless it is demonstrated that market housing is required to cross subsidise the delivery of affordable housing. Such market housing should deliver house types at entry level market housing prices and be limited to 20% of the total dwellings provided on site.***
- e) A legal agreement is entered into to ensure that all housing provided will be for the exclusive occupation, in perpetuity, of people with a local connection and that any affordable housing provided as part of this policy is provided in perpetuity. No more than 80% share of any affordable housing will be permitted to be sold.***

***A local need for housing on a Rural Exception Site is defined as a household who have a local connection to the Parish or settlement. The Local Connection criteria is set out in Hinckley & Bosworth Borough Council's Housing Allocation Policy.***

7.33 The local plan seeks to direct most growth to urban areas and allocated sites within rural settlements. However, people living in rural areas can face particular challenges in terms of housing supply and affordability and there are occasions where there is a specific local need for housing in rural areas which cannot be addressed or accommodated within the existing rural settlements.

- 7.34 In rural areas, local plans should be responsive to local housing needs. The Plan supports opportunities to bring forward rural needs housing to provide for affordable housing needs in rural areas where there is an identified local need.
- 7.35 By supporting rural exception sites adjacent to existing settlements as set out in the policy, the housing will help address identified need whilst supporting the vitality of rural communities and local services in those settlements.
- 7.36 Should no one residing in the parish/settlement who meets the definition of local need set out in the policy need the affordable home at the time it is made available, then any person with a strong local connection to the parish/settlement would be considered. A Local Connection is defined in the Council's Housing Allocation Policy and examples include households:
- with immediate family living in the parish/settlement;
  - who work in the parish/settlement; or
  - who need to move to the parish/settlement to provide care or receive care.
- 7.37 If a property cannot then be released to a resident who meets the Local Connection criteria to the parish or settlement, a cascade mechanism will be put in place to ensure that an affordable dwelling is not left empty. This will allow for the letting or sale of affordable dwellings delivered on rural exceptions sites to residents who have a local connection to neighbouring parishes which lie within Hinckley & Bosworth Borough. The final cascade would be to people who have a connection to the Borough of Hinckley & Bosworth.
- 7.38 All rural exception sites must remain as affordable housing for local people in perpetuity. This will be secured through a Section 106 legal agreement which is specific to the site concerned.
- 7.39 Where site or financial viability constraints indicate that cross-subsidy through an element of market housing provision may be necessary, the need for this must be evidenced and justified to the Council. This should include an economic viability assessment to demonstrate the economic need for inclusion of market housing and clear evidence of local need for the types of market housing proposed. The Council will need to be satisfied that there are no other options available (e.g., funding from other sources). It must be evident from the proposal that the local affordable housing need is the focus of the proposal so market housing cross-subsidy should be no more than 20% of the overall scheme.

#### **What evidence has informed the policy?**

Hinckley and Bosworth Housing Needs Study 2019

#### **Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

6 – Natural Environment

## 11 – Land for Development

### **How will the policy be implemented?**

Through the granting of permission for housing specified in the policy

### **How will the policy be monitored?**

This policy is proposed to be monitored through the annual Authority Monitoring Report.

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## 8 Economic Prosperity

### Introduction

- 8.1 Leicestershire has a growing and diverse economy, with employment opportunities ranging from traditional manufacturing, logistics and distribution, to cutting edge research and enterprise, entrepreneurship, innovation and technology sectors. Leicestershire also has three outstanding Universities, a great location at the heart of the country, with excellent road, rail and air links for trading and imports and exports. However, the Strategic Growth Plan for Leicester and Leicestershire also highlights Leicestershire's weaknesses, including poor economic productivity (lower than the national and regional averages), low pay structure (i.e. many highly skilled employees and graduates move away from the area), and high levels of commuting. We need to be conscious of our strengths and weaknesses as a county, so that we can make a difference and support our economy at borough level, but also contribute to a successful regional economy.

### Hinckley & Bosworth economic portrait

- 8.2 The borough's nationally central location within the Golden Triangle makes Hinckley & Bosworth accessible to both the East and West Midlands, and its position next to the M1 and M69 motorways and the A5 allows good access to the north-west, north-east and south-east of England, including London. Its geographic location therefore makes Hinckley & Bosworth a particularly attractive location for economic development of all kinds.
- 8.3 The Hinckley & Bosworth Corporate Plan (2017-2021) seeks to deliver an overall vision in creating a great place to live, work and relax. One element of the Corporate Plan is 'Prosperity', encouraging growth, attracting businesses improving skills and supporting regeneration. The Corporate Plan summarises the Council's aims for 'Prosperity' over the four year period including but not limited to:
- Boosting economic growth and regeneration by encouraging investment that will provide jobs and places to live and work all over the borough
  - Working with partners to raise aspirations of residents and provide opportunities for training, employment and home ownership

The Corporate Plan also feeds into the Economic Regeneration Strategy (2021-2025) (ERS)<sup>37</sup>.

- 8.4 As a result, to be a sustainable borough of opportunity, the Local Plan will continue to encourage and support the local economy, but also ensure that there is a balance between jobs and housing. The Local Plan aims to support the provision of jobs for the increasing population of the borough and encourage flexible business space that fulfils an increasing demand due to changing ways of working.
- 8.5 The Borough Council will seek growth in sectors where the borough currently has

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<sup>37</sup> [Hinckley & Bosworth Economic Regeneration Strategy 2021 to 2025 \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/economic-regeneration-strategy-2021-to-2025)

strengths, and in sectors where there is expected to be growth during the plan period, based on evidence in the Employment Land and Premises Study (ELPS, 2020). The council will also seek to attract wider investment and support through the Economic Regeneration Strategy.

- 8.6 Although it has been identified in the ELPS that sufficient employment land is available in the borough to support the identified growth over the period of the Local Plan, it is important that further employment proposals are given opportunity to flourish to encourage sustainable economic growth. Providing employment provision in communities has many benefits, including providing local jobs for local people, in turn reducing out commuting, something prevalent in this area with a number of cities and larger towns surrounding the borough easily accessible by car, bus and train, e.g., Leicester, Nuneaton, Coventry, Birmingham etc. It is an aspiration of the council through both the Corporate Plan and the Economic Regeneration Strategy to have a vibrant location with a competitive and thriving sustainable local economy across the whole of the borough, not just in particular locations, to address any unevenness in the spatial distribution of employment supply throughout the borough.
- 8.7 Essentially the Borough Council will need to address issues such as: which employment sites should be protected from alternative uses, which sites can be flexible for alternative uses, and the implications from recent changes to the Use Class Order which allows permitted development changes to and from 'employment' uses.
- 8.8 The changes to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 created two new use classes, which came into effect on 1 September 2020. One of the new Use Classes is E: 'Commercial, Business and Service'. Use Class E broadly covers uses previously defined in the revoked classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), D1 a-b (Non-residential institutions) and D2 (indoor sport). The changes to the Use Classes Order 1987 (UCO), particularly the creation of the broad Class E, will have implications for the protection of both existing and proposed employment sites and for town centres. Further consideration will be needed on how the former employment uses and the creation of new Class E are treated by the policies. This could include further consideration into whether conditions could be applied to prevent change to other uses within E use class when the location is considered inappropriate.
- 8.9 In addition, it is also important that we work with other local authorities to determine any unmet need from Leicester City and the requirements for Strategic Distribution/Warehousing sites across Leicester and Leicestershire. The Borough Council will also be looking on both a strategic and local scale to determine the impact on potential and existing employment sites, such as transport impacts, infrastructure delivery, environmental impacts, and the viability and deliverability of sites.

#### **EP01 Scale and distribution of new Employment Sites**

***In addition to the delivery of existing commitments, the Borough Council will be considering employment allocations for this Local Plan following the recommendations of the most up to date Employment Land and Premises Study and***



***other local evidence base studies including the Strategic Housing and Economic Land Availability Assessment. The Borough Council will consider a wide range of factors to determine the scale and distribution of new employment sites, including the wider Leicestershire strategy, transport and infrastructure evidence, environmental impacts, site constraints and the viability and deliverability of sites submitted to us in various call for sites.***

**What evidence has informed the policy?**

Hinckley & Bosworth Employment Land and Premises Study (2020)

Hinckley & Bosworth Economic Regeneration Strategy (2021-2025)

Emerging Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change (April 2021)

**Which spatial objectives will the policy help deliver?**

10 – Positive Planning

11 – land for Development

12 - Economic Growth and Resilience

13 – Town and Village Centres

**How will the policy be implemented?**

Through the allocation of employment land in subsequent versions of the Local Plan.

Decisions on relevant planning applications plus any associated improvement schemes.

**How will the policy be monitored?**

This policy would be monitored through the annual Authority Monitoring Report, outlining the extent to which planning permissions are granted and allocation schemes coming forward, the scale of which to be determined.

**Question 17: How can the Local Plan best deliver the necessary employment land and premises required to meet its identified needs?**

**EP02 New Employment Development**

***Proposals for new employment development for light industry, general industry, offices, research & development, and storage and distribution uses will be supported within existing employment areas, as identified in the most up to date Employment Land and Premises Study and within designated Enterprise Zones. Such developments will be subject to compliance with all other relevant policies in the Local Plan and national policy.***

***Proposals for new employment development which falls outside of these areas will only be acceptable where it is demonstrated that there are no suitable alternative sites identified sequentially in the following locations:***

1. *Within settlement boundaries;*
2. *On previously developed land and premises, i.e., re-using existing buildings, other previously developed land or where the proposal re-develops existing and former employment sites and commercial premises that are no longer fit for purpose;*
3. *Adjacent to existing employment areas;*
4. *Adjacent to settlement boundaries.*

***All proposals will need to demonstrate that the new employment development will:***

- a) *Benefit the local economy, setting out a clear economic vision, delivering high levels of productivity; and*
- b) *Not undermine the delivery of employment allocations; and*
- c) *Enhance and support the use of bus, pedestrian, and cycle links to encourage sustainable forms of transport to and from site either via integration and enhancement on site, or where appropriate via off-site contributions; and*
- d) *Be well designed in line with Policy PMD01 and will not have an adverse impact on the character and setting of the surrounding area; and*
- e) *Not result in the loss of valued landscapes, the green infrastructure network, sites of biodiversity value, valued trees and woodland, or the best and most versatile agricultural land; and*
- f) *Be adaptable to meet modern flexible business set-ups and working arrangements; and*
- g) *Take into consideration climate change mitigation and adaptability demonstrated through a Sustainability Statement proportionate to the scale and nature of the proposed development, as in Policy CC01; and*
- h) *In the case of rural settlements, help to support or regenerate a sustainable rural economy, or support the delivery of new local services or the retention of existing local services and community facilities.*

***Use Class E(g), (prior to 1 Sept 2020 non-ancillary B1(a)) office development that is not ancillary to other B use classes is considered a Main Town Centre use and as such is excluded from the provisions of this policy and should be considered under Policy TDC01: Town Centre uses.***

- 8.10 As explained above the scale and distribution of employment sites, and the local vs strategic split is yet to be determined. The ELPS states that while the strategic market remains strong in the borough, and some big companies are working to meet their own needs, stakeholder consultations and market analysis suggest unmet demand,

particularly for small/mid-sized industrial properties of up to 1,000 sqm to meet local business needs, and units up to 500 sqm for new businesses. This is to be considered further through the analysis of evidence base studies and wider discussions with authorities across the Leicestershire Functional Economic Market Area (FEMA).

- 8.11 As a result, the Borough Council will support the provision of new employment development which cannot be accommodated on designated employment areas within the parameters set by Policies EP02.
- 8.12 In some instances, land may be required outside of settlement boundaries on greenfield land/countryside. In these circumstances, if previously developed land is not available, then it may be considered acceptable adjacent to or expansions of existing employment areas. The Borough Council will only support such developments where they are acceptable in planning terms in line with Policy EP02, and it can be demonstrated that all other sites do not meet the needs of the occupier/businesses.
- 8.13 The applicant will be required to submit a sequential assessment including an appraisal of the suitability of the proposed development against the employment areas identified in the most up to date ELPS. The appraisal should set out justification why sequentially preferable alternative sites are not suitable for the scheme in terms of the operational requirements of the business, including relevant planning and sustainability considerations such as the impact of traffic movements or accessibility for workers.

#### **What evidence has informed the policy?**

Hinckley & Bosworth Employment Land and Premises Study (2020)

Hinckley & Bosworth Economic Regeneration Strategy (2021-2025)

#### **Which spatial objectives will the policy help deliver?**

10 – Positive Planning

11 – land for Development

12 - Economic Growth and Resilience

13 – Town and Village Centres

#### **How will the policy be implemented?**

Through decisions on relevant planning applications plus any associated improvement schemes.

#### **How will the policy be monitored?**

This policy would be monitored through the annual Authority Monitoring Report, outlining the extent to which planning permissions are granted.

### **EP03 Existing Employment Areas**

#### ***Proposals for the development of employment uses within existing employment areas***

*will be supported where they accord with other policies of the Local Plan.*

*The Borough Council acknowledges increasing levels of non-employment activity provision within employment areas. Sui generis and other use classes can generate employment opportunities. Proposals for non-employment uses on existing employment areas within the borough will be acceptable subject to meeting the criteria set out in this policy.*

*The category of each employment area is provided by the most up-to-date Employment Land and Premises Study.*

#### **Category A - Key Employment Areas**

*The Council will seek to retain Category A areas, in their entirety, for employment uses. The development of non-employment uses in Category A areas will only be acceptable in exceptional circumstances. Proposals must demonstrate that they would not have a significant adverse impact on the surrounding employment uses and would not prejudice the efficient and effective use of the remainder of the employment area.*

#### **Category B Areas**

*The Council will seek to retain Category B areas where possible for employment use, however proposals for non-employment development on Category B areas will be given positive consideration where it can be demonstrated that:*

- a. The proposed proportion of uses falling outside of employment use classes would be in accordance with any recommendations in the most up-to-date Employment Land and Premises Study; or*
- b. The applicant can demonstrate that:*
  - i. The area is no longer suitable of being redeveloped for employment purposes, or adaptable to meet modern flexible business needs, taking into account the areas existing and potential long-term market demand for employment use; and*
  - ii. The property is vacant and has been the subject of genuine proactive marketing for a minimum of 12 months, at reasonable market values, as supported and demonstrated through a documented formal marketing strategy and campaign, which has proved unsuccessful, in line with the most up to date Employment Land and Premises Study; or*
  - iii. The change of use would result in demonstrable environmental or community benefits to the immediate area outweighing the impact of the loss of the employment area/premises.*

#### **Category C Areas**

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

**What evidence has informed the policy?**

Hinckley & Bosworth Employment Land and Premises Study (2020)

**Which spatial objectives will the policy help deliver?**

10 – Positive Planning

11 – land for Development

12 - Economic Growth and Resilience

13 – Town and Village Centres

**How will the policy be implemented?**

Through decisions on relevant planning applications plus any associated improvement schemes.

**How will the policy be monitored?**

Any planning permission granted that involves the increase or decrease of employment sites will be identified in the annual Authority Monitoring Report and/or the Employment Land Availability Monitoring Statement.

**EP04 Existing Non-Identified Employment Areas**

***To protect existing employment uses that are not identified within the latest Employment Land and Premises Study (such as new or previously unidentified employment areas), the Borough Council will normally seek to retain these areas where it can be demonstrated that the site is fit-for-purpose and can demonstrate the criteria of a category A or category B area in accordance with the latest Employment Land and Premises Study. The redevelopment of these employment areas for non-employment uses will only be given positive consideration where it can be demonstrated that:***

- a) The present use (or if vacant or derelict the last use) causes significant harm to the character or amenities of the surrounding area, and it is demonstrated that no other appropriate viable alternative employment uses could be attracted to the area via a genuine proactive marketing strategy (as per Policy EP03 criteria b(ii)), and/or***
- b) Mixed-use redevelopment would provide important community, environmental and/or regeneration benefits with no significant loss of jobs, future jobs, and the proposed mix of uses accords with other Local Plan policies.***

8.14 In relation to the provisions of Policy EP03, existing employment areas in Hinckley &

Bosworth are listed in the latest Employment Land and Premises Study. MIRA Technology Park Enterprise Zone is of national significance and is justified on its own merits. Policy EP06 set out criteria to assess development at MIRA.

- 8.15 Hinckley & Bosworth's existing employment land stock is characterised by a varied range of employment sites, in terms of their age, size, and condition. Because of this diverse variety of employment, it is vitally important that this is safeguarded and sustained to offer choices of employment opportunities to both businesses and employees. The most effective way to achieve a stable, competitive, innovative economic portfolio is by safeguarding existing key employment areas, and those sites that are currently fit-for-purpose. However, we also require a flexible policy that will allow sites that are of lower quality to be able to adapt to potentially changing conditions over the course of the plan period.
- 8.16 The NPPF states that planning policies should avoid the long-term protection of allocated employment sites where there is no reasonable prospect of a site being used for that purpose.
- 8.17 The Employment Land and Premises Study supports the categorisation of allocated employment areas:
- Category A areas are key employment areas that are in good quality and/or are of exemplar standard.
  - Category B areas are fit-for-purpose and provide a good basis for employment use, and therefore should be retained where possible. However the Borough Council will consider proposals of partial/total loss of areas for uses other than employment use classes where the proposals meet the criteria in policy and is considered appropriate in line with other local and national policies.
  - For Category C areas a more flexible approach has been taken to help facilitate a broad range of economic development, to achieve future sustainability and flexibility of the local area's economy. In some cases, the size, location and characteristics of an area may mean that a more mixed-use approach would provide greater benefits and address local needs. If a category C area is redeveloped to mixed-use or non-employment uses, then it must retain an equivalent number of jobs. However, if an area has been vacant or underused for a significant amount of time, then consideration will be given to future job creation and skills enhancement, rather than loss of existing jobs.
- 8.18 To summarise, employment areas are categorised as follows:

| Category A                  | Category B   | Category C  |
|-----------------------------|--|---|
| <b>Key employment areas</b> | <b>Fit-for-purpose employment areas</b>  | <b>Lower quality employment areas</b>   |
| Key areas to be retained    | To be retained where possible, but policy may allow alternative development where it meets the criteria and is considered appropriate. | Part or whole redevelopment opportunities appropriate, but policy may require all or part of area to be retained for employment uses. |

- 8.19 Policy EP03 therefore ensures that the most appropriate areas continue to be safeguarded whilst not seeking to stifle alternative development on land which is unlikely to be delivered or remain fit for purpose during the plan period. It also includes flexible provisions for the release of employment land previously in B use class where there is no reasonable and viable prospect of an area continuing to be used for this purpose.
- 8.20 The borough is rural in nature, and this means it is challenging to identify new sites for employment and housing development, particularly beyond settlement boundaries. The Borough Council seeks to ensure the most efficient and sensible use of employment land as once it is lost it is difficult to replace.
- 8.21 The Borough Council regularly prepares and updates a review of the existing and future supply of land available for economic development through an Employment Land and Premises Study. The study is used to assess the quality and suitability of existing employment areas, and inform the amount, location and type of employment land and premises required to support future housing growth in the borough.
- 8.22 Where an area or premises is to be marketed for employment uses, this should be done in line with standards outlined in the Employment Land and Premises Study. This outlines the various marketing tools that should typically be used to monitor the interest. Only following the full opportunity of using these marketing tools could it be considered that there is a lack of demand for the area or premises in question.
- 8.23 The Borough Council recognises the national picture of non-B use class development appearing in amongst 'traditional' employment uses on sites around the UK. Sui generis and some E uses, such as vehicle hire businesses, fuel stations, shops selling and/or displaying motor vehicles, non-residential institutions including training centres, nurseries/children's play facilities, activity centres, and indoor sport/recreation or fitness do generate employment opportunities. Such applications within the Borough should be treated on their individual merits, including employment outputs and compatibility with surrounding uses, but should be restricted to sequentially Category C and then Category B employment areas.

#### What evidence has informed the policy?

Hinckley & Bosworth Employment Land and Premises Study (2020)

**Which spatial objectives will the policy help deliver?**

10 – Positive Planning

11 – land for Development

12 - Economic Growth and Resilience

13 – Town and Village Centres

**How will the policy be implemented?**

Through decisions on relevant planning applications plus any associated improvement schemes.

**How will the policy be monitored?**

Any planning permission granted that involves the increase or decrease of employment sites/land will be identified in the annual Authority Monitoring Report and/or the Employment Land Availability Monitoring Statement.

**Question 18: Should some key employment areas/premises that are of particular significance to Hinckley & Bosworth's portfolio of employment areas be afforded additional protection over and above category A areas? If so, should this include all category A areas, some category A areas, or a mixture of category A & B areas? What extra evidence would be needed to warrant this special policy designation?**

**EP05 Strategic Distribution**

8.24 The Strategic Distribution policy is to be determined. The Leicester and Leicestershire authorities have commissioned work on an evidence base study which will set out the supply and need for large scale storage and distribution employment land. The Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change study (dated April 2021) was published in May 2021 and will be used as evidence to determine a Strategic Distribution policy for the emerging local plan for Hinckley & Bosworth.

8.25 Strategic Distribution is a large contributor to the borough's economic portfolio and constitutes a large part of our supply of employment land. As set out previously, the borough is also located in the centre of the country, and within the Golden Triangle, and it is therefore important that we address Strategic Distribution appropriately in the Local Plan. We will work closely with our Duty to Co-operate partners to fully understand what this will mean for our borough and the strategic picture for distribution, warehousing and related infrastructure.

**What evidence has informed the policy?**

Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change (April 2021)



Hinckley & Bosworth Employment Land and Premises Study (2020)

**Which spatial objectives will the policy help deliver?**

To be confirmed in the next version of the draft plan

**How will the policy be implemented?**

To be confirmed in the next version of the draft plan

**How will the policy be monitored?**

To be confirmed in the next version of the draft plan

**Question 19: Do you have any comments on the planning for Strategic Distribution developments in Hinckley and Bosworth, and how local policy could be formulated?**

**EP06 MIRA Technology Park Enterprise Zone**

***Within the MIRA Technology Park (Boundary of the area to be confirmed), which forms part of the employment site allocations in Policy EP03, the Borough Council will continue to support high quality employment (in line with the overall strategy of the Enterprise Zone), as follows:***

- a) The Borough Council will support proposals within MIRA Technology Park for employment development related to the business sectors associated with the Enterprise Zone including automotive research, development and innovation.***
- b) Other uses may be supported on site where:***
  - 1. these support the preferred business sectors; and***
  - 2. do not undermine the functionality of the wider Enterprise Zone; and***
  - 3. the traffic generated does not have a significant adverse impact on highway safety or the operation of the highway network; and***
  - 4. the scale and appearance of the development is compatible with the character of its surroundings.***
- c) Non-employment uses will not be supported unless they meet the criteria in Policy EP06(b), and there is a clear and evidenced need for their location within the Enterprise Zone area.***

8.26 Situated in the geographic centre of the UK, MIRA Technology Park extends over 335 hectares and has over 40 major companies on site. It is a unique world-renowned facility and is the largest technology park in Europe. It enables a collaborative environment where businesses engaged in research and development within the transport sector can establish a technical presence in the UK.

8.27 The site comprises of a proving ground test track and associated services, major laboratory facilities, serviced office suites, workshops, bespoke stand-alone research &

developments facilities and a Technology Institute and is continually expanding to suit all requirements.

- 8.28 MIRA Technology Park was awarded Enterprise Zone status in August 2011 by the UK government and is the only transport sector focused Enterprise Zone in the UK. The Government introduced Enterprise Zones with many benefits, including removing barriers for growth, alongside business rates discounts, unrivalled locality, simplified planning, and access to a large skilled workforce.
- 8.29 The Council is proud to host MIRA Technology Park in the borough, in particular because it offers a range of skilled jobs for the local workforce, and globally recognised research and development. The Midlands is strong in advanced manufacturing and engineering so the 19 Universities that work with the technology park and the MIRA Technology Institute (opened in 2018) ensure future talent availability in this sector, whilst encouraging young people to consider skilled career choices when moving through education on to their future careers.
- 8.30 The Borough Council will work closely with MIRA to determine the boundary of the special policy area and to confirm their aspirations for growth and development. The Borough will continue to work collaboratively to ensure that we are delivering a strategy that works for everyone. We will co-operate closely with other local authorities, such as Nuneaton & Bedworth and North Warwickshire where our administrative boundary immediately abuts the southern extent of the A5 Watling Street, which is the main access for MIRA's facilities.

#### **What evidence has informed the policy?**

Hinckley & Bosworth Employment Land and Premises Study (2020)

Hinckley & Bosworth Economic Regeneration Strategy (2021-2025)

#### **Which spatial objectives will the policy help deliver?**

10 – Positive Planning

11 – land for Development

12 - Economic Growth and Resilience

#### **How will the policy be implemented?**

Through decisions on relevant planning applications plus any associated improvement schemes.

#### **How will the policy be monitored?**

Any planning permission granted that involves the increase or decrease of employment sites/land will be identified in the annual Authority Monitoring Report and/or the Employment Land Availability Monitoring Statement.

### **Education and Skills**

- 8.31 Education and training can play a pivotal role in reducing unemployment and in

developing a flexible and adaptable local economy. It helps by enabling business access to an appropriately skilled workforce. The Council's Economic Regeneration Strategy 2021 – 2025 also supports the Council's ambition for continued economic prosperity, education and training.

- 8.32 In the last decade, the borough has seen significant growth in the overall proportion of the population in employment, reaching a peak of 87.6% in December 2019. Unemployment rates indicate figures of 3% (Dec 2019) and 3.4% (June 2020), which reflects national level increases in unemployment rates during this period but remains below both the national and regional average of 3.9% in June 2020<sup>38</sup>.
- 8.33 However, there are pockets of high levels of deprivation in the borough, particularly in urban areas. This is often linked to income deprivation, potentially made worse by unemployment and/or lower levels of education. Leicestershire has a comparatively low economic productivity (lower than the national and regional averages), a low pay structure and high levels of commuting out of the borough to the various surrounding cities including Leicester, Birmingham, and Coventry
- 8.34 Policy EP07 aims to highlight the social value of new development, and how the Borough Council is aiming for a stronger, flexible and innovative workforce.
- 8.35 The Borough Council will work with its partners including, but not limited to, Leicestershire County Council, Leicester & Leicestershire Enterprise Partnership (LLEP), local businesses, SMEs, the Hinckley BID, and schools, colleges and academies to sustain and improve the local work force, in turn providing local people the best chance to succeed in the job market. The Borough Council will also work with partners to continue to encourage discussion between employees and young people across various sectors.

#### **EP07 Education and Skills for a strong local workforce**

***Development proposals resulting in employment for local people and the improvement of local skills, for example the provision of training and education, particularly opportunities for young people and residents who are unemployed or lacking in skills, will be supported.***

***Proposals for major development will be required to submit a Local Employment & Training Strategy through S106 agreements. Proposals will be supported where it is demonstrated that the individual or cumulative impacts of the development on education provision can be addressed, either on site, or off-site through proportionate financial contribution towards employment and skills initiatives within Hinckley & Bosworth. If there is an identified need to do so, the Council will work with its partners to ensure legal agreements secure any necessary improvements for education provision arising as a result of development.***

***The Local Employment & Training Strategy should also set out how the proposal will***

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<sup>38</sup> NOMIS. 2020. Official Labour Market Statistics. [Online]. [Accessed 20 January 2021]. Available from: [https://www.nomisweb.co.uk/reports/lmp/la/1946157144/subreports/ea\\_time\\_series/report.aspx?](https://www.nomisweb.co.uk/reports/lmp/la/1946157144/subreports/ea_time_series/report.aspx?)

***support employment opportunities for local people.***

- 8.36 It is important that when new development comes forward, it echoes the Borough Council's commitment to benefitting local people. Contributions, such as S106 contributions, can be used to fund social infrastructure, such as opportunities for training and professional development. Through this we can aim to address social inequalities by encouraging opportunities to those seeking apprenticeships, further training, or even higher education. This can be achieved during the construction phase or could be provided on site in the completed development itself.
- 8.37 Applicants are encouraged, particularly on major schemes, to provide a training, skills and employment strategy to demonstrate their contribution either off-site or on site after completion.

**What evidence has informed the policy?**

Hinckley & Bosworth Employment Land and Premises Study (2020)

Hinckley & Bosworth Economic Regeneration Strategy (2021-2025)

**Which spatial objectives will the policy help deliver?**

10 – Positive Planning

11 – land for Development

12 - Economic Growth and Resilience

**How will the policy be implemented?**

Through decisions on relevant planning applications plus any associated improvement schemes, through the S106 requirements.

**How will the policy be monitored?**

Any planning permission granted that involves the improvement of education and skills, and/or the requirement of a Local Employment & Training Strategy will be identified in the annual Authority Monitoring Report and/or the Employment Land Availability Monitoring Statement.

**Strategic Rail Freight Interchange**

- 8.38 A proposal for a Strategic Rail Freight Interchange close to Hinckley is at the pre-application stage of the Development Consent Order process, which is with the government as a Nationally Significant Infrastructure Project. This means a decision on whether or not to grant permission for the proposal will be made by the government rather than the relevant local authorities. The site is to the south and east of Hinckley & Bosworth Borough and, although it is known as the Hinckley National Rail Freight Interchange (HNRFI), the majority of the site falls within the administrative area of Blaby District Council. The proposals for the HNRFI include industrial and storage/distribution units, a rail port and lorry park, dedicated road access directly from Junction 2 of the M69 and associated highway works, and landscaping including

footpath and cycle links. A formal consultation on these proposals is scheduled to be held by the developers of the proposal later in 2021.

- 8.39 A formal application has yet to be submitted and it is likely a decision will not be made on the scheme for some time. Nevertheless the Borough Council have expressed concerns over the proposals and we will want to consider the wider implications on the borough, in particular the natural environment and transport infrastructure once further details are known and a formal application made.

**Question 20: Taking into account the recent creation of Class E planning uses and the implications for employment uses and sites/premises, what changes if any do you think should be made to the Economic Prosperity section and policies?**

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## 9 Town Centres

### **TDC01 Sustainable Town Centres**

***Development for new main town centre uses, including extensions to existing facilities should be located within the defined Hinckley Town Centre, District Centres and Local Centres.***

***Proposals for main town centre uses which are not located in the defined Hinckley Town Centre, District or Local Centres will need to be accompanied by a sequential site assessment in line with national guidance.***

***Edge of centre sites will only be permitted where it can be demonstrated that there are no suitable in-centre sites available. Out of centre sites will only be permitted where:***

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

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

- Small scale rural development***
- Those which demonstrably relate to the enhanced provision of tourism related activities in line with CLT03.***

***All applications for retail and leisure development, which would result in the provision of 500 sq. metres or more of gross floor space, will be required to be accompanied by an impact assessment, including the impact on all centres that may be affected.***

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

9.1 A key objective of national and local policy is to protect and enhance the vitality and viability of town centres. To achieve this, a hierarchy of town, district, local and neighbourhood centres has been defined to allow them to grow and diversify in ways that are appropriate for the scale and range of uses offered and the settlements for which they serve. The settlement centre hierarchy<sup>39</sup> is defined as the following:

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#### **Centre Hierarchy**

#### **Centre Definition**

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<sup>39</sup> District Local and Neighbourhood Centre Review (2021) - currently in preparation

|                              |   |
|------------------------------|---|
| <b>Town Centre</b>           | Area including the primary shopping area and area predominantly occupied by main town centre uses within or adjacent to the primary shopping area. For Hinckley & Bosworth, this is Hinckley Town Centre (boundary to be confirmed through the emerging District Local and Neighbourhood Centre Review (2021)).   |
| <b>District Centres</b>      | Comprise of a group of shops often containing at least one supermarket or superstore and a range of non-retail services such as banks, building societies and restaurants, community facilities such as libraries and other retail uses that all contribute to meeting the day-to-day needs of the community that would be served by the centre.                  |
| <b>Local Centres</b>         | Include a range of small shops generally serving urban communities and larger rural villages or similar. Typically, local centres might include a convenience store, newsagent and post office, amongst other more essential retail and non-retail uses.  |
| <b>Neighbourhood Centres</b> | A small parade or group of small shops of purely neighbourhood significance which are not regarded as centres within the NPPF. They are considered to be important to the local community to meet their day-to-day needs.<br>Neighbourhood centres are particularly important in rural villages which often rely on the small number of retail uses and services. |

9.2 In the settlement centre hierarchy, Hinckley is classed as a Town Centre and recognised as ‘the heart’ of the borough. The borough has three District Centres within Earl Shilton, Barwell and Market Bosworth with Earl Shilton District Centre forming the largest of the three. There are nine Local Centres and 13 Neighbourhood Centres in the Borough.

9.3 The Borough Council will first and foremost require applications for main town centre uses to be located in the centres and defined in Policy TDC02: District, Local and Neighbourhood Centres. In line with national policy, Neighbourhood Centres are not included under the definition of ‘town centres’ as they are usually a small parade of shops which serve a purely local purpose. Their designation is largely one of protection and not promotion for significant additional development of main town centre uses.

9.4 Main town centre uses, and their respective Use Class, are defined as the following:

| Main Town Centre Uses (NPPF Glossary) | Use Included | Use Class     |
|---------------------------------------|--------------|---------------|
| Retail development                    |              | E (shops) (a) |

|   |                            |             |
|---|----------------------------|-------------|
|   | Warehouse Clubs            | Sui Generis |
|   | Factory Outlet Stores      | Sui Generis |
| Leisure, entertainment, intensive sport and recreation uses | Cinemas                    | Sui Generis |
|   | Restaurants                | E (b)       |
|   | Drive-through restaurants  | E           |
|   | Bars                       | Sui Generis |
|   | Public houses              | Sui Generis |
|   | Night clubs                | Sui Generis |
|   | Casinos                    | Sui Generis |
|   | Health and fitness centres | E (e)       |
|   | Indoor bowling centres     | E           |
|   | Bingo Halls                | Sui Generis |
| Offices   |                            | E (g)(i)    |
| Arts, culture and tourism                                   | Theatres                   | Sui Generis |
|   | Museums                    | F1 (c)      |
|   | Galleries                  | F1 (b)      |
|   | Concert halls              | Sui Generis |
|   | Hotels                     | C1          |
|   | Conference facilities      | F1          |

9.5 In September 2020, the government introduced changes to the Use Classes Order, primarily to enable the repurposing of vacant buildings on high streets and within town centres, to allow for a mix of uses and provision of services without the need for planning permission. The new Class E mostly includes uses appropriate to town centre locations<sup>40</sup>, with the exception of light industry, that the Borough Council does not consider appropriate to be promoted as a town centre use. National policy requires the application of a sequential test to planning applications for main town centre uses, however this requirement is not relevant for where the proposal will involve the change of use of an existing building to a use within the same Use Class.

9.6 All applications for the development of main town centre uses which would not be a change of use within the respective Use Class and would not be located in a centre, will be required to adhere to the sequential approach set out in this policy. A sequential site assessment will be required to demonstrate how all town centre options have been assessed for their suitability and availability before considering edge of centre

<sup>40</sup> Class E uses includes shops, financial & professional services, food & drink, business (office, research and development and light industrial process), non-residential institutions (medical or health services, crèches, day nurseries and centres) and assembly and leisure (indoor sport, recreation or fitness, gyms)



locations. Only when there are no town centre or edge of centre locations available will out of centre locations be considered. In all instances, preference will be given to sites which are well connected to the town centre by sustainable modes of transport.

- 9.7 The sequential approach will not be applied to applications for small scale rural offices or other small scale rural development. The Borough Council defines small scale rural offices as being individual premises of no more than 200 sq. m in size created either by conversion or new build and a maximum of 1,000 sq. m of development on a single site.
- 9.8 The majority of tourism related activities in the Borough stand within the rural area as identified in the Community, Cultural and Tourism Facilities Review, and contribute significantly to the local economy. It is due to this spatial distribution of tourism facilities that a sequential approach will not be applied to applications which relate to the enhanced provision of tourism activities for both new and existing facilities. Proposed tourism related facilities must also be in accordance with Policy CLT03.
- 9.9 In order to protect the vitality and viability of the Council's network of town and district centres, applications for new main town centre uses which are not in Hinckley Town or District Centres, are not a change of use and would result in an increase of 500 sq. m<sup>41</sup> gross floor space or more will be required to be accompanied by an impact assessment. This will help protect the network of town and district centres from inappropriate edge and out-of-centre retail development.
- 9.10 In line with national policy, this impact assessment should include:
- An assessment of the impact of the scheme on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
  - An assessment of the impact of the proposal on the centre's vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.
- 9.11 The Borough Council will resist any applications for the development of new main town centre uses in 'out of town' locations.

### **What evidence has informed the policy?**

District, Local and Neighbourhood Centre Review (HBBC, 2021) (in preparation)

Hinckley & Bosworth Town and District Centres Study (GVA, 2017)

### **Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

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<sup>41</sup> Informed by the Hinckley & Bosworth Town and District Centres Study (February 2017)

2 - Safe and Inclusive Communities

10 - Positive planning

12 - Economic Growth and Resilience

13 - Town and Village Centres

**How will the policy be implemented?**

Through decisions on planning applications.

**How will the policy be monitored?**

Authority Monitoring Report – number of main town centre uses granted planning permission outside of town, district, local and local centres.

**Question 21a: Should policy define the expected extent of search for sequentially preferable sites? As a minimum, the nearest Town, District or Local Centre should be assessed. Further options could include always assessing Hinckley Town Centre, assessing all Town, District and Local Centres in the Borough, using development size thresholds or using catchment area distances, which could also include defined centres of neighbouring local authorities.**

**Question 21b: Should permissions for E use in or edge of centre be conditioned to exclude light industry (the former B1c use)?**

**Question 21c: Where retail use is proposed in-centre, should it be conditioned to prevent Change of Use to other E class uses?**

**Question 21d: Where particular non-retail E class uses can pass the sequential test and be permitted because they require large site footprints difficult to accommodate in-centre, should they be subject to conditions restricting change of use to retail?**

**TDC02 District, Local and Neighbourhood Centres**

**Town, District and Local Centres**

***Proposals for the development of non-town-centre uses or the change of use of existing town centre uses to non-town centre uses within the Borough's identified centres will be resisted. Exceptions may be made based on the following factors:***

- a) Avoiding losses of floorspace in key locations at ground floor level which offer ability for public interaction with passers-by.***
- b) Favouring peripheral locations of centres. For Hinckley Town Centre this means outside of the Hinckley Primary Shopping Area; for other centres this means peripheral to the central point of centres.***
- c) Prolonged vacancy of existing uses. Can it be demonstrated that the current (or last) use is no longer economically viable, and that the property has been actively marketed for all uses within its use class for a period of at least 6***

**months.**

- d) Potential for a new use to reduce nuisance to residential amenity that has been documented as problem with an existing use.**

***Proposals for hot food takeaways and betting offices will only be supported where they are in accordance with Policy TDC03.***

### **Neighbourhood centres**

***Neighbourhood centres will be retained and enhanced, wherever possible. The change of use from Class E within Neighbourhood Centres will only be permitted where it can be demonstrated that the loss would not reduce the community's ability to meet its day to day needs and a comparable use type is within a 10 minute walking distance of the centre.***

- 9.12 National policy seeks to promote a strong rural economy through the retention and development of local services and shops and identify a hierarchy of centres to maintain their vitality and viability by allowing them to adapt and diversify to changing demands in retail.
- 9.13 The purpose of Policy TDC02 is to promote the health and vitality of all centres in the Borough. The hierarchy of Town, District, Local and Neighbourhood Centres is established in the Hinckley & Bosworth District, Local and Neighbourhood Centre Review (2021) which classifies the centres based on an audit of existing retail and non-retail uses. The Borough has Hinckley Town Centre, three District Centres, nine Local centres and 13 Neighbourhood Centres.
- 9.14 The policy responds positively to the sea change in the state of the retail market up to 2021 and national government's dilution of planning control. The policy embraces the idea that vitality of town centres requires flexibility for the market to respond to new interests and that the focus is no longer about central concentration of retail uses, but about the concentration of wider mix of town centre uses and letting landowners determine which ones. The role of planning is to sustain a concentration of town centre uses for the benefit of users and avoid the dilution of core areas by non-town centre uses.
- 9.15 To maintain the health and vitality of the centres, the Borough Council will employ a multi-disciplinary approach involving town centre management, promotion of tourism, arts, leisure, sport and education, investment in improvements to street infrastructure including better facilities and connections for active travel. Collaboration with landowners, businesses and other operators in centres will be sought including the creation of business improvement districts as appropriate.
- 9.16 Policy TDC01 complements Policy TDC02 by supporting proposals for new town centre uses in centre in order to diversify and enhance the type of retail, non-retail and services available to the local community, including allowing different uses to take place at different times of the day.

- 9.17 In Hinckley Town Centre it will be important to retain a Primary Shopping Area to promote the concentration of town centre uses in the heart of the town centre.
- 9.18 District and Local centres offer a broad variety of shops, together with non-retail services and local public facilities. Whilst the boundaries of all centres will be defined on the policies map, it is not necessary to define primary and secondary frontages within the centres due to their restricted geographical extent. Policy TDC02 seeks to safeguard the diversity of Class E uses and ensure that the vitality and viability of local centres is not affected by changes of use, particularly existing retail.
- 9.19 Neighbourhood centres are smaller centres which have a small catchment serving local needs and are of purely neighbourhood significance. Their value primarily depends on the presence of essential local shops. Small groupings of shops which are not large enough to form a centre, together with individual shops may also be important locally but remain just as important to the community outside defined Neighbourhood Centres. Policy seeks to safeguard against the loss of Class E uses within Neighbourhood Centres to ensure that a comparable use or type is available to the local community to continue to meet its day to day needs within a walking distance of 10 minutes.

#### **What evidence has informed the policy?**

District, Local and Neighbourhood Centre Review (HBBC, 2021) (in preparation)

Hinckley & Bosworth Town and District Centres Study (GVA, 2017)

#### **Which spatial objectives will the policy help deliver?**

- 1 - Healthy Communities and Places
- 2 - Safe and Inclusive Communities
- 10 - Positive planning
- 12 - Economic Growth and Resilience
- 13 - Town and Village Centres

#### **How will the policy be implemented?**

Through decisions on planning applications.

#### **How will the policy be monitored?**

Authority Monitoring Report and District, Local and Neighbourhood Centre Review - monitor the percentage of vacant retail units within Town, District, Local and Neighbourhood Centres.

**Question 22a: What should the role of Policy TDC02 be if the Government introduces a permitted development right to change Class E use to Class C3 (residential)?**

**Question 22b: Should the borough consider the use of an Article IV Direction to help protect any particularly valuable Town Centre uses?**

**Question 22c: Is there a role for Primary and/or Secondary Shopping Frontages to help with the definition of key locations at ground floor level in Policy TDC02? If so, should primary and secondary frontages be defined for the District Centres (as recommended in the Town and District Centres Study 2017) or any other centre?**

### **TDC03 Hot Food Takeaways and Betting Offices**

#### **Hot Food Takeaways**

***Proposals for new hot food takeaways will be supported where it is demonstrated the proposal:***

- a) Would not result in an over proliferation of hot food takeaways; and***
- b) Would not result in adverse impacts from odour, vibration, noise and disturbance.***

***Applications for hot food takeaways will not be granted within 400 metres from the boundary of a secondary school, college or youth centre unless located within a defined Town, District, Local or Neighbourhood Centre.***

***Proposals for new betting offices will only be supported where they are located within a Town, District or Local Centre and do not result in an over proliferation of this use.***

9.20 Planning policies and decisions should aim to achieve healthy, inclusive and safe places to support and enable healthy lifestyles, especially where this would address identified local health & wellbeing needs. Further context on Health & Wellbeing is provided in the National Planning Practice Guidance, which indicates that planning can influence the built environment to improve health and reduce obesity and excess weight in local communities.

9.21 Hot food takeaways can be one contributing factor towards unhealthy lifestyles, particularly where there is a limited variety of healthy food options and retail provision. This is particularly important within rural villages and local and neighbourhood centres where readily available food choices may be limited. Whilst town, district, local and neighbourhood centres are a sustainable location for hot food takeaways, an over proliferation can also contribute to unhealthy lifestyles and undermine the amenity of adjoining occupiers, including the cumulative impacts of similar uses. Furthermore, some takeaways may only operate during late opening hours which can result in a lack of daytime activity, adversely affecting vitality and activity in areas where this is important, such as within the Hinckley Town Centre's Primary Shopping Area and prime locations of other centres.

9.22 Public Health England advises that local planning authorities should restrict the location of hot food takeaways in specific locations, such as around schools. In accordance with national guidance, limiting the number of hot food takeaways that are permitted within an area is one mechanism to ensure that there is not an over

proliferation of this use and maintain a variety of uses.

- 9.23 Policy TDC03 ensures that no hot food takeaways are permitted within 400m of the boundary of secondary schools, colleges and youth centres. The 400m distance is recognised as a reasonable walking distance, which equates approximately to a 5-minute walking time and is suitable given the length of normal school break times. The 400m buffer will not apply when the application site is within a designated centre.
- 9.24 Betting offices were reclassified from Class A2 to 'Sui Generis' in the 2015 Use Classes Amendment Order to differentiate the function of traditional financial and professional services and the gambling industry. It is recognised that betting offices have an economic role in that they contribute to the local economy and that they in some respects have a social role in so much that betting is a popular past time. However, The Royal Society of Public Health has undertaken a research project on 'Health on the High Street' and has assessed a range of businesses for their impacts on health. The research concludes that the health impacts of problem gambling can be severe<sup>42</sup>, including impact on mental health and wellbeing. Furthermore, the clustering of betting offices can have a negative impact on the character of the high street and local amenity. Similarly with hot food takeaways, the over proliferation of betting shops can be detrimental to the character of the high street.
- 9.25 Over proliferation means no more than 3 uses operating within a 50m stretch of street frontage and occupying no more than 2 consecutive units. As town centre uses, proposals for both hot food takeaways and betting offices will be subject to the sequential test under Policy TDC01 as well as the provisions of Policy TDC03.

#### **What evidence has informed the policy?**

District, Local and Neighbourhood Centre Review (HBBC, 2021) (in preparation)

Health on the High Street (Royal Society for Public Health, 2015)

#### **Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

2 - Safe and Inclusive Communities

10 - Positive planning

12 - Economic Growth and Resilience

13 - Town and Village Centres

#### **How will the policy be implemented?**

Through decisions on planning applications.

#### **How will the policy be monitored?**

Authority Monitoring Report and District, Local and Neighbourhood Centre Review.

Number of hot food takeaways granted planning permission, including those located within

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<sup>42</sup> Royal Society for Public Health 'Health on the High Street'

400m of facilities defined in Policy TDC03.

The number of betting offices granted planning permission.

**Question 23: Could the measure of “over-proliferation” of facilities be improved and does the measure need to be individually tailored to suit centres in different levels of the centre hierarchy?**

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## **10 Communities, Leisure and Tourism**

### **CLT01 Community Facilities**

#### **New Community Facilities**

***The Borough Council will support proposals for new or extensions to existing community facilities across the borough where they are located within or adjoining the settlement or co-located with existing facilities.***

***To reduce reliance on the private car, where new facilities are to be established it should be demonstrated that they are accessible to the community which they intend to serve by a range of sustainable transport modes and have incorporated active design principles in accordance with Policy PMD02.***

#### **Retention of Existing Provision**

***The Borough Council will resist the loss of community facilities including ancillary areas. The redevelopment or loss of community facilities will only be appropriate where it can be demonstrated that:***

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

#### **Loss of Existing Facilities**

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

- d) The facility has been proactively marketed for a community use for a period of at least 12 months at a reasonable market rate as supported and demonstrated through a documented formal marketing strategy; and***
- e) It has been offered to local community groups or the respective town or parish council for them to take ownership of the facility and evidence has been submitted that confirms no intention to purchase the property within the 12 month period covered by the viability report in criterion d).***



- 10.1 Community services and facilities provide essential support for the borough's residents and help to create viable, healthy and sustainable communities. The provision of such facilities can therefore have an impact on the quality of people's lives and can be important for the social and economic wellbeing of the borough as a whole.
- 10.2 The Borough Council supports proposals for new or extensions to existing community facilities, particularly in the rural settlements, to support the variety of facilities and services available and enable communities to meet their day-to-day needs.
- 10.3 Community facilities are identified and defined through the Community, Cultural and tourism Facilities Review<sup>43</sup> and include the following:
- A community, village, parish or church hall
  - Places of Worship
  - Educational facilities including primary schools (Infants and Juniors); secondary schools; grammar schools; independent schools and colleges / further education facilities including training facilities
  - Healthcare Facilities including Health/medical Centres and GP Surgeries
  - Libraries
- 10.4 Public houses are also included as community facilities but are considered separately under Policy CLT02.
- 10.5 Wherever possible, community facilities should be situated within a reasonable walking distance of the community it intends to serve, accessible by public transportation, and enables access and opportunities for active travel referred to in PMD02.
- 10.6 The loss of an existing facility should not result in a reduction in the community's ability to meet its day-to-day needs, particularly where there are no equivalent facilities available such as the loss of a community hall which is used for a range of functions and events and provides the only congregational space. Community facilities should be retained wherever possible and replaced if lost.
- 10.7 Prior to considering the loss of existing facilities, applicant will need to demonstrate that the premises have been appropriately marketed in line with the Developer Marketing Standards set out in the most up-to-date Employment Land and Premises Study for a period of at least 12 months for the existing or alternative community uses.

#### **What evidence has informed the policy?**

Community, Cultural and Tourism Facilities Review (2021) (in preparation)

#### **Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

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<sup>43</sup> Currently being prepared

2 - Safe and Inclusive Communities

3 - Infrastructure

13 - Town and Village Centres

**How will the policy be implemented?**

Through decisions on planning applications.

**How will the policy be monitored?**

The number of new community facilities granted planning permission and monitoring the loss of facilities as a result of granting planning permission will be identified in the Authority Monitoring Report and the Community, Cultural and Tourism Facilities Review which will be updated at least every 5 years.

CLT02 Public Houses

**Public Houses in Rural Settlements**

***The Borough Council will support the diversification of public houses within rural settlements where they will not result in adverse impact on amenity in accordance with PMD01. Diversification includes:***

- a) Extensions and alterations to provide kitchen and restaurant facilities;***
- b) Improvements to the external environment, including children's facilities;***
- c) Conversions or extensions to provide bed & breakfast or other guest accommodation in addition to the function as public house;***
- d) A micro-brewery or similar enterprise related to the public house use;***
- e) Alterations to enable take-away food and off-licence services;***
- f) The use of part of the premises for other community uses unrelated to the public house.***

***Any permitted change of use involving the alteration and/or the extension of a public house must ensure any proposed alteration does not affect the viability of the pub, the vitality of the area, or detract from the character and appearance of the building and the street scene.***

***The loss of public houses will only be considered acceptable where:***

- g) The public house use is no longer economically viable; a viability report must be submitted and this must include evidence of active and appropriate marketing over a continuous period of at least 12 months and include consideration of alternative uses set out in criteria a-f; and***
- h) It has been offered to a local community interest group or the respective town or parish council for them to take ownership of the facility, and evidence has been***

***submitted that confirms no intention to purchase the property within the 12 month period covered by the viability report in criterion g); and***

- i) At least one alternative public house is located within the settlement or within a reasonable distance of the existing facility, accessed by walking where possible.***

### **Public Houses in the Urban Area**

***The loss of public houses in the urban area will only be considered acceptable where:***

- j) The public house use is no longer economically viable; a viability report must be submitted and this must include evidence of active and appropriate marketing over a continuous period of at least 12 months;***
- k) If the facility is listed as an Asset of Community Value, the applicant must have also offered the public house to the ACV nominator and submit evidence that confirms no intention to purchase the property within the 12 month period covered by the viability report in criterion j); and***
- l) If located within Hinckley Town Centre, a District, Local or Neighbourhood Centre, at least one alternative equivalent facility is located within the centre and/or within 400m of the existing facility.***

***Where the public house is a heritage asset, the council will seek retention of the building and any features of interest or representative of its character in accordance with policies HE01 and HE02.***

10.8 Public houses can represent a focal point for communities and community activities, usually on an informal basis and especially where there are limited facilities for the community to meet and congregate. This is particularly the case in rural settlements, where the public houses can offer a range of facilities and services, either related to the function as a public house or unrelated such as a small convenience shop or additional space for local clubs.

10.9 The Borough Council will support the diversification of public houses in rural settlements to maintain the viability of the business and improve the range of services available to the local community. Pub is The Hub<sup>44</sup> is a not-for-profit organisation dedicated to offering advice to communities who are looking to relocate, re-open or introduce vital services and activities in their local pub, as well as to communities considering the options for acquiring their local pub and the range of responsibilities involved. Additional functions and facilities could include internet provision, café, community room or space for clubs and community groups, crèche, post office, school meals service, convenience shop and youth centre.

10.10 This diversification can provide significant benefits to rural communities with limited service provision. Therefore strategies should be explored before the disposal of public

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<sup>44</sup> <https://www.pubisthehub.org.uk/>

houses into other uses such as residential, and the alternatives considered should be included within supporting material to the marketing and viability evidence.

10.11 Any proposal that would result in the loss of a public house would need to demonstrate that it is not viable and it has been subject to marketing for a period of at least 12 months. Evidence of marketing should be completed in line with the Developer Marketing Standards in the Borough Council's Employment land and Premises Study and the Campaign for Real Ale (CAMRA) Public House Viability Test<sup>45</sup>.

10.12 It has also become increasingly popular for 'community pubs' to be established, where residents can become shareholders and operate their own pub. The Community Right to Bid (asset of community value) is a government policy to help community groups to save local facilities. The Community Right to Bid gives community groups a fairer chance to save assets (buildings or land) that are important to them in their community. If a property or land is listed as an Asset of Community Value (ACV) and then comes up for sale, this new right will give communities six months to put together a bid to buy it. Listing of an ACV can be a material consideration in determining planning applications. The policy seeks to ensure that where a public house is listed as an ACV and has not been put up for sale but is subject to a planning application, the nominator of the ACV is also offered the opportunity to purchase the property, along with other potential operators within the same 12-month period the property is subject to marketing.

10.13 Public houses can offer the same functions in the larger rural settlements and provide for a community focus; however it is recognised that there is unlikely to be the same demand for alternative uses of public houses within the urban area as there tends to be a broader range of facilities available to meet these needs. Whilst more facilities are considered to be available in the larger settlements, public houses still nevertheless provide an important local facility. The Borough Council seeks to resist the loss of public houses in the urban area, however when considering alternative development proposals, the availability of alternative facilities in proximity of the existing public house and whether the facility remains viable to operate will be important considerations.

#### **What evidence has informed the policy?**

Community, Cultural and Tourism Facilities Review (2021)

#### **Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

2 - Safe and Inclusive Communities

3 - Infrastructure

13 - Town and Village Centres

#### **How will the policy be implemented?**

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<sup>45</sup> Public House Viability Test (CAMRA, January 2020)

Through decisions on planning applications.

**How will the policy be monitored?**

The number of new public houses granted planning permission and monitoring the loss of facilities as a result of granting planning permission will be identified in the Authority Monitoring Report and the Community, Cultural and Tourism Facilities Review which will be updated at least every 5 years.

**Question 24: Are the criteria for safeguarding against the loss of public houses in urban and rural areas reasonable and proportionate and are there any other criteria the Borough Council should include to safeguard against the loss of public houses?**

**CLT03 Cultural and Tourism Facilities**

**Provision of New and extended Facilities**

***The development of new and extended cultural and tourism facilities, including visitor accommodation, will be supported where:***

- a) the development adds to the economic wellbeing of the area and helps to support existing local community services and facilities, and***
- b) Is of a design and at a scale which is appropriate to minimise impact, and assimilate well with the character of the surrounding area with acceptable landscaping, and***
- c) The development adds to the local distinctiveness of the borough, and***
- d) it is well connected to other destinations and amenities by sustainable modes of transport such as public transport, walking and cycling and have incorporated active design principles in accordance with Policy PMD02.***

**Retention of Existing Facilities**

***The Borough Council will seek to resist the loss or change of use of cultural and tourism facilities including ancillary areas. The redevelopment or loss of cultural and tourism facilities would only be appropriate where it can be demonstrated that:***

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

- 10.14 Hinckley & Bosworth contains several significant tourist attractions and areas of historic importance, including Twycross Zoo and Bosworth Battlefield. These are complemented by a range of smaller visitor attractions such as the Battlefield Line, Bosworth Country Park, Bosworth Water Park and Tropical Birdland. The Ashby Canal is a key feature of the landscape, with visitor facilities focused at Sutton Cheney Wharf, Stoke Golding and Bosworth Marina, where there are significant leisure moorings for canal boats.
- 10.15 Market Bosworth is well recognised as an attractive market town and is popular with tourists and day visitors, whilst the borough has a range of smaller attractive villages such as Dadlington, Sutton Cheney and Stoke Golding with traditional village pubs and pleasing architecture. Meanwhile the countryside of the borough is attractive and offers excellent opportunities for walking and cycling in particular.
- 10.16 Hinckley is continuing to develop its tourism and leisure offer – such as the new leisure centre, cinema and Triumph Motorcycles visitor centre and has seen increased footfall in recent years. The Hinckley BID has developed an excellent and varied year-round programme of events which attracts many visitors to the town.
- 10.17 In 2018 there were an estimated 4.16 million visitors to the borough and the total value of tourism to the borough's economy was around £206 million, supporting almost 2,525 full time equivalent jobs.
- 10.18 The North Warwickshire and Hinckley & Bosworth Destination Management Plan 2017-2022 identifies several key drivers for future growth in the tourism industry within the Borough:
- The regeneration of Hinckley Town Centre – The Crescent development and new Hinckley Leisure Centre are attracting significantly more people from the surrounding towns, villages and rural areas to come into Hinckley for shopping, meals out, evening entertainment and leisure activities.
  - The plans for the expansion and development of Twycross Zoo will double the number of visitors to the zoo and provide opportunities to attract families to stay in the area for short breaks.
  - The development of MIRA Technology Park is set to provide a significant boost to business demand for hotel accommodation and could provide a boost to residential conference business for the larger hotels in the area.
  - Population growth will result in growth in day visitor, visiting friends and relatives and wedding and family occasion demand.
- 10.19 As set out above the borough is home to a number of tourist facilities and attractions and tourism and tourism facilities play an important role in the local economy and in defining the character of the borough. The local plan will aim to support the development of new and existing tourism facilities along with visitor accommodation in a managed and sustainable way.

**What evidence has informed the policy?**

North Warwickshire and Hinckley & Bosworth Destination Management Plan 2017-2022

**Which spatial objectives will the policy help deliver?**

4 – Tourism

12 – Economic Growth and Resilience

**How will the policy be implemented?**

Through the granting of planning permission for development that accords with the policy

**How will the policy be monitored?**

planning permissions for development that accords with the policy

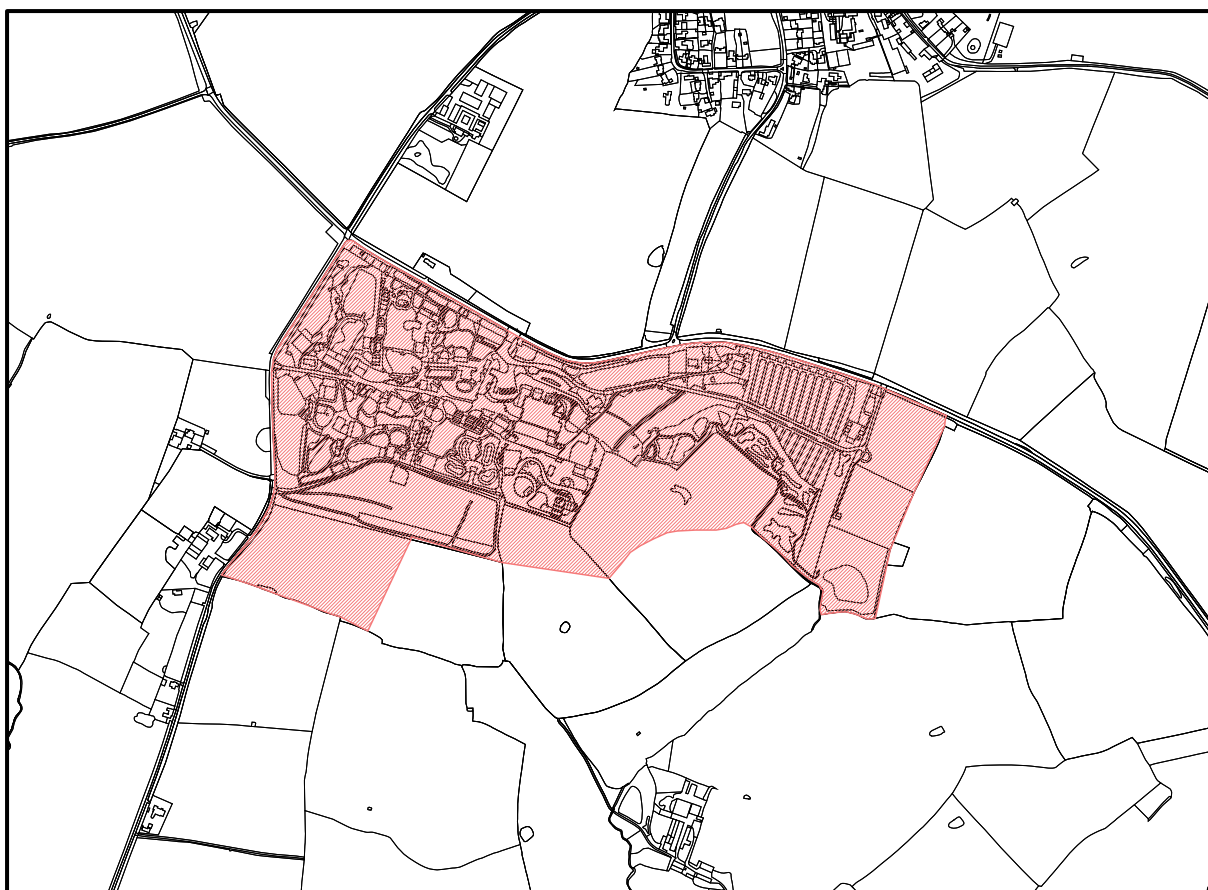
**CLT04 Twycross Zoo**

***Within the Twycross Zoo Special Policy Area as shown on the map below, proposals for the following will normally be supported:***

- a) Developments directly related to the zoo as a visitor and tourist facility***
- b) Proportionate facilities related to life sciences and animal conservation, research and education***

10.20 Twycross Zoo is the largest conservation zoo in the Midlands and is a major tourism asset attracting over 660,000 visitors in 2019. Development that provides enhanced visitor opportunities will be supported.

10.21 The Zoo also has ambitious plans to become a recognised 'European Centre of Excellence' by expanding its education, research and teaching facilities to include a National Science and Conservation centre. Facilities related to education, research and teaching will be supported where these are proportionate to the zoo itself.



**Figure 3: Twycross Zoo Special Policy Area**

**What evidence has informed the policy?**

Through proactive engagement between the Borough Council and Twycross Zoo

Twycross zoo vision 2030<sup>46</sup>

**Which spatial objectives will the policy help deliver?**

4 – Tourism

12 – Economic Growth and Resilience

**How will the policy be implemented?**

Through the granting of planning permission for development that accords with the policy

**How will the policy be monitored?**

planning permissions for development that accords with the policy

<sup>46</sup> Twycross zoo vision 2030 - [tz-vision-2020-brochure-online.pdf \(twycrosszoo.org\)](https://www.twycrosszoo.org/tz-vision-2020-brochure-online.pdf)



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## 11 Heritage and Conservation

### HE01 Conserving and Enhancing the Historic Environment

*The historic environment will be conserved, enhanced, sensitively managed and enjoyed for its contribution to quality of life, to the distinctive local character of places and spaces, and to sustainable development within the borough by:*

- 1. Giving significant weight to the conservation or enhancement of designated heritage assets and their settings in accordance with national policy and the Planning (Listed Buildings and Conservation Areas) Act 1990. significant weight shall be applied irrespective of the level of potential harm to the asset.*
- 2. Requiring the submission of a Heritage Statement to accompany all proposals that may affect a heritage asset. A Statement should be proportionate to the asset(s) significance and the complexity of the proposal, identify all assets likely to be affected, the significance of those assets and the level of impact with explanation provided to demonstrate how any harm to significance has been avoided, minimised, or mitigated;*
- 3. Supporting development which makes a positive contribution to the character and local distinctiveness of the historic environment;*
- 4. Ensuring the historic landscape of Bosworth Battlefield and its setting is positively conserved or enhanced and supporting efforts to better reveal its significance;*
- 5. Seeking to preserve the positive contribution that heritage assets can make to sustainable communities including their economic vitality;*
- 6. Supporting and developing innovative initiatives that identify, conserve, sustain or return to beneficial use designated or non-designated heritage assets;*
- 7. Capitalising on in an appropriate and sensitive manner the regeneration, tourism and energy efficiency potential of heritage assets;*
- 8. Taking a positive and proactive approach to securing the conservation and re-use of heritage assets 'at risk', including working with owners and partner organisations to develop measures and schemes that will address the 'at risk' status of the assets and exploring opportunities for grant-funding to deliver viable schemes;*
- 9. Reviewing existing local heritage designations, such as conservation areas, and making new designations to protect and conserve heritage assets, where justified by appropriate surveys and evidence;*
- 10. Identifying non-designated heritage assets and adopting a List of Local Heritage Assets;*
- 11. Supporting the use of pro-active enforcement measures, including Article 4 Directions, where appropriate, to preserve and where possible enhance the historic environment; and*

12. *Improving understanding, awareness, promotion, and enjoyment of the historic environment where appropriate, by supporting proposals that retain, create, or facilitate public access to heritage assets and increase an understanding of their significance.*

### **HE02 Heritage Assets**

*Development proposals affecting heritage assets (both designated and non-designated) and their settings should recognise and respond to their significance and demonstrate how they conserve or enhance the significance of the asset(s), including any contribution made by their setting where appropriate.*

*All development proposals must accord with in particular Policy PMD01: High Quality Design. Development affecting archaeology must accord with Policy HE03: Preserving the Borough's Archaeology.*

### **Designated Heritage Assets**

1. *Proposals affecting designated heritage assets and/or their settings should:*
  - a) *Be sympathetic and complementary to local context, distinctiveness, and character, in terms of the pattern of development and urban grain, building form, siting and layout, building technique(s) and materials, and landscape character;*
  - b) *Complement or enhance the historic character of the area through its design with matters including scale, height, density, massing, siting, layout, form, architectural detailing, and high-quality materials.*
  - c) *Use landscaping, boundary treatments and surfacing appropriate to the historic setting;*
  - d) *Ensure significant views and vistas away from, through, towards and associated with the heritage asset(s) are preserved or enhanced.*
  - e) *Consider any further defining characteristics and elements of significance as identified in relevant documents including, but not limited to, the National Heritage List for England (NHLE), Conservation Area Appraisals and Management Plans, Heritage Statements, Landscape Character Assessments, and Characterisation Studies.*
2. *Any harm to, or loss of, the significance of a designated heritage asset, including from development within its setting, will require clear and compelling justification.*
3. *Proposals that result in substantial harm to or loss of grade II listed buildings should be exceptional and proposals that result in substantial harm to or loss of grade I and II\* listed buildings, scheduled monuments, and the Bosworth Battlefield (these being assets of the highest significance) should be wholly exceptional.*

4. *For proposals that result in substantial harm to (or total loss of) the significance a designated heritage asset, planning permission will only be granted where it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or all of the following apply:*
- a) *The nature of the heritage asset prevents all reasonable uses of the site;*
  - b) *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
  - c) *Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
  - d) *The harm or loss is outweighed by the benefit of bringing the site back into use.*
5. *Proposals that result in less than substantial harm to the significance of a designated heritage asset will only be supported where it is demonstrated that the public benefits of the proposal including, where appropriate, securing its optimum viable use, will outweigh any harm identified.*

#### **Non-Designated Heritage Assets**

6. *In weighing proposals that directly or indirectly affect a non-designated heritage asset, a balanced judgement will be reached based on the significance of the asset, the scale of any harm identified, and evidence submitted in relation to the proposal.*
7. *Proposals that conserve or enhance the significance of a non-designated heritage asset will be supported. For this to be achieved, proposals should be sympathetic to and reflective of the same characteristics identified within criterion 1 of this Policy.*

#### **Heritage Assets at Risk**

8. *Proposals involving the viable new use of a heritage asset or temporary use of a heritage asset 'at risk' that conserves its significance will be supported.*
9. *Proposals involving enabling development associated with heritage assets 'at risk' will be supported where a clear justification is provided that results in the conservation of the asset and its setting.*

11.1 The historic environment of the borough is a rich and varied asset of significant cultural, social, environmental, and economic value. It contributes positively to quality of life, the distinctive local character of places and spaces, and is a tangible link to the past. The value of preserving and enhancing the historic environment will be taken into consideration in the context of sustainable development.

- 11.2 The borough's evolution from agricultural origins is reflected through particular components of the historic environment which provide tangible evidence of the development of settlements and landscapes within the borough. Assets which reflect farming, the mining of local aggregates with associated infrastructure including the Ashby Canal and railways, and the establishment of domestic and industrial hosiery and boot and shoe production are particularly important in defining the distinctive character of the borough. The Borough was also the location for an iconic event in English history as the Battle of Bosworth (1485) brought the Tudor dynasty to the throne and saw the last death of an English king in battle. Further detailed context identifying the heritage of the borough is provided within the Borough Council's Heritage Strategy.
- 11.3 Heritage assets (buildings, monuments, sites, places, areas, or landscapes) are components of the historic environment that are valued for their archaeological, architectural, artistic, and historic interest. Each heritage asset has a degree of significance because of their heritage interest. Heritage assets are categorised as designated (such as a listed building) and non-designated (such as local heritage assets identified by the local planning authority).
- 11.4 As of April 2021, the number of designated heritage assets in the borough comprised of 353 listed buildings, 22 scheduled monuments, 1 registered battlefield and 28 conservation areas. In addition to designated heritage assets there are potentially a considerable number of non-designated heritage assets of local heritage significance. The Borough Council are preparing a formal Local Heritage List working alongside stakeholders including Neighbourhood Planning Groups to identify assets as guided by adopted selection criteria. The Leicestershire and Rutland Historic Environment Record (HER) identifies a substantial number of archaeological remains and historic buildings within the Borough, many of which are non-designated. The HER should also be used to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. A list of documents and links to external records and registers identifying the heritage assets within the borough can be found in the supporting documents section.
- 11.5 The Local Plan and the Borough Council's Heritage Strategy set out a positive strategy for the conservation and enjoyment of the historic environment. Policy HE01 is a strategic policy that sets out the priorities and mechanisms for conserving, enhancing and managing the historic environment and how the aims of the Heritage Strategy can be achieved. Policy HE02 provides the decision-taking process for development proposals that affect the historic environment.
- 11.6 The Borough Council acknowledges that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. The National Planning Policy Framework defines the conservation of heritage assets as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance'. Not all heritage assets have the same degree of significance: the more important a heritage asset is, the greater the weight that should be given to its conservation.
- 11.7 To enable planning decisions to be based on a full understanding of the significance of

the heritage asset(s) affected, Policy HE01 will expect a Heritage Statement to have been undertaken and accompany proposals. The Statement should describe the significance of the affected heritage asset, the impact of the proposals on its significance, and demonstrate how any harm to significance has been avoided, minimised or mitigated against. This Statement should reflect any relevant national and local guidance and utilise relevant information from sources including but not limited to the National Heritage List for England (NHLE), Conservation Area Appraisals and Management Plans and the Leicestershire and Rutland Historic Environment Record.

- 11.8 Appropriate expertise should be used to undertake a Heritage Assessment where necessary. Detailed documentation may be required to accompany an application, for example a schedule of works for a complex proposal affecting a listed building. Where a Design and Access Statement is required for a development proposal, the Heritage Statement could form part of this. The relevant statutory historic bodies including Historic England and the National Amenity Societies will be consulted where required as part of a development proposal.
- 11.9 Any development affecting heritage assets (whether designated or non-designated) and their settings should seek to preserve their significance by causing no harm. In determining planning applications, the Borough Council will identify and assess the particular significance of a heritage asset. When assessing the impact of a proposal a judgement will be made on the degree of harm (i.e., no harm, less than substantial, substantial, or total loss), with measures sought to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal where required. Where harm to a designated heritage asset is unavoidable it shall require clear and convincing justification.
- 11.10 The setting of a heritage asset is the surroundings in which it is experienced, and it can often make an important contribution to its significance. Setting may be limited to the physical surroundings of a heritage asset, such as the functional relationship between buildings, but may also include how the significance of a heritage asset is appreciated and experienced, such as via significant views towards, or away from the asset, or whether it is tranquil or noisy. The extent of setting is not fixed, and it may change as the asset and its surroundings evolve. Proposals for development in the setting of a heritage asset should be carefully assessed to ensure that important features (including views) that make a positive contribution to the significance of the asset are preserved or seek to enhance that setting where it has been compromised.
- 11.11 Where a development proposal would result in substantial harm to (or total loss of) the significance of a designated heritage asset, Policy HE02 requires evidence that there are substantial public benefits to justify its loss or that there are no other mechanisms for supporting the retention of the asset. Where a proposal would result in less than substantial harm to the significance of a designated heritage asset it will only be supported where it is demonstrated that the public benefits arising from the proposal will outweigh any harm identified. Any mitigation measures proposed are not considered to be public benefits. A balanced judgement will be applied when weighing development proposals that affects non-designated heritage assets.

11.12 Where permission is granted, appropriate conditions and/or planning obligations may be applied by the Borough Council to ensure that heritage assets are appropriately conserved and, where possible, enhanced. The Borough Council will not permit the loss of a heritage asset and/or its setting, in part or whole, without taking all necessary steps to ensure the development will proceed.

### **Listed Buildings**

11.13 Listed buildings are heritage assets of national importance which are designated in recognition of their special architectural or historic interest. Listed buildings are graded according to their quality and interest as follows:

- Grade I: buildings of exceptional interest
- Grade II\*: particularly important buildings of more than special interest
- Grade II: buildings of special interest which warrant every effort to preserve them.

11.14 Listed buildings are offered statutory protection. They are to be enjoyed and used, like any other building, but any work, demolition or alteration affecting the special interest of the building will require listed building consent before it can be carried out. Proposals that are compatible with the significance of a listed building and which preserve or enhance its special interest will be supported.

### **Scheduled Monuments**

11.15 Scheduled monuments are nationally important archaeological sites. Scheduled Monument Consent must be obtained from the Secretary of State for Digital, Culture, Media and Sport (or subsequently titled) via Historic England before any works can be carried out to a scheduled monument. Development proposals should seek to preserve or enhance the significance of scheduled monuments and their setting.

### **Registered Battlefield**

11.16 The borough is the location of the Battle of Bosworth (1485) which brought the Tudor dynasty (Henry VII) to the throne and saw the last death of an English king in battle (Richard III). The battlefield is included within Historic England's Register of Historic Battlefields and is a designated heritage asset of national importance and of the highest significance.

11.17 The Register does not offer statutory protection but is a material consideration in the determination of planning applications. Great weight will be afforded to the conservation of the significance of the battlefield including its setting. Particular regard will be had to preserving the principal reasons for its designation, those being its historical importance, topographic integrity, archaeological potential, and technological significance.

11.18 Development proposals within or adjacent to the battlefield should seek to better reveal the significance of the area where possible. Particular regard will also be had to the potential expansion of the battlefield. Proposals which seek to enhance the educational or tourism provision associated with the Battlefield will be encouraged

where they comply with other policies in the Local Plan.

### **Conservation Areas**

11.19 Conservation Areas are designated as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Borough Council has a programme of Conservation Area Appraisals and Management Plans to identify their significance and actively manage change within these areas so that their character and appearance is preserved and enhanced. The Borough Council will look for opportunities for new development within conservation areas and their setting to enhance or better reveal their significance.

11.20 Not all elements of a conservation area will necessarily contribute to its significance. The loss of a building or other element which makes a positive contribution to the significance of a conservation area will be treated as either substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the element affected and its contribution to the conservation area as a whole.

### **Local Heritage Assets**

11.21 Local heritage assets are valued elements of the historic environment that merit protection due to their contribution to local character and distinctiveness. Although these are non-designated heritage assets, the impact upon their local heritage significance is a material planning consideration and every effort should be made to conserve their significance.

11.22 Local heritage assets within the borough will primarily be identified on a Local Heritage List but can also be identified through the local and neighbourhood-plan making processes, within conservation area appraisals and reviews and as part of the decision-making process on planning applications. Identification will be guided by an assessment against adopted selection criteria with the significance of each asset clearly articulated.

### **Heritage assets ‘at risk’**

11.23 The Heritage at Risk programme seeks to protect and manage the environment by reducing the number of historic places and sites at risk of being harmed or lost as a result of neglect, decay, or inappropriate development. Historic England update the Heritage at Risk Register annually. The borough currently has six heritage assets on the 2020 Heritage at Risk Register, including one grade II\* Listed Building, two places of worship and three Conservation Areas. The Borough Council are also planning to develop a local At-Risk Register.

11.24 The Borough Council will continue to work collaboratively with partners, property owners and developers to agree solutions for assets ‘at-risk.’ This will include seeking to maximise funding opportunities, but where sufficient funding is not available, innovative and sustainable proposals or change of use may be supported to secure the asset’s conservation and viability, provided that it would be appropriate to and does not adversely impact on its significance. This could include proposals which promote tourism, economic benefits, and public accessibility.

11.25 The Borough Council will, if required, use its statutory powers to ensure heritage assets at risk are appropriately maintained and repaired. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset will not be taken into account in any planning decision.

11.26 Where securing the conservation of a heritage asset conflicts with other planning policy, the Borough Council will assess whether the benefits of a development proposal for enabling development to secure the future of the asset will outweigh the disbenefits from departing from those policies. Such proposals will be considered in accordance with Historic England guidance on Enabling Development and Heritage Assets.

#### **What evidence has informed the policy?**

Hinckley & Bosworth Borough Council Heritage Strategy 2018-2023 (including Background and Action Plan);

Hinckley & Bosworth Borough Council: Conservation Area Appraisals and Management Plans;

Hinckley & Bosworth Borough Council: Heritage Statements guidance;

Hinckley & Bosworth Borough Council: Battlefield Conservation Management Plan 2013;

Hinckley & Bosworth Borough Council: Adopted selection criteria for local heritage assets;

Historic England: National Heritage List for England (includes entries for all Listed Buildings, Scheduled Monuments and Registered Battlefields within the borough);

Historic England: Heritage At Risk Register 2020;

Historic England: Historic England Advice Note 12: Statements of Heritage Significance 2019;

Historic England: Historic Environment Good Practice in Planning 4: Enabling Development and Heritage Assets 2020;

Historic England: General advice and guidance through a range of publications;

Leicestershire County Council: Leicestershire and Rutland Historic Environment Record; and

MHCLG: Planning Practice Guidance (Historic Environment);

#### **Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

4 - Tourism

6 - Natural Environment

8 - Achieving Good Design

9 - Built Environment and Townscape

10 - Positive Planning

13 - Town and Village Centres



**How will the policy be implemented?**

Through decisions on planning applications.

**How will the policy be monitored?**

The extent to which any planning permission has been granted contrary to HE02 limb 1-5, alongside reasoning for such decision(s).

**HE03 Preserving the Borough's Archaeology**

***Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants are required to submit an appropriate desk-based assessment with their application and, where applicable, the results of a field evaluation detailing the significance of any affected asset.***

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

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

11.27 The Borough's archaeological heritage is a valuable educational and community resource for understanding our past but are often fragile and vulnerable to damage. Archaeological remains above and below ground are important surviving evidence of the Borough's past, and once removed are lost forever.

11.28 When assessing the development potential of a site, developers should, in all cases, assess whether a site is known to or is likely to contain archaeological remains. Where there is good reason to believe there are remains of archaeological importance on a site, the Borough Council will consider directing applicants to supply further details, including the results of an archaeological desk-based assessment and field evaluation.

11.29 Where archaeological remains are found, the Borough Council will seek to resist development which adversely affects the process of preserving remains on site. Where this is not possible, mitigation may include excavation, analysis of remains, and public dissemination of results which will be inspected by an archaeological organisation approved by The Leicestershire County Council's Archaeological Team and the Borough Council before any works start. If granted permission, the loss through development of any archaeological remains will need to be recorded with the Historic Environment Record, and any archives with a local museum or other public depository.

11.30 A list of approved archaeological organisations is available from the Leicestershire County Council Archaeological Team or Historic England.

**What evidence has informed the policy?**

Hinckley & Bosworth Borough Council Heritage Strategy 2018-2023 (including Background and Action Plan);

Historic England: General advice and guidance through a range of publications.

**Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

4 - Tourism

6 - Natural Environment

8 - Achieving Good Design

9 - Built Environment and Townscape

10 - Positive Planning

13 - Town and Village Centres

**How will the policy be implemented?**

Through the procedure followed when planning proposals include or have potential to include heritage assets with archaeological interest.

**How will the policy be monitored?**

The extent to which heritage assets with archaeological interest are identified and subsequently preserved as a result of this policy.

**Question 25: Do you have any comments on the approach to Heritage and Conservation?**

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## 12 Natural Environment

### NAT01 Green Infrastructure

***Development proposals will be supported which contribute to the growth and enhancement of the Borough's multi-functional green infrastructure network in line with the following requirements:***

- a) On-site green infrastructure requirements should be planned and designed from the outset as a network of multifunctional spaces which identify and respond to the sites local context. Proposals for green infrastructure will be expected to be designed in accordance with the 'Building with Nature' standards and be informed by the priority opportunities identified in the latest Borough Council Green Infrastructure Strategy.***
- b) The scheme identifies important local character features as a starting point for the green infrastructure proposals and incorporates them into the scheme to reference, reflect and enhance the local environment.***
- c) Proposals should ensure that green infrastructure is resilient to climate change; minimises the scheme's environmental impact with respect to air, soil, light, noise, and water; and enhances the quality of air, soil and water.***
- d) Development shall contribute to the green network through the integration of multi-functional green infrastructure into masterplans, or where it can be demonstrated to be more appropriate, through delivery of enhancements or expansion of the green network through off-site delivery, in accordance with the latest Borough Council Green Infrastructure Strategy. Proposals should take account of the existing on-and off-site green infrastructure assets and developments should demonstrate how the design and layout has been informed by and developed in response to these assets.***
- e) Developers must consider the long-term management and maintenance of green infrastructure and should demonstrate how these considerations have informed site proposals. Details of maintenance requirements and arrangements must be set out, including who is responsible for these requirements. Funding arrangements for delivery of the long-term maintenance requirements should be demonstrated to the local authority before construction starts, including measures to secure biodiversity through all phases and stages of the development.***

12.1 Green infrastructure is the network of natural and semi-natural spaces and corridors within an area. This can include open spaces, such as parks but also allotments woodlands, fields, hedges, water courses, footpaths and cycle routes. It is multi-functional and can deliver numerous benefits to people as well as to biodiversity and the wider landscape.

12.2 The NPPF (2019) provides strong support for enhancing green infrastructure due to

the wide range of benefits it provides. The Borough Council has a duty to act on climate change, generate employment, maintain healthy functioning ecosystems, maximise physical and mental health and protect and promote cultural and heritage assets. Green infrastructure helps to achieve all of these objectives. The NPPF (paragraph 20) sets out that strategic policies should set out an overall strategy for the pattern, scale and quality of development and sufficient provision of green Infrastructure should be made. The NPPG adds that *‘strategic policies can identify the location of existing and proposed green infrastructure networks and set out appropriate policies for their protection and enhancement’*. It continues to state that green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals and will require sustainable management and maintenance if it is to provide benefits and services in the long term.

12.3 There are a number of overarching issues which underline the need for a robust green infrastructure network within Hinckley & Bosworth. This includes the Climate Emergency declared by the Borough Council and that the green infrastructure network can play a pivotal role in both mitigating against climate change and boosting resilience to its impacts. Additional growth within the Borough and socio-demographic changes will also place additional pressures on the green infrastructure network.

12.4 The Green Infrastructure Strategy (2020)<sup>47</sup> identifies three green infrastructure (GI) zones:

- Southern GI Zone: high population density in the south with some concentrations of poor health and of young and old demographics, resulting in higher GI needs and vulnerability to pressures such as climate change;
- Western GI Zone: a green and open landscape character with scattered settlements to the west, with a wealth of cultural and tourist assets but relatively low biodiversity value; and
- North-Eastern GI Zone: the distinctive combination of the National Forest and Charnwood Forest fringe and strategic infrastructure to the northeast, resulting in both high biodiversity value and high pollution pressures.

12.5 Figure 5.1 of the Green Infrastructure Strategy shows the three green infrastructure zones along with the distribution of the Borough’s multi-functional green infrastructure assets.

12.6 The Green Infrastructure Strategy identifies 10 priority opportunities, and these are illustrated in Figure 1.1 of the document. These can be used as a starting point in master planning and negotiations with developers as a way of directing developer contributions and the Strategy provides further detail on how these green infrastructure gains can be achieved. A number of these priority opportunities can be provided on-site as part of new development, and this will vary depending on the nature and type of development proposed. The opportunities set out below can be ‘designed in’ at the early stages of a proposal as on-site green infrastructure gains:

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<sup>47</sup> [Green Infrastructure Strategy | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/green-infrastructure-strategy)

### **On-Site Green Infrastructure Gains**

- Managing Spaces for biodiversity
- Making space for play
- Private gardens as 'stepping stone' habitats
- Enhancing the southern green wedge

12.7 Depending, on the location of new development, it may be appropriate for development to contribute to off-site green infrastructure enhancements which will help boost the integrity of the overall network. This will also aid the achievement of biodiversity net-gain. The following opportunity areas have been identified as off-site green infrastructure gains:

### **Off-Site Green Infrastructure Gains**

- Re-wilding road verges
- Expanding woodland cover Wayfinding strategy for mixed ability walkers
- A 'northern gateway' for Hinckley
- Greenways through Hinckley
- A more resilient Burbage Common and Woods
- The Battlefield Trail

#### **What evidence has informed the policy?**

The policy seeks to achieve green infrastructure gains in accordance with the NPPF and NPPG. Green Infrastructure has been woven into the Local Plan so that it is not treated in silo.

Hinckley & Bosworth Green Infrastructure Strategy (2020)

NERC Building With Nature Standards

#### **Which spatial objectives will the policy help deliver?**

- 1 – Healthy Communities and Places
- 2 – Safe and Inclusive Communities
- 4 – Tourism
- 6 – Natural Environment
- 7 – Climate Change
- 8 – Achieving Good Design

#### **How will the policy be implemented?**

Through the procedure followed when planning proposals include or have potential to

include green infrastructure gains.

**How will the policy be monitored?**

Through the Authority Monitoring Report

**NAT02 Green Wedges**

***The Hinckley/Barwell/Earl Shilton/Burbage Green Wedge and Rothley Brook Meadows Green Wedge provide the following function:***

- 1) Preventing the merging of settlements;***
- 2) Guiding Development Form;***
- 3) Providing a green lung into urban areas; and***
- 4) A recreational resource.***

***Within the green wedges uses will be encouraged that provide appropriate recreational facilities within easy reach of urban residents and promote the positive management of land to ensure that the green wedges remain or are enhanced as an attractive contribution to the quality of life of nearby urban residents. The following land uses will be acceptable in the Green Wedge, provided the operational development associated with such uses does not damage the function of the Green Wedge:***

- a. Agriculture, including horticulture not accompanied by retail development;***
- b. Recreation, including allotments and community gardens***
- c. Forestry, including community woodlands and orchards***
- d. Footpaths, bridleways and cycleways***
- e. Burial grounds***
- f. Use for nature conservation, and***
- g. Environmental Education Centre***

***Any land use or associated development in the Green Wedge should:***

- a. Retain the function of the Green Wedge***
- b. Retain and create green networks between the countryside and open spaces within the urban areas***
- c. Retain and enhance public access to the Green Wedge, especially for recreation***

***d. Retain the visual appearance of the area***

***e. In the case of Rothley Brook Meadow, retain and enhance function as a floodplain and infiltration basin***

12.8 Areas of green wedge primarily seek to guide the development form of urban areas. The presence of a green wedge helps to maintain settlement identity whilst providing green infrastructure links between settlements as a 'green lung' and recreational resource.

12.9 The National Planning Policy Framework states that 'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development'. The NPPF also highlights that plans should 'enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure' (paragraph 91). The purpose of Green Wedges is not to restrict the growth of an urban area but to ensure that, as urban development extends, open land is incorporated within it. It is a multi-functional designation which provides the following uses:

- Recreational opportunities for the local and wider community;
- Performs an agricultural role;
- Haven for flora and fauna; and
- Provides links into the countryside from the urban areas providing connectivity

12.10 There are two green wedges within the Borough which will be identified on the Policies Map, these are:

- Hinckley/Barwell/Earl Shilton Burbage Green Wedge; and
- Rothley Brook Meadow Green Wedge

12.11 The Green Wedge between Hinckley, Barwell, Burbage and Earl Shilton (or the 'southern green wedge') protects the separation of the four settlements helping to protect their individual identities and provide easy access from the urban areas into green spaces contributing to the quality of life for these residents. A small section of the Green Wedge falls within Blaby District. The Green Infrastructure Strategy (2020) identifies that the southern green wedge could benefit from enhancement in regard to its function of providing a 'green lung' to the local community through encouraging and facilitating the use of land for allotments/community gardens, community woodlands and orchards and an environmental education centre for children.

12.12 The Rothley Brook Meadow Green Wedge is adjacent to Groby and Ratby and extends beyond the Borough boundary into the administrative areas of Charnwood

Borough Council, Blaby District Council and Leicester City Council. Work has been undertaken within sections of the green wedge to improve its recreational and biodiversity functions; however there are still opportunities for further enhancement to increase its amenity as well as its ecological and functional flood plain value.

12.13 The Hinckley/Barwell/Earl Shilton Burbage Green Wedge Review (2020)<sup>48</sup> and the Rothley Brook Meadow Green Wedge Review (2020) undertook a full assessment of the green wedges and evaluated whether boundary amendments were required within the Local Plan. In relation to Hinckley/Barwell/Earl Shilton Burbage Green Wedge to reflect planning application decisions the following areas have been removed: Dorothy Goodman Upper School, Barwell Lane and Land at Crabtree Farm, Barwell. In regard to Rothley Brook Meadow Green Wedge the boundary has been amended on Ratby Road to reflect a recent planning decision. The green wedge reviews demonstrated that both green wedges have multi-functional roles which are well used by the communities they abut.

#### **What evidence has informed the policy?**

Hinckley/Barwell/Earl Shilton/Burbage Green Wedge Review (2020)

Rothley Brook Meadow Green Wedge Review (2020)

Hinckley & Bosworth Green Infrastructure Strategy (2020)

#### **Which spatial objectives will the policy help deliver?**

1 – Healthy Communities and Places

4 – Tourism

6 – Natural Environment

7 – Climate Change

8 – Achieving Good Design

#### **How will the policy be implemented?**

Through decisions on planning applications.

#### **How will the policy be monitored?**

Through the Authority Monitoring Report

### **Question 26: Do you support the approach to green wedges set out in the policy?**

#### **NAT03 Trees, Hedgerows, Woodlands and Development**

***Planning permission will not normally be permitted where the proposal adversely affects trees, woodlands and hedgerows which are:***

<sup>48</sup> [Overview | Green Wedges | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](#)



- a. Protected by a Tree Preservation Order (TPO);**
- b. Ancient woodlands including individual ancient and veteran trees and those defined in Natural England's inventory of ancient woodlands; or**
- c. Within a site of nature conservation importance which has Statutory Protection**

***Development proposals will be supported which provide tree planting on-site, particularly on street frontages and retain existing trees, woodland and hedgerows where appropriate. Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site where appropriate.***

***On development sites of 0.5 hectares or more a tree canopy cover of 20% of the site area will be sought. This will principally be achieved through retention and planting of trees, but where it can be demonstrated that this is impractical the use of other green infrastructure (e.g. green roofs and walls) can be used to deliver equivalent benefit.***

***Appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/ or hedgerows.***

12.14 Trees not only provide a habitat for wildlife they also aid long-term carbon capture, provide Flood alleviation, improve water quality, provide cultural heritage and improve mental and physical health which all contribute to the Borough Council's vision.

12.15 Tree canopy cover across the Borough is estimated to be around 12% based upon 1000 i-tree sample points. The average for England and Wales is 13.5% and falls short of the national target of reaching 17% tree cover by 2050. The woodland which does exist is concentrated in the north east, within the area occupied by the National Forest project and on the borders with Charnwood.

12.16 The Green Infrastructure Strategy (2020) highlights that given the sparse tree cover within Hinckley & Bosworth outside of the National Forest territory, there is a need to explore opportunities for woodland creation in the Western GI Zone and Southern GI Zone (Figure 5.1 in the Green Infrastructure Strategy 2020). New development is a key source of funding for new woodland creation, and a key focus for the future will be on using any resources to improve connectivity to join up blocks of woodland in order to connect habitats and boost resilience.

12.17 The promotion of increasing tree canopy cover in development is taken from the Green Infrastructure Strategy (2020). Tree canopy cover can be defined as the area of leaves, branches, and stems of trees covering the ground when viewed from above. A significant proportion of new trees can be integrated within existing land uses, for example, planting more trees in field corners or in residential gardens and tree planting should be an important part of landscaping schemes. To assist in meeting this requirement applicants should refer to the Woodland Trust (2019) 'Residential developments and trees: a guide for planners and developers'.

12.18 The Borough Council has seen through recent new residential developments that there

is a lack of species diversity in hedgerow planting which is leading to sterile environments. Applicants should demonstrate in their landscape proposals that there is greater distinction between ornamental hedges and native mix hedges. Contributions towards replacement trees in existing denuded farms hedgerows would be welcomed to help revive the rural landscape.

#### **What evidence has informed the policy?**

Space for Wildlife: Leicester, Leicestershire & Rutland Biodiversity Action Plan 2016-2026 (2016)

Hinckley & Bosworth Green Infrastructure Strategy (2020)

Emergency Tree Plan for the UK How to increase tree cover and address the nature and climate emergency (2020)

#### **Which spatial objectives will the policy help deliver?**

1 – Healthy Communities and Places

6 – Natural Environment

7 – Climate Change

8 – Achieving Good Design

#### **How will the policy be implemented?**

Through decisions on planning applications.

#### **How will the policy be monitored?**

Through the Authority Monitoring Report

### **NAT04 National Forest**

***To support the implementation of the National Forest to the north-east of the borough, proposals that contribute to the delivery of the National Forest Strategy and the 25-year Vision for the National Forest will be supported provided that:***

- a) The siting and scale of the proposed development is appropriately related to its setting within the Forest; and***
- b) The development respects the character and appearance of the wider countryside; and***
- c) The development does not adversely affect the existing facilities and working landscape of either the Forest or the wider countryside.***

***Within the National Forest new developments will be required to reflect the Forest setting through their design, character and sustainability. This will be achieved by integrating green infrastructure into the development, making connections with on-***

***site or adjacent woodland and other habitats, showcasing timber in building design and incorporating renewable energy, especially wood fuel heating systems. Further details on how this can be achieved are set out in the National Forest Company's Design Charter.***

***Landscaping will generally involve woodland planting but can also include creation and management of other appropriate habitats, open space provision and the provision of new recreational facilities. The appropriate mix of landscaping features will depend upon the setting and the opportunities that the site presents.***

***Developments shall provide on-site or nearby landscaping that meets the National Forest development planting guidelines. Habitat connectivity should be integrated into proposals to encourage connectivity of habitats across the wider countryside through the planting of standard trees, creation of hedgerows and other linear features.***

***In exceptional circumstances, where planting and landscaping cannot be accommodated on or nearby the development site due to lack of land, a commuted sum will be negotiated. This will be towards the cost of purchasing land for planting, creating new woodland, providing public access to it and maintaining the site for at least 5 years. Commuted sums will normally be paid to the local authority, who in partnership with the National Forest Company will decide how they should be utilised.***

***Best practice guidance on the creation and future management of Forest-related planting and landscaping schemes should be followed, as set out in the National Forest Company Guide for Developers and Planners.***

12.19 The National Forest is a key component of the green infrastructure network not just within the Borough boundary but across 200 square miles of central England. The Framework recognises the importance of the National Forest and highlights that it offers 'valuable opportunities for improving the environment around towns and cities, by upgrading the landscape and providing for recreation and wildlife' (paragraph 142).

12.20 In Hinckley & Bosworth, the National Forest covers a small proportion of the north-eastern corner of the Borough and encompasses the Key Rural Centres of Markfield, Bagworth, Thornton, and parts of Groby and Ratby.

12.21 The National Forest is transforming the landscape and the afforestation of north-east of the Borough has turned a post-industrial landscape into a valuable asset which acts as a 'carbon sink'. The National Forest is making an important contribution in reducing atmospheric carbon dioxide, creating a major resource for tourism, recreation and education, providing a productive alternative use for farmland and enabling farm diversification and stimulating the economy and creating jobs.

12.22 The creation of the National Forest is overseen by The National Forest Company which is responsible for the production, implementation and monitoring of the National Forest Strategy. One of the main ways of increasing woodland cover across the National Forest has been to include tree planting as part of new developments, both on - and off-site the National Forest Strategy (2014-24) promotes planting guidelines

relating to all forms of development in the National Forest. As such, planning and development has a key role to play in the continued creation of the National Forest. The National Forest Guide for Developers and Planners is a key document which should be utilised early in the development process to ensure that proposals are design led, sustainable and reflect the local character of the sites location within the National Forest.

12.23 The National Forest Company have recently published 'Our 25-year vision for the National Forest; a green print for the nation', this document sets out nine key actions which together aim to deliver mitigation and adaptation to climate change and a model for sustainable living.

**What evidence has informed the policy?**

National Forest Strategy (2014-2024)

The National Forest: Our 25 year vision for the National Forest: A green print for the nation (2019)

Hinckley & Bosworth Green Infrastructure Strategy (2020)

**Which spatial objectives will the policy help deliver?**

1 – Healthy Communities and Places

4 – Tourism

6 – Natural Environment

7 – Climate Change

8 – Achieving Good Design

**How will the policy be implemented?**

Through decisions on planning applications.

**How will the policy be monitored?**

Through the Authority Monitoring Report

**NAT05 Charnwood Forest**

***Within Charnwood Forest, proposals will be supported that:***

- a. Maintain the traditional working landscape of the forest, particularly that which involves rural diversification and sustainable tourism, including green tourism initiatives***
- b. Provide new recreation facilities around the fringes of the area***
- c. Enhance the biodiversity of Charnwood Forest***
- d. Provide access to and from the rural areas into and within the regional park by***

***non-vehicular means, provided that they:***

- 1) Retain local character and complement the local landscape***
- 2) Enhance open spaces, including the treatment of built edges***
- 3) Enhance woodland and habitat provision and connectivity***
- 4) Manage and enhance the cultural heritage of the area***

***Any new development within Charnwood Forest will be expected to respect the character and appearance of area in terms of design and materials used as outlined in the Borough Council's Landscape Character Assessment.***

12.24 Charnwood Forest is a key asset in regard to green infrastructure within the Borough and beyond in neighbouring Charnwood Borough and North-West Leicestershire District. The Charnwood Forest Regional Park is described as England's 'unexpected uplands' and was established in 2012 to co-ordinate the protection and management of landscape. There are a wide range of stakeholders from local communities, businesses and landowners together with representatives of heritage groups, local authorities, arts groups, charities and government bodies. The partnership has been successful in securing Heritage Lottery funding for a Landscape Partnership Scheme; this scheme will help to protect, manage and celebrate the heritage of Charnwood Forest. The Borough Council is an active member in the Partnership Scheme and will work alongside the Group to ensure the vision and aspirations of the Charnwood Forest Regional Park are met.

12.25 Charnwood Forest is a distinctive area with special qualities in terms of its landscape character, bio/geodiversity, historical importance as well as a recreational resource. The western part of Charnwood Forest also overlaps with the National Forest Boundary. It contains an extensive area of semi- natural woodland and other tree habitats in the north-east of the borough. Oak woods are the most common characteristic and can be found in old woodlands, whilst Alder woods can be found along streams within small areas of wet woodland. Large mature specimens are also common throughout the area, as too is willow dominated scrub around open water and quarries.

12.26 Charnwood Forest has been identified by the Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP) 2016-2026 as one of the more successful and stable biodiversity assets in the wider region. However the study also notes that habitat at Charnwood Forest had diminished significantly over the last 60 years, highlighting the need to improve the biodiversity network within the area.

12.27 The Borough Council's Landscape Character Assessment separates the Charnwood Forest Area into two character areas, Charnwood Forest Character Area and Charnwood Fringe Character Area. This is so they align closely to the underlying geological pattern and delineates between the Charnwood Forest Character Area having a more industrial/urban influence compared to the Charnwood Fringe area

which has a more rural character. The sensitivities and landscape strategies set out in the Landscape Character Assessment should inform development proposals from an early stage.

**What evidence has informed the policy?**

Charnwood Forest Landscape Partnership Scheme

Hinckley & Bosworth Green Infrastructure Strategy (2020)

Hinckley & Bosworth Landscape Character Assessment (2017)

**Which spatial objectives will the policy help deliver?**

1 – Healthy Communities and Places 4 – Tourism

6 – Natural Environment

7 – Climate Change

8 – Achieving Good Design

**How will the policy be implemented?**

Through decisions on planning applications.

**How will the policy be monitored?**

Through the Authority Monitoring Report

**NAT06 Local Green Space**

***Local Green Spaces will be allocated on the Policies Map and in neighbourhood plans, further local green spaces may be identified through the neighbourhood plan process.***

***Within a designated Local Green Space development will not be permitted other than development which supports the use of the Local Green Space or where very special circumstances can be demonstrated and which outweigh the harm to the Local Green Space.***

12.28 Local green space designation provides special protection for green areas with particular importance for local communities. In accordance with national policy this designation is not appropriate for most areas of open space or green areas within the borough. In order to be designated, an open space must meet a strict set of criteria and should be capable of enduring beyond the end of the plan period.

12.29 The identification of Local Green Spaces within the Borough has been undertaken through the neighbourhood plan process. There are a number of Neighbourhood Plans that have been 'made' within the Borough which have designated Local Green Space sites. These sites can be identified in the respective neighbourhood plans and on the

Policies Map once published. It is expected that further sites will be designated through the neighbourhood plan process in the future. The Borough Council will provide guidance to neighbourhood plan groups in regard to the identification of local green space and to ensure they meet the criteria set out in the Framework.

12.30 This policy recognises the importance of local green spaces to the local community by enabling their long-term protection. To show there are 'very special circumstances' the applicant will need to demonstrate that the potential harm to the Local Green Space in question, including the reasons for its designation and any other harm resulting from the proposal, is clearly outweighed by other considerations.

#### **What evidence has informed the policy?**

The NPPF and NPPG

Neighbourhood Plans within the Borough of Hinckley and Bosworth

#### **Which spatial objectives will the policy help deliver?**

1 – Healthy Communities and Places

6 – Natural Environment

7 – Climate Change

8 – Achieving Good Design

#### **How will the policy be implemented?**

Through decisions on planning applications.

#### **How will the policy be monitored?**

Through the Authority Monitoring Report

### **NAT07 Protecting Biodiversity**

#### **Internationally and Nationally Designated Sites**

***International and Nationally Designated Sites will be safeguarded. Development which is likely to have any adverse impact on the notified features of a nationally designated site will not normally be permitted. In exceptional circumstances, a proposal may be found acceptable where it can be demonstrated that:***

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

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

#### **Irreplaceable Habitats**

***Proposals which are likely to result in the loss or deterioration of an irreplaceable habitat (such as ancient woodland and ancient or veteran trees) would only be acceptable where:***

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

#### **Locally Important Sites**

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

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

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

12.31 National policy seeks to protect and enhance sites of biodiversity and geological conservation interest and requires local plans to distinguish between the hierarchy of international, national and locally designated sites and the protection afforded to them.

12.32 Developers should take into account separate legislation, Acts, regulations, planning guidance and any subsequent replacement Supplementary Planning Documents and laws preventing interference with protected species. They should also be aware of the need to undertake relevant assessments, studies and surveys as required prior to the submission of a planning application. All proposals should consider protection and enhancement of biodiversity from the outset and seek to protect features such as trees, hedgerows, ponds and woodland.



12.33 Where there is a reason to suspect the presence of protected species, development proposals should be accompanied by a protected species survey undertaken by a suitably qualified ecologist and submitted with the application. The survey should include an appraisal of the likelihood and level of presence of the protected species.

### **Sites of International and National Importance**

12.34 The north-western tip of the borough, north of Twycross, stands within the catchment area of the River Mease Special Area of Conservation (SAC). This is an internationally important site protected under the 'Habitats Directive' which seeks to protect the most valuable and threatened habitats and species as identified by the Directive. Any developments which are likely to have significant effects on this SAC will be required to prepare an appropriate assessment to identify the implications for the site in respect of the site's conservation objectives. Development may only be permitted in exceptional circumstances where the proposal conforms to the requirements of the Habitats Regulations.

12.35 Sites of Special Scientific Interest (SSSI) are afforded protection at the national level under the Wildlife and Countryside Act (1981) due to the significance of the wildlife and geological features within them. A SSSI can include a range of habitats and features of ecological interest ranging from marshy grasslands, woodland and natural water features to species rich in flora and fauna.

12.36 Geological SSSI represent the best sites of geological interest, chosen for their past, current and future contributions to the science of geology and include amongst others, quarries, cuttings, and active landforms.

12.37 Hinckley & Bosworth has seven SSSI of both biodiversity and geological value:

- a) Ashby Canal;
- b) Botcheston Bog;
- c) Burbage Wood and Aston Firs;
- d) Cliffe Hill Quarry;
- e) Groby Pool and Wood;
- f) Kendall's Meadow; and
- g) Sheepy Fields.

12.38 Development which is likely to result in adverse impacts upon a SSSI will not normally be permitted. Planning permission will only be considered in exceptional circumstances where the benefits of the development clearly outweigh the impacts that it is likely to have on the features of the site and the SSSI network throughout the borough and beyond. The applicant will also be required to demonstrate that all possible alternative sites have been considered and all measures required to mitigate the impact of the development have been incorporated into the scheme.

## **Sites of Local Importance**

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

### **What evidence has informed the policy?**

Hinckley & Bosworth Phase 1 Habitat Survey (20200

NPPF and NPPG

### **Which spatial objectives will the policy help deliver?**

1 – Healthy Communities and Places

6 – Natural Environment

7 – Climate Change

8 – Achieving Good Design

### **How will the policy be implemented?**

Through decisions on planning applications.

### **How will the policy be monitored?**

Through the Authority Monitoring Report

## **NAT08 Enhancing Biodiversity and habitat connectivity**

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

***All development should provide a net gain in biodiversity where possible. As a minimum, there should be no net loss of biodiversity. All proposals should be supported by evidence to demonstrate a biodiversity net gain using the recognised biodiversity accounting metric.***

***Major developments in particular must include measures to deliver biodiversity gains through opportunities to:***

- a) restore and enhance existing features on site***
- b) create additional habitats and ecological networks***
- c) The linking of existing habitats to create links between ecological networks and where possible, with adjoining features.***

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

***The retention and enhancement of linear features which enables strong connectivity of biodiversity as part of an integrated habitat network will be supported; this includes networks of hedgerows and ditches; enhanced habitats along the River Sence and Ashby Canal; roadside verges; and (cumulatively) private gardens.***

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

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

12.43 The 2019 'State of Nature Report' indicates that biodiversity across the UK is continuing to decline and as such change is required in relation to how we manage land. In Hinckley & Bosworth to repair and improve the biodiversity network and habitat connectivity it will require protecting and creating further non-designated sites. In response to this and in recognition of the importance and value of biodiversity in the borough, the local planning authority will first and foremost seek to avoid harm or loss to biodiversity. If harm cannot be avoided or fully mitigated, compensatory measures will be sought as a last resort to off-set the impacts of the development.

12.44 The Borough Council's Phase 1 Habitat Survey (2020) found that habitats of conservation value are generally more abundant in the east and north, within deciduous and ancient woodlands while intensively farmed land across much of the centre and west offers relatively limited area and diversity of such habitats. The current network of habitats is characterised by fragmentation and there is a need to expand and re-connect existing areas and restore habitats where they have been destroyed. In seeking to contribute toward environmental gain, the connection or reconnection of habitats or the provision of compensatory measures, proposals should seek to contribute towards the objectives for priority habitats and species identified in the UK and Leicester, Leicestershire and Rutland Biodiversity Action Plans (BAP) and delivery of the Green Infrastructure Strategy. The following eight habitat types were identified within the Borough as 'priority habitats' by the Leicester, Leicestershire and Rutland Biodiversity Action Plan (2016):

- Coastal and floodplain grazing marsh
- Deciduous woodland
- Good quality semi-improved grassland
- Lowland dry acid grassland
- Lowland fens
- Lowland heathland
- Lowland meadows and traditional orchard

12.45 The Biodiversity Assessment provides a baseline assessment of biodiversity and sites of nature conservation interest in the borough. The assessment identifies key sites which should be protected, areas which would benefit from habitat creation and those which would benefit from 'green corridors'.

12.46 The Borough Council's Green Infrastructure Strategy (2020) highlighted that habitat connectivity was a key challenge for biodiversity in Hinckley & Bosworth. In response to this and linked to the challenge of the climate crisis it is important that habitats do not become isolated as species find themselves less able to respond to natural fluctuations and can face heightened risk of decline and extinction. Waterways such as Ashby Canal and the River Sence provide a degree of connectivity between the Borough's locally designated sites however their impact is limited. This is due to the sizeable agricultural area of the Borough which has limited value for wildlife, therefore linear features which create strong connecting links across the biodiversity network will be supported by the Borough Council. The emerging work on an Ecological Network and Permeability Mapping across Leicestershire will provide a better understanding of which opportunities to prioritise to strengthen network connections and identify permeability of various habitats.

12.47 Compensatory measures refer to all measures designed to help offset the adverse effects that cannot be further reduced by mitigation measures. Compensation for residual harm is considered the last step and comes after consideration of how harm

can be avoided in the first place and then if that is not possible, how harm can be minimised through mitigation. Compensatory measures (also known as biodiversity offsetting) will normally involve off-site measures to balance losses within the development site or to offset residual effects on affected wildlife sites. Compensatory measures should be of equal or greater size or quality than the area lost as a result of the development. In addition newly created habitats should be in place in time to provide fully the ecological functions that they are intended to compensate for.

12.48 Where compensation is required, regard will be had for the risks associated with the difficulty of success and the time-lag between any loss of biodiversity, and the achievement of the requisite habitat quality or other feature in determining the level of compensation required. To ensure the successful delivery and conservation in perpetuity, management arrangements will also need to be considered. To assist in undertaking appropriate compensatory measures, the Borough Council will require the developer to use prevailing guidance by respective designating bodies.

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

#### **What evidence has informed the policy?**

Hinckley & Bosworth Phase 1 Habitat Survey (2020)

NPPF and NPPG

#### **Which spatial objectives will the policy help deliver?**

1 – Healthy Communities and Places

6 – Natural Environment

7 – Climate Change

8 – Achieving Good Design

#### **How will the policy be implemented?**

Through decisions on planning applications.

#### **How will the policy be monitored?**

Through the Authority Monitoring Report

**Question 27: Do you agree with the ‘major developments’ threshold set out in the biodiversity policy or should a different threshold be applied for the additional biodiversity gains measures?**

## **NAT09 Development in the Countryside and Settlement Separation**

***Development in the countryside will be considered sustainable where:***

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or***
- b) The proposal involves the change of use, re-use or extension of existing buildings (including house extensions) which lead to the enhancement of the immediate setting; or***
- c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or***
- d) It relates to the provision of stand-alone renewable energy developments in line with CC04; or***
- e) It is for agricultural or forestry purposes; or***
- f) The proposal is within the National Forest and relates to tourism, leisure or the woodland economy***
- g) It relates to the provision of residential development in accordance with policy HO08***

***and:***

- I. It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside in line with NAT10; and***
- II. It does not undermine the physical and perceived separation and open character between settlements; and***
- III. It does not create or exacerbate ribbon development;***
- IV. If within a Green Wedge, it protects its role and function in line with NAT02; and***
- V. If within the National Forest, it contributes to the delivery of NAT04, the National Forest Strategy and the National Forest 25 Year Vision***

12.50 National policy recognises that planning policies and decisions should contribute to and enhance the natural and local environment including recognising the character and beauty of the countryside. This includes both designated landscapes and the wider countryside as a whole.

12.51 Given the borough's predominantly rural nature, the countryside in Hinckley & Bosworth is hugely important to the character and identity of the area. All efforts will be made to protect the intrinsic value, beauty and open character of the countryside. Therefore beyond the defined settlement boundaries development will be restricted to proposals which fulfil the criteria of this policy, with the exception of the Green Wedge.

Proposals within the Green Wedge would be required to demonstrate how they conform to Policy NAT02 Green Wedges.

- 12.52 This policy reinforces the value of maintaining the physical and perceived separation between settlements across the entire borough, this is in recognition of the importance placed by communities on their individual, separate settlement identities across the borough, as evidenced through the Areas of Separation Review (March 2012). In addition, this approach ensures parity for all and consistency in application and decision making and ensures that communities retain their sense of place and identity through the prevention of settlement coalescence. It is recognised that some development is necessary to support rural communities and the local economy. The policy sets out a small number of exceptions to the overall approach but these must also fulfil criteria (i) – (v) of this policy.
- 12.53 Proposals for outdoor sport and recreation will generally only be supported in countryside locations where it is demonstrated it is not possible to accommodate the scheme within or adjacent to settlement boundaries. Proposals for intensive sports facilities often have high levels of traffic, noise and light pollution associated with them, which can result in a detrimental impact on the character and appearance of the landscape and these should be avoided in rural locations and intrinsically dark landscapes.
- 12.54 The re-use of disused buildings in the countryside can afford a number of benefits, including supporting the vitality of rural communities, minimising the need for new built development and retaining historic features which reflect the local vernacular. Any proposal which relates to the re-use of redundant buildings in the countryside must have specific regard to PMD04. Where a building is of historic or architectural merit applicants must also have specific regard to HE01 and HE02.
- 12.55 Recognition of the need to support rural communities and in line with national policy, proposals which assist the diversification of the rural economy without detriment to the environment will be supported in principle. Rural enterprise can entail a variety of activities which can all contribute to job creation and economic growth, including but not exclusively, uses related to agriculture, tourism, business and community uses.
- 12.56 A significant proportion of land within the National Forest boundary within the administrative boundaries of the Borough lies within area defined as countryside. As such NAT09 makes explicit that proposals which seek to deliver the aims of the prevailing National Forest Strategy and 25-year vision, where it stands within the boundaries of the National Forest and adheres to other policy provisions, would be considered an exception to development in the countryside.
- 12.57 Ribbon development is where buildings are located single depth along a road frontage and often occurs on roads into and out of settlements, extending the area recognised as belonging to a village (see figure 4 below). This type of development is undesirable as it gives a built-up, suburban feel to rural areas which is detrimental to both the character and amenity of the countryside. It can also prevent land to the rear from being used for development in the future, can limit access to agricultural land and can stretch residential populations away from service centres.



**Figure 4: Ribbon Development**

12.58 Stand-alone renewable energy and low carbon developments usually relate to larger scale renewable developments with the primary purpose of producing electricity and/or heat. The vast majority of these development types are best situated in the rural area where the fuel source is most readily available and the constraints are more limited. As such the principle of stand-alone renewable energy and low carbon developments outside the settlement boundary is acceptable, where the proposal meets the requirements of other policies in this plan, with particular reference to Policy CC04 Renewable and Low Carbon Energy Generation.

#### **What evidence has informed the policy?**

The Areas of Separation Review (March 2012) has been used as the basis for the review of Policy DM4 contained within Site Allocations and Development Management Policies against the NPPF and NPPG.

#### **Which spatial objectives will the policy help deliver?**

- 1 – Healthy Communities and Places
- 6 – Natural Environment
- 7 – Climate Change
- 8 – Achieving Good Design
- 9 – Built Environment and Townscape
- 10 – Positive Planning
- 11 – Land for Development

#### **How will the policy be implemented?**



Through decisions on planning applications.

**How will the policy be monitored?**

Through the Authority Monitoring Report

**Question 28: Do you have any comments on the policy for development within the countryside?**

**NAT10 Landscape Character**

***Development proposals will protect and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the latest Borough Council Landscape Character Assessment and Landscape Sensitivity Study.***

***Proposals will be required to:***

- a. Where appropriate incorporate and implement the landscape strategies and/or guidance set out in the most up to date Landscape Character Assessment and Landscape Sensitivity Study; and***
- b) Protect and enhance the character and qualities of the local landscape through appropriate design and management; and***
- c) Make provision for the retention and enhancement of features of landscape importance; and***
- d) Where appropriate, provide landscape mitigation; and***
- e) Where significant landscape impacts are likely to occur a Landscape and Visual Impact Assessment (LVIA) should be prepared.***

12.59 Hinckley & Bosworth is a predominantly rural borough with a high quality, varied and distinctive landscape. It is of great historic importance and includes the site of the Bosworth Battlefield as well as areas retaining a strong sense of tranquillity. Part of the National Forest falls within the borough, as does Charnwood Forest. There are no national landscape designations such as Area of Outstanding Natural Beauty or National Parks and so it is the subtle qualities of the local landscape character and local values which add to sense of place, that it is so important to conserve, enhance and manage.

12.60 The distinctive landscape character of the borough arises from the varying combination of natural and cultural elements, particularly topography, geology and land use. There is a marked contrast in topography across the borough from the steep, high ground of the Charnwood Forest area in the north-east, to the flat lowlands of the Sence Valley in the south-west.

12.61 A Landscape Character Assessment is a method of understanding what the landscape is like, how it came to be like that and how it may change in the future. It also

describes and classifies the recognisable and consistent pattern of elements that makes one landscape different from another. Character is what makes each part of the landscape distinct and gives each area its particular sense of place. The landscape character approach considers that all landscapes are valuable and seeks to protect their essential character. The purpose of a Landscape Character Assessment is to help ensure that change does not undermine whatever is characteristic or valued about a particular place, and ensure that ways of improving the character of a place can be considered.

12.62 The Hinckley & Bosworth Landscape Character Assessment identifies 10 Landscape Character Areas which are based on their physical, cultural, natural and perceptual characteristics. However, it is important to note that the boundary between one character area and the next is transitional and there is rarely a clear cut change. The 10 Landscape Character Areas are listed in the table below with a general description of the character of the landscape.

**Table 7: Landscape Character Areas**

| Landscape Character Area |                                      | General Description   |
|--------------------------|--------------------------------------|---|
| A                        | Charnwood Forest                     | Settled Forest Hills: Comprehensive forest cover on elevated landform with large open waterbodies influenced by a rich history in mining. |
| B                        | Charnwood Fringe                     |   |
| C                        | Bosworth Parkland                    | Agricultural Parkland: Rolling farmland and estate parkland with scattered trees and woodland around former agricultural villages.        |
| D                        | Gopsall Parkland                     |   |
| E                        | Newbold and Desford Rolling Farmland | Rolling Farmland: A sparsely settled area of undulating mixed farmland with local variations in topography influenced by small streams.   |
| F                        | Stoke Golding Rolling Farmland       |   |
| G                        | Burbage Common Rolling Farmland      |   |
| H                        | Sence Lowlands                       | Lowlands: Flat, low-lying vale landscape that is largely influenced by the River Sence and associated tributaries.                        |

|   |                          |  |
|---|--------------------------|--|
| I | Twycross Open Farmland   | Open Farmland: An open area of arable land situated on an elevated plateau with a rural and dispersed settlement pattern of nucleated hilltop villages and isolated farmsteads.                |
| J | Barton Village Farmlands | Village Farmlands: Regular pattern of mixed arable and pasture farmland around small linear hilltop villages which are well-integrated into the landscape by scattered trees and small copses. |

12.63 For each local landscape character area a detailed description of the landscape character is given in the Landscape Character Assessment that identifies the key landscape features and values. In addition, guidelines for future landscape strategies are provided as broad principles to manage and direct landscape change.

12.64 A Landscape Sensitivity Study (2017) has also been prepared for the Borough, it is at a landscape character area scale and provides a general overview of comparative landscape sensitivity around key settlements based on landscape character.

12.65 Where significant landscape impacts are likely to occur, for example for larger development proposals, a Landscape and Visual Impact Assessment (LVIA) should be prepared to identify the nature, scale and magnitude of landscape and visual effects. The LVIA should also help to identify ways of avoiding, reducing and mitigating any adverse effects. Where landscape effects cannot be sufficiently mitigated, development will only be permitted where it can be demonstrated that they are essential for the economic or social well-being of the area.

12.66 Landscape issues should not be considered in isolation, as landscape provides the context and integrating framework for other environmental services and benefits. Landscape provides the setting for existing and proposed development, new and historic. Landscape can provide the framework for identifying and implementing strategic green infrastructure, which is, by its definition, multifunctional. Green infrastructure, as a network of green space, is considered to contribute positively to landscape value, but can also have benefits for human health, biodiversity and the economy. As such, landscape considerations should be integrated with decisions regarding the historic environment, green infrastructure, biodiversity, health and other sustainability topics in order to maximise benefits in all of these areas.

#### **What evidence has informed the policy?**

Landscape Character Assessment (2017)

Landscape Sensitivity Study (2017)

#### **Which spatial objectives will the policy help deliver?**

- 1 – Healthy Communities and Places
- 6 – Natural Environment
- 7 – Climate Change
- 8 – Achieving Good Design
- 9 – Built Environment and Townscape
- 10 – Positive Planning
- 11 – Land for Development

**How will the policy be implemented?**

Through decisions on planning applications.

**How will the policy be monitored?**

Through the Authority Monitoring Report

**NAT11 Blue Infrastructure**

***New development will be required to contribute towards the delivery of a high quality multi-functional Blue Infrastructure network by expecting Blue Infrastructure assets to be provided, protected, maintained and enhanced to deliver multiple benefits and services for biodiversity, recreation and landscape.***

***Proposals will be supported that:***

- a) Demonstrate how they will support improving the status of vulnerable waterbodies such as the Ashby Canal;***
- b) Do not involve the culverting of watercourses, except where essential to allow highways and / or other infrastructure to cross;***
- c) Protect and enhance the creation of ‘wet woodland’ habitats;***
- d) Make appropriate provision to protect, enhance, improve and maintain accessible networks of Blue Infrastructure, including through de-culverting and re-naturalisation of hard banks if appropriate;***
- e) Maintain and enhance natural drainage features;***
- f) Provide ‘buffer strips’ of vegetation along the banks of Ashby Canal;***
- g) Provide enhancements to the rural habitat mosaic around the River Sence Local Wildlife site to benefit both water quality and flood attenuation;***
- h) Provide enhancements to the River Tweed Corridor so it acts as a multi-functional linear green and blue infrastructure corridor; and***
- i) Where appropriate, provide improvements to support active travel modes and recreational routes***

***Proposals for built development will be required to be at least eight metres away from the top of the nearest watercourse or main river. New development proposals on or adjacent to a canal or river corridor should also include provision or provide enhancements to existing routes to allow for safe and convenient walking and cycling access wherever possible.***

12.67 The blue infrastructure network across the Borough underpins many of the functions provided by the green infrastructure network. The Borough has a network of natural and manmade rivers, streams, ponds, canals and other wetland habitats. Ashby Canal, which dates back to 1804, was a route to bring coal from the coalfields around Moira and Measham to the main canal network and is a defining landscape feature acting as a 'spine' of the Borough's green infrastructure assets. It forms an important linear asset for nature conservation and recreation as well as a valued heritage asset, whilst linking a number of urban areas and smaller settlements.

12.68 The River Sence flows southwest out of the borough with the network of tributaries flowing through low land creating a generally wide river valley landscape of predominantly flat land to the west. The River Mease also has a marginal influence on the area as tributaries flow from an area of higher ground in the west around Twycross, flowing north through lower flat ground with the River Tweed near Barwell also being identified as a key blue infrastructure asset. In contrast, in the northeast from Thornton and near Groby, tributaries of the River Soar flow through steeper valleys before again reaching flatter land towards the edge of the borough boundary towards Leicester.

12.69 The Borough is also home to a number of relatively substantial still water bodies that are pronounced landscape features including those at former mineral sites in the north of the Borough such as Thornton Reservoir and Groby Pool.

12.70 The Strategic Flood Risk Assessment (2019) has identified that one of the main flooding risks, along with surface water, is culverted watercourses within the Borough. Therefore there is a presumption against culverting of open watercourses except where essential to allow highways and / or other infrastructure to cross, in line with CIRIA's Culvert design and operation guide, (C689) and a restriction of development over culverts.

12.71 The Green Infrastructure Strategy (2020) has highlighted that due to the intensive management of agricultural land there is a real threat to the quality of water through nutrient loading and sedimentation. To mitigate this, riparian woodlands or 'wet woodlands' can be introduced which thrive in poorly drained soils such as lakesides and river banks. By using wet woodlands this acts as a filter to prevent agricultural chemicals entering and degrading waterways as well as being a natural flood management tool.

12.72 The Ashby Canal sits within a largely farmed landscape and as such vulnerable to pollution from agricultural sources which in turn impacts on water quality. Protection from contamination can be enhanced by providing more robust 'buffer strips' of

vegetation along the banks of the canal to slow, filter and trap pollutants before they enter ditches or water courses. This approach is supported by Natural England in their publication 'Farming for cleaner water and healthier soil' (2009)

12.73 The rural habitat mosaic around the River Sence Local Wildlife Site, Manor Farm Meadows Local Wildlife Site and Sheepy Fields SSSI, in the west of the Borough, encompasses tributaries to the Sence ditches and woodland copses. Restoration of this area which has been significantly impacted by agricultural intensification in the vicinity is important in order to promote the habitat mosaic within this area of the Borough.

12.74 The River Tweed Corridor has the potential to be a key biodiversity corridor, provide flood attenuation and as a route for informal recreation. Enhancements of the River Tweed corridor will be supported so that a 'linear' corridor is formed which allows for accessible and natural and semi-natural green space which provides permeability on the urban edge and enables access to the wider countryside along the River Tweed corridor. Any developments along the corridor should contain a mix of wet and dry attenuation basins/ponds as part of a sustainable urban drainage strategy.

12.75 The Strategic Flood Risk Assessment (2019) has identified that to enable the preservation of watercourse corridor there should be no built development within 8m from the top of a watercourse or Main River. This will allow for the enhancement of wildlife habitats, flood flow conveyance and future watercourse maintenance and/or improvement.

#### **What evidence has informed the policy?**

Hinckley & Bosworth Green Infrastructure Strategy (2020)

Hinckley & Bosworth Strategic Flood Risk Assessment Level 1 (2019)

Natural England Farming for cleaner water and healthier soil (2009)

#### **Which spatial objectives will the policy help deliver?**

1 – Healthy Communities and Places 4 – Tourism

6 – Natural Environment

7 – Climate Change

8 – Achieving Good Design

#### **How will the policy be implemented?**

Through decisions on planning applications.

#### **How will the policy be monitored?**

Through the Authority Monitoring Report

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## 13 Transport

### HT01 Highways and Transportation

*Development proposals will be supported where the applicant has demonstrated:*

- a) The best use of existing public transport services and, where appropriate, opportunities for improving and sustaining the viability of those services has been sought; and*
- b) That there is convenient and safe access for walking and cycling to services and facilities; and*
- c) That new sustainable transport infrastructure is well designed, integrated with the Green Infrastructure and contributes towards making high quality places; and*
- d) That there is not a significant adverse impact upon highway safety; and in the case of development that generates significant movements:*
  - i) The development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised; and*
  - ii) The residual cumulative impacts of development on the transport network are not significant.*

*All proposals for new development and changes of use should conform to the highway design standards that are set out in the most up to date guidance adopted by the relevant highways authority, and, where appropriate, be supported by a transport assessment and travel plan.*

*Where the impacts of the development taken cumulatively with other schemes would have a significantly adverse effect on the transport network, the Council will seek measures including, where necessary, a financial contribution fairly and reasonably related to the development to mitigate the impact of the scheme in accordance with Policy INF01.*

13.1 The National Planning Policy Framework emphasises that the planning system should actively manage patterns of growth in support of maximising the use of sustainable modes of transport and minimising the adverse impacts of development on the transport network and the environment.

13.2 The protection, maintenance and expansion of the local highway network is the responsibility of Leicestershire County Council as the local highways authority. The County Council have produced a comprehensive guidance document, the Leicestershire Highways Design Guide, which provides clear and consistent advice to developers working in the area on how development proposals should have regard to transport infrastructure. It is an online resource providing up-to-date guidance to all

parties involved in development proposals which have the potential to have an impact on the transport network.

- 13.3 It is important that new development is undertaken in such a way that highway safety is not adversely affected. Proposals for new development will be expected to demonstrate a safe access to the highway and ensure that the local highway network will continue to function effectively. Development proposals should also seek to ensure that they contribute towards a pattern of development that will enable all end users to make use of sustainable modes of transport and improve accessibility to facilities, services and recreational opportunities and in doing so contribute to wider sustainability and health objectives.
- 13.4 Leicestershire County Council (as the local highways authority) provides advice through the Highways Design Guide on the development thresholds for the submission of transport assessments, transport statements, travel plans and their scope. Applicants will be required to demonstrate through a transport assessment that sustainable transport options have informed the design of the proposed development from the outset. Travel plans should seek to exploit opportunities for the use of sustainable transport modes.
- 13.5 Where necessary and relevant, the Council will expect development proposals to contribute towards improvements, or schemes to mitigate the adverse impacts to the highways and transportation network. Such measures may be necessary from the impacts of an individual scheme, or where they result from cumulative impacts with other schemes. This may, for example, be secured by way of a condition, S106 agreement or S278 agreement. Where required, this could include the preparation, amendment and implementation of any traffic regulation orders, any necessary works, and the acquisition of any third-party land to enable the works to be undertaken.

**What evidence has informed the policy?**

Leicestershire Highway Design Guide – Leicestershire County Council

**Which spatial objectives will the policy help deliver?**

- 1 - Healthy Communities and Places
- 2 - Safe and Inclusive Communities
- 3 - Infrastructure
- 5 - Transport

**How will the policy be implemented?**

Through decisions on planning applications.

**How will the policy be monitored?**

Authority Monitoring Report – monitoring the number of bus services operating throughout the borough with a year-on-year comparison.

**Question 29: Do you agree with the approach to highways and transportation set out**



above?

### **HT02 Parking Standards**

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

***On site cycle parking should be provided however where it is demonstrated that the minimum on-site provision to meet the standards set out in the highways authority design guidance is not feasible, a financial contribution will be required towards public facilities.***

***Developments within Town, District, Local and Neighbourhood Centres should demonstrate that they would not exacerbate existing problems in the vicinity with increased on-street parking.***

***The Borough Council will support proposals for dedicated lorry parking facilities where they form extensions to or are adjoining existing employment land comprising of predominantly B8 uses, or as part of a new predominantly B8 use development.***

- 13.6 The NPPF sets out the criteria that should be taken into account when setting local parking standards, including the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels and the overall need to reduce the use of high emission vehicles.
- 13.7 The Leicestershire County Council Highways Design Guide provides maximum parking standards for residential and non-residential land uses. Minimum standards are also provided for cycle and disabled parking. The Borough Council will expect applicants to use the guidance to demonstrate that an appropriate level of parking is to be provided whilst ensuring that existing parking issues are not exacerbated, particularly within Hinckley Town Centre.
- 13.8 HGV parking facilities are essential to enable lorry drivers to park where they are legally required to take breaks/rest periods and are waiting for a delivery/collection time slot. The NPPF supports the provision of lorry parking facilities taking into account any local shortages and to reduce the risk of parking in locations that lack proper facilities or result in adverse impacts on amenity. It proposes that new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated use. The A5 Strategy<sup>49</sup> acknowledges the importance of providing dedicated facilities to support the growth of employment sites along the A5 corridor, and to reduce the movement of freight on the local network where access is sought to

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<sup>49</sup> A5 strategy, A5 Partnership (2018)

overnight parking in unsuitable locations.

13.9 At present there is no evidence relating to the demand and need for new lorry parking facilities in the borough. The Leicester and Leicestershire strategic distribution study<sup>50</sup> acknowledges that the different reasons parking facilities are needed, suggest different locational characteristics - i.e. drivers that require breaks/rests are more likely to require facilities located a short distance from the strategic highway network and not necessarily at the point of delivery/collection, whereas parking will be required near to the point of the final destination if the driver is required to wait for their delivery/collection time slot.

13.10 Employment sites, including freight distribution depots in the borough are generally located in close proximity to the strategic highway network. Therefore the Borough Council will support proposals for dedicated lorry parking facilities where they form an extension to or are adjacent to existing employment sites of B8 use, or as part of a new B8 development.

#### **What evidence has informed the policy?**

Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change (GL Hearn, May 2021)

A5 Strategy (A5 Partnership, 2018)

#### **Which spatial objectives will the policy help deliver?**

5 - Transport

#### **How will the policy be implemented?**

Through decisions on planning applications.

#### **How will the policy be monitored?**

Authority Monitoring Report - the number of dedicated HGV parking facilities granted planning and/or number of dedicated HGV parking spaces - including extensions to / provision within new employment sites.

**Question 30: Are there any other locations or criteria you think would be acceptable to support the delivery of HGV parking facilities?**

#### **HT03 EV Charging Infrastructure**

#### **Residential Development**

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<sup>50</sup> Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change (GL Hearn, May 2021)

***Proposals for new major residential development will be required to provide the following electric vehicle charging infrastructure:***

- One electric charging point for every new dwelling with parking provision within its curtilage.***
- One charging point for every 10 parking spaces for residential development with unallocated communal off street parking, and passive charging provision to be provided for all remaining spaces.***

***All active chargepoints and passive infrastructure for residential development should be or enable a minimum Mode 3 Standard AC charging outlet and shall meet the minimum standard technical specification published by the Office for Zero Emission Vehicles.***

### **Non-residential Development**

***Proposal for non-residential development will be required to provide one electric vehicle charging point for every 10 parking spaces and at least 1 charging unit should be provided for every 10 disabled parking spaces. 10% of all remaining spaces will require passive infrastructure.***

***All active chargepoints and passive infrastructure for non-residential development should be or enable a minimum Mode 3 Fast AC charging outlet and shall meet the minimum standard technical specification published by the Office for Zero Emission Vehicles.***

***All charging infrastructure should be designed and positioned to ensure safe and convenient access and are adaptable to changing technological needs, having regard to relevant guidance and best practice.***

13.11 The National Planning Policy Framework encourages the use of sustainable transport modes and, when setting local parking standards for residential and non-residential development, the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. Low emission vehicles offer an alternative, more sustainable form of transport, reducing the impacts of air, water, noise and light pollution, and minimising the impact on the environment by reducing energy consumption and carbon dioxide emissions to help tackle climate change.

13.12 In November 2020, the government announced its 10-point plan for a 'green industrial revolution'. Point 4 - accelerating the shift to zero emission vehicles' sets out the commitment to ending the sale of new petrol and diesel cars and vans by 2030 and to an investment package to support the increased production of electric and hybrid vehicles and the roll out of charging infrastructure. The Government has also set out

its intention<sup>51</sup> for all new homes to be ‘electric vehicle ready’.

13.13 It is estimated that up to 59% of all cars on the road in the UK by 2035 will be electric<sup>52</sup>. The planning system therefore has an important role to play in rising to this challenge, ensuring future development delivers the infrastructure necessary to enable the charging of electric vehicles at private and commercial development and infrastructure in publicly accessible locations such as car parks and on-street provision.

13.14 There are two types of EV charging infrastructure:

- **Active** – a ready-to-use socket, connected to the electrical supply system
- **Passive** – the network of cables and power supply necessary so that at a future date a socket can be added easily at a later date.

13.15 As of October 2020 there were only two locations in the borough that offered publicly available chargepoint locations and a single private chargepoint<sup>53</sup>, although 24 EV public chargepoints will be available in Lower Bond Street and Castle Street car parks in Hinckley from spring 2021. Over the plan period there will however need to be a substantial increase in EV charging infrastructure available in the borough to meet the likely growth in demand for electric vehicles, whether this be within new development or publicly accessible chargepoints or the delivery of infrastructure retrospectively.

13.16 Installing chargepoints during the construction phase of a new development is often easier, cheaper and less disruptive than retrofitting charging infrastructure – benefitting future residents, occupiers, property managers and site owners. At the design stage, suitable locations for chargepoints within the site can be identified and the electricity demand can be factored in to other grid connection costs, avoiding or reducing the need for expensive upgrades at a later date.

13.17 Permitted development rights allow for the installation of EV chargepoints in off-street public and private car parking areas subject to meeting certain requirements. In July 2019, the Government consulted on proposed changes to the English Building Regulations<sup>54</sup> requiring electric vehicle charging infrastructure in new buildings and buildings undergoing material change of use and major renovation, however the Government has yet to publish any changes.

13.18 The policy seeks the delivery of active chargepoints in the first instance or at least one chargepoint per dwelling for major residential development where at least one parking space is to be provided. One electric vehicle charging point is to be provided for every 10 dwellings for residential communal development and non-residential development such as employment and retail.

13.19 National policy states that applications for development should be designed to enable

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<sup>51</sup> The Road to Zero: Next steps towards cleaner road transport and delivering our Industrial Strategy

<sup>52</sup> Energy Saving Trust – Incorporating EV chargepoints into local planning policies for new developments (April 2020)

<sup>53</sup> [www.zap-map.com](http://www.zap-map.com)

<sup>54</sup> Electric Vehicle Charging in Residential and Non-Residential Buildings – Department for Transport (July 2019)

charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. The Energy Saving Trust have published guidance<sup>55</sup> on the positioning of chargepoints, including accessibility for user with disabilities. It is also important that charging infrastructure is designed and installed to ensure it is adaptable to changes in technology, as set out in the guidance published by BEAMA<sup>56</sup>.

**Question 31: Should the policy set different electric vehicle charging infrastructure requirements for different types of non-residential uses, for example rapid charging points at commercial/retail developments or more charging points at long stay locations such as employment sites?**

**What evidence has informed the policy?**

Energy Saving Trust – Incorporating EV chargepoints into local planning policies for new developments (April 2020)

Electric Vehicle Charging in Residential and Non-Residential Buildings – Department for Transport (July 2019)

Positioning Chargepoints and Adapting Parking Policies for electric Vehicles (EST, August 2019)

Best Practice for Future Proofing Electrical Vehicle Infrastructure (BEAMA, March 2020)

**Which spatial objectives will the policy help deliver?**

3 - Infrastructure

7 - Climate Change

8 - Achieving Good Design

**How will the policy be implemented?**

Through decision on planning applications.

**How will the policy be monitored?**

Authority monitoring Report – monitoring the number of active EV charging points in new non-residential sites granted planning permission.

the number of publicly accessible EV charging points in the borough.

**HT04 A5 Improvement Corridor**

***Where the impacts of a development taken cumulatively with other schemes would have a significantly adverse effect on the A5 and junctions connecting with the A5, the Council will seek financial contributions that are fairly and reasonably related to the development, to contribute towards the A5 as identified in the Council's latest Infrastructure Delivery Schedule, A5 Strategy and Highways England Capital***

<sup>55</sup> Positioning Chargepoints and Adapting Parking Policies for electric Vehicles (EST, August 2019)

<sup>56</sup> Best Practice for Future Proofing Electrical Vehicle Infrastructure (BEAMA, March 2020)

## **Programme.**

13.20 The A5 is a key strategic route operated and managed by Highways England that runs along the western edge of the borough with key junctions that serve the main urban area of Hinckley and Burbage, including J1 of the M69. The A5 has an important local as well as strategic role, which is key to ensuring that development and economic growth along the corridor is not constrained from coming forward.

### **The A5 Strategy**

13.21 The A5 Partnership is comprised of a number of local planning authorities, highways authorities, Local Enterprise Partnerships and Highways England within a large geographical area. The Partnership was established to ensure future development along the corridor is managed and appropriate schemes are delivered to help facilitate and support economic growth. The A5 Strategy sets out the vision for the A5 by providing a framework for maintaining and improving the corridor to 2031, including the ongoing need for good transport infrastructure and connectivity.

13.22 The strategy includes a number of policies to support the aim of delivering growth along the A5 corridor which seek to ensure that the levels of growth and development that will occur in the vicinity of the A5 corridor are adequately mitigated. The A5 Partnership and local authorities work with developers and site promoters to identify the appropriate essential transport infrastructure and necessary additional capacity to provide the necessary mitigation of their development. At present, the Partnership are exploring the potential to safeguard land along the A5 corridor through strategic safeguarding policy to ensure that strategic interventions can be delivered to accommodate long term growth.

### **Strategic Growth Plan**

13.23 The Leicester and Leicestershire Strategic Growth Plan identifies the A5 as an improvement corridor and is classified as an 'Express Way', and notes improvements are essential to manage housing growth in the area, including the widening of the highway between the Dodwells and Longshoot roundabouts.

### **Strategic interventions**

13.24 The A5 Strategy identifies a number of key strategic interventions to be delivered over the period to 2031. The Borough Council is presently testing the potential impacts of the proposed Local Plan growth on the major and local road network. This assessment will understand the level of mitigation necessary to minimise the impacts of the proposed level of growth, including the interventions required to manage the impacts on the A5.

13.25 However, where evidence identifies measures to support priorities, Local Authorities will continue to seek improvements via the appropriate funding mechanism, for example developer contributions and central government bidding opportunities. Funding for much of the improvements required along the corridor is not secure, as a result Highways England and, where appropriate, Local Authorities will utilise

appropriate funding opportunities as they arise.

**Question 32: Do you agree with the approach of seeking to safeguard land along the A5 corridor? Are there any constraints or issues which could preclude the Council, in conjunction with the A5 Partnership, from safeguarding this land?**

**What evidence has informed the policy?**

A5 Strategy - Supporting Growth and Movement in the Midlands 2018-2031 (A5 Partnership, 2018)

Leicester and Leicestershire Strategic Growth Plan (2018)

**Which spatial objectives will the policy help deliver?**

3 - Infrastructure

5 - Transport

**How will the policy be implemented?**

Partnership working to identify and deliver the necessary infrastructure improvements, including seeking developer contributions from planning applications and other funding streams.

**How will the policy be monitored?**

Monitoring the delivery of schemes set out in the Infrastructure Delivery Schedule.

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## 14 Infrastructure

### INF01 Infrastructure and Delivery

***Where development will create a need to provide additional or improved infrastructure, amenities or facilities, developers will be expected to:***

- a) Provide the physical, social and environmental infrastructure necessary to support the needs associated with the development in accordance with the policies in the Local Plan; and***
- b) Undertake measures to directly mitigate the developments impact to make it acceptable in planning terms in accordance with the preferred measures of mitigation and interventions in respective policies of the Local Plan.***

***The Borough Council will seek developer contributions towards critical and essential infrastructure and, where applicable, delivery of the respective schemes set out in the Infrastructure Delivery Plan.***

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

***Where current viability is proposed as a justification to deliver a reduced level of infrastructure provision and/or planning obligations than that required by policy, developers are required to provide the appropriate evidence, including viability assessment to support this justification. The evidence will need to provide a comparative assessment against the Local Plan viability assessment and identify the changes to justify a change in the type of infrastructure and/or funding as requested by the Borough Council.***

- 14.1 Infrastructure planning is necessary to identify the physical, social and environmental infrastructure needed to support and enable the delivery of the spatial strategy for an area in a sustainable way. National policy states Local Plans should make provision for a range of infrastructure to support the delivery of housing and employment and should plan accordingly to address deficiencies in infrastructure provision.
- 14.2 Planning for infrastructure is a key part of preparing a Local Plan. National policy and guidance advocates early engagement with the relevant infrastructure and service providers and key stakeholders to identify infrastructure requirements, deficiencies and the opportunities to address them. The Borough Council has completed the first phase of its Infrastructure Capacity Study (ICS), providing a baseline assessment of existing infrastructure services, networks and facilities in Hinckley & Bosworth, and the existing capacity surpluses and deficits on a boroughwide and, for some infrastructure types, a settlement-by-settlement basis. This assessment will assist the Council in identifying the infrastructure that is needed to support the delivery of the proposals in the Local



Plan.

- 14.3 The Borough Council will continue to work with a range of infrastructure and service providers to prepare an Infrastructure Delivery Plan (IDP) The purpose of the IDP is to identify the additional infrastructure required to support the proposed level of growth in the Local Plan, including indicative costs for their delivery and potential funding streams.
- 14.4 The IDP will be a live document which the Borough Council will update annually to capture changes in infrastructure requirements, the proposed schemes or to account for schemes which are brought forward and as and when new information regarding associated costs, funding sources and capital programmes is made available. The Borough Council will continue to engage with the relevant infrastructure and service providers to ensure that the latest information is captured in the IDP.
- 14.5 The IDP will provide the key information source for applicants to identify the infrastructure they may directly deliver or make financial contributions towards as part of a package of infrastructure measures necessary to support the delivery of a scheme. Where specific items of infrastructure cannot be provided directly within a development, or it is not appropriate to be located on the development site itself, developers will be required to pay for or contribute to the cost of necessary infrastructure through Section 106 agreements, or through Community Infrastructure Levy (CIL) – or equivalent - if this is adopted by the Council. Where available, the Council will also seek to use other funding streams to contribute towards delivery of identified infrastructure requirements, drawing upon those set out in the IDP.
- 14.6 The Infrastructure Capacity Study defines whether infrastructure is critical, essential or desirable to support the delivery of development proposals, set out below. This will also assist the Council in prioritising infrastructure delivery in the IDP.

### **Critical Infrastructure**

Highways

Bus Services

Utilities (Gas, Electricity, Telecommunications)

Water Supply and Sewerage

Flood Management

Waste Management Facilities

Primary and Secondary Schools

Special Educational Needs

Further Education

Primary Healthcare

Secondary Healthcare

Social and Care Services

Emergency Services (Police/Fire/Ambulance)

**Essential Infrastructure**

Active Travel and Cycling Provision

Early Years Provision

Libraries

Formal Parks and Gardens

Natural Open Space

Children/Teenage Provision

Indoor Sports Provision

Outdoor Sports Provision

Cemeteries and Churchyards

Public Realm

**Desirable Infrastructure**

Car Parking Management

Rail Services

Public Conveniences

Amenity Green Space

Allotments

Green / Blue Infrastructure (off-site)

14.7 In some instances desirable infrastructure may also be required for their multi-functional benefits and are necessary to mitigate the impact of development, are important to deliver schemes which will contribute towards achieving sustainable development, or where such infrastructure is necessary, as set out in the respective policies of this plan, such as the provision of green infrastructure for flood risk mitigation and the provision of SuDS (Policy CC03).

14.8 The Borough Council needs to strike a balance between encouraging development which supports the aspirations for sustainable growth and delivers the infrastructure needs in the borough, whilst not seeking to inhibit development. The Borough Council will carefully balance the impact of proposals on the timing and level of affordable housing and their impact on achieving other planning objectives and infrastructure provision, with the planning benefits of bringing forward the scheme.

14.9 The proposals and policies in the Local Plan will be subject to a whole plan viability assessment to determine whether the proposals within the plan are viable and deliverable whilst meeting all of the policy and infrastructure requirements necessary to support their delivery.

14.10 Where an applicant of a Local Plan allocation considers that a reduced level of

infrastructure provision will be necessary, as the cost of delivering the entire development will render the scheme unviable, the applicant will be required to demonstrate whether particular circumstances justify the need for a viability assessment at the planning application stage. National planning guidance states that where a viability assessment is submitted to accompany a planning application, this should be based upon and refer back to the viability assessment that informed the Local Plan, and the applicant should provide evidence of what has changed since it was published.

**What evidence has informed the policy?**

Infrastructure Capacity Study Phase 1: Baseline Capacity Assessment Report (2020)

**Which spatial objectives will the policy help deliver?**

- 1 - Healthy Communities and Places
- 3 - Infrastructure
- 5 - Transport

**How will the policy be implemented?**

Partnership working with infrastructure and service providers and applicants to identify and deliver the identified and necessary infrastructure required to support development proposals, including seeking developer contributions from planning applications and other funding streams.

**How will the policy be monitored?**

Monitoring the delivery of schemes set out in the Infrastructure Delivery Schedule.

**Question 33: Should the policy be amended to reflect emerging Government proposals for infrastructure funding and planning gain set out in the Planning White Paper?**

**INF02 Water Supply and Wastewater Management**

***Applicants of all major development will need to demonstrate to the satisfaction of the relevant authority that there is, or will be, adequate water supply and wastewater treatment infrastructure and capacity in place to serve the development at the time of occupation.***

***Any new water supply, sewerage or wastewater treatment infrastructure must be in place prior to the occupation of the development, or if applicable, the respective phase of development.***

14.11 Water supply, the treatment of wastewater and provision of the associated infrastructure in the borough is the responsibility of Seven Trent Water as the statutory undertaker. Developers are required to fund additional sewerage infrastructure

necessary to accommodate flows from a proposed development.

14.12 The Severn Trent Water Resources Management Plan (2019) sets out Severn Trent's understanding of population growth, drought, environmental obligations and climate change, and how it will balance supply and demand over a 25-year period. The Plan includes a number of measures that are intended to reduce the amount of water needing to be put into the supply, and for the remaining sources of supply, taking measures to improve habitats and avoid environmental degradation.

14.13 Severn Trent have indicated that water supply in Hinckley & Bosworth will have very limited implications for future growth. Whilst new development sites will evidently need to be connected to the strategic water supply grid, this is required for all developments and does not place any particular constraint on development or any impact upon the wider water supply network.

14.14 The Severn Trent Drainage and Wastewater Management Plan (2018) sets out investments needed over a five-year period from 2020 to 2025, and a wider 25-year wastewater strategy. The plan incorporates modelling of sewer management and flood water routing, in order to identify locations of stress and requirements for investment.

14.15 Severn Trent have identified a number of sewage treatment works that serve the borough where there is a risk of the eventual sewage treatment works capacity being exceeded as a result of new development. However, despite the potential for exceeding capacity, Severn Trent has not expressed any fundamental concern in its ability to address demands arising from new development. Whilst Severn Trent are aware of the development intended to be delivered over the plan period, their broad approach is to address the demand for additional capacity once there is more certainty that the development will be delivered. This is to ensure that no investment is made on the basis of speculative development. This policy requires applicants to work with Severn Trent Water to identify the water supply and wastewater infrastructure needs of the proposed development and to demonstrate sufficient capacity is or can be made available in the foul sewerage network in time to serve the development.

#### **What evidence has informed the policy?**

A9: Drainage and Wastewater Management Plan (STW, 2018)

Water Resources Management Plan (STW, 2019)

#### **Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

3 - Infrastructure

#### **How will the policy be implemented?**

Partnership working with Severn Trent Water and applicants to identify and deliver the identified and necessary infrastructure required to support development proposals.

#### **How will the policy be monitored?**

No specific monitoring identified

### **INF03 Telecommunications Infrastructure**

#### **Telecommunications Infrastructure**

***All new build major residential and commercial development should be served by a superfast broadband connection in line with the latest Government target. Developers will liaise with broadband infrastructure providers to ensure that a suitable connection is made.***

***The broadband connection will need to be directly accessed from the nearest exchange and suitable for easy access to enable future repair, replacement and upgrading.***

***Exceptions will be made to the above, where applicants have demonstrated through consultation with broadband infrastructure providers, that this would not be possible, practical or economically viable.***

#### **Telecommunications Development**

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

- a. There are no opportunities for sharing a site, mast or facility with existing telecommunications infrastructure already in the area; and***
- b. They are appropriately situated in the least visually obtrusive location available and appropriately designed to take account of their surroundings; and***
- c. Technologies to miniaturise and camouflage have been sufficiently explored; and***
- d. The proposal is in conformity with the latest International Commission on Non-Ionizing Radiation Protection Guidelines for public exposure.***

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

14.16 National Policy states that advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high-speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. The key consideration for telecommunications in the Local Plan is to ensure that new development is fully equipped and future-proofed to provide superfast broadband provision. The development of high-speed broadband technology and other communications networks will also play a vital role in enhancing the provision of local community facilities and services and employment.

- 14.17 The policy seeks to ensure that high quality digital infrastructure will be delivered and accessible from a range of providers for both residential and commercial development. The Government has set targets in terms of what it considers to be fast and reliable broadband but it should be recognised that this is a fast changing technology. Developers should provide digital connections to meet the latest Government target.
- 14.18 In order to seek to achieve a greater penetration of superfast broadband across Leicester and Leicestershire, Leicestershire County Council inaugurated its Superfast Leicestershire programme in 2011. This is a scheme, part funded by various partners, including the LLEP, county and district councils and BT Openreach, to direct and prioritise further investment in broadband infrastructure, particularly to the harder to reach or rural areas.
- 14.19 Superfast Leicestershire has indicated that 95.2% of properties in Hinckley & Bosworth were able to receive superfast broadband (as of April 2018) (the latest date for which full figures are available), which is slightly lower than the 96% county-wide average. Some instances have been identified in the urban area where there is a lack of provision of superfast broadband infrastructure by the developer. This had left it difficult and expensive for BT Openreach to provide the infrastructure with Superfast Leicestershire needing to provide the necessary funding for its installation.
- 14.20 The key consideration for telecommunications provision is to ensure that new development is fully equipped and future-proofed to provide superfast broadband infrastructure and ensure retrospective installation is not required. Superfast Leicestershire has particularly highlighted the role which planning policies can play in securing this – the installation of fibre optic cables within new developments is a service which BT Openreach will generally provide to developers free of charge, but if not appropriately-timed it becomes prohibitively expensive.
- 14.21 The policy also addresses planning applications or prior notification applications for the installation of satellite dishes, microwave antennae, radio masts, cabinet boxes and other types of telecommunications apparatus which require planning permission. When considering such applications, the Borough Council will also have regard to the legal requirements placed upon telecommunications operators to provide an adequate service, and any technical and operational constraints that may be faced.
- 14.22 Planning applications for masts and antennae development must be accompanied by supplementary information on details of any consultation undertaken, details of the proposed structure and measures to minimise its visual impact, photomontages and technical justification for the proposed development.
- 14.23 Measures to reduce the visual impact of a proposal will be secured by planning condition where necessary. To avoid the proliferation and visual impact of new telecommunications installations, preference will be to accommodate new installations on existing masts and/or within existing telecommunication apparatus sites where this represents the least environmentally damaging and visually obtrusive option. Applicants who choose not to mast or site share where there is an opportunity to do so should submit a statement setting out the extent of the area of search and fully justify their reasons for discounting this option.

14.24 National policy asserts that local planning authorities should not question the need for telecommunication systems or determine health safeguards if the proposal meets International Commission guidelines for public exposure. As such, applicants are required to submit information to certify compliance with the International Commission of Non-Ionizing Radiation Protection (ICNIRP) standards to demonstrate the proposed development would not have an unacceptable impact on people's health.

14.25 Due to the rapid pace of change in technology, permissions will normally be temporary so that masts are required to be removed when they are no longer necessary to meet the requirements of the operator.

**What evidence has informed the policy?**

Superfast Leicestershire

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

**Which spatial objectives will the policy help deliver?**

1 - Healthy Communities and Places

2 - Safe and Inclusive Communities

3 - Infrastructure

8 - Achieving Good Design

**How will the policy be implemented?**

Through decisions on planning applications.

**How will the policy be monitored?**

Authority Monitoring Report and Infrastructure Delivery Schedule – monitoring the increase in the coverage of superfast broadband across Hinckley & Bosworth.

## Appendix 1 Building with Nature Standards

Building with Nature is a framework of Standards for good green infrastructure. It brings together existing guidance and good practice to recognise high-quality green infrastructure at all stages of the development process including policy, planning, design, delivery, and long-term management and maintenance. In total there are 23 Standards which are split into four groups: Core, Well-Being, Water, and Wildlife.

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|---|--|
| Core Standards (CORE)   |  |
| The scheme should deliver a multifunctional and connected network of green infrastructure features, responsive to local character and needs, minimising adverse environmental impacts, with provision for long-term management and maintenance. |  |
| CORE1   | The green infrastructure forms a multifunctional network.  |
| CORE2   | The scheme identifies important local character features as a starting point for the green infrastructure proposals and incorporates them into the scheme to reference, reflect and enhance the local environment. |
| CORE3   | The type, quality and function of green infrastructure respond to the local context.   |
| CORE4   | The green infrastructure is resilient to climate change; and minimises the scheme's environmental impact with respect to air, soil, light, noise, and water; and enhances the quality of air, soil and water.      |
| CORE5   | Provision is made for long-term management and maintenance of all green infrastructure features post-development.  |

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| Wellbeing Standards (WELL)  |  |
| The scheme should deliver Green Infrastructure that meets the needs of local people in an inclusive way and is accessible all year round. It should help to reduce health inequalities and to build a sense of community and belonging, encouraging active stewardship. |  |
| WELL1   | Green infrastructure is accessible for all and is situated close to where people live to promote health, wellbeing, and active living.   |
| WELL2   | The scheme encourages all people to use and enjoy green infrastructure and considers the needs and strengths of vulnerable and excluded groups.  |
| WELL3   | Green infrastructure is designed to encourage optimal use and employs hard and soft features to be accessible at all times of year.  |
| WELL4   | The scheme supports local priorities for reducing and/or preventing health inequalities. WELL 5 The scheme demonstrates innovative solutions to overcoming social and cultural barriers to use and enjoyment of green infrastructure and considers how green infrastructure can promote socially sustainable communities and community cohesion. WELL 6 The scheme demonstrates that green infrastructure is integral to the distinctiveness of place. |

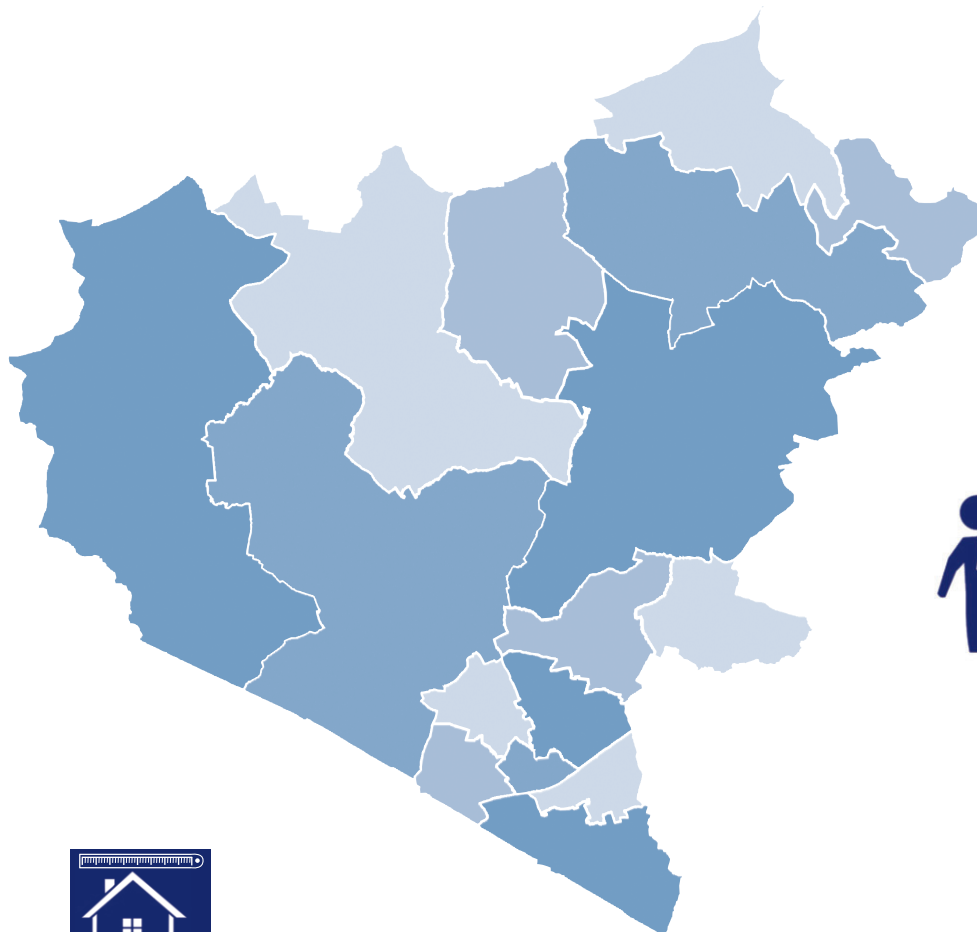


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|---|--|
| <p>Water Standards (WAT)</p> <p>The scheme should manage water in ways that minimise flood risk, improve water quality, and create or enhance features that add benefits for people and wildlife.</p> |  |
| WAT1  | Green infrastructure is integral to sustainable drainage and features are designed to minimise surface runoff, manage flood risk, and maintain the natural water cycle.    |
| WAT2  | Green infrastructure has been used to improve water quality within the boundary of the scheme.   |
| WAT3  | The design of SuDS enhances the capacity of green infrastructure features to create and sustain better places for people and nature.                                       |
| WAT4  | The scheme responds to the local policy context in terms of water management, demonstrating an innovative approach to move beyond the statutory minimum.                   |
| WAT5  | A diversity of green infrastructure features are utilised to improve water quality, utilising more and better treatment stages to maximise pollution reduction downstream. |
| WAT6  | Features relating to water management are used to enhance local distinctiveness and add value to the overall design.   |

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| <p>Wildlife Standards (WILD)</p> <p>The scheme should help reverse the long-term decline in biodiversity by being sensitive to the local ecological context, providing space for wildlife to flourish. It should link habitats within the scheme and out into the wider landscape to help restoration as part of the Nature Recovery Network, both locally and nationally.</p> |  |
| WILD1  | Green infrastructure delivers a net enhancement of biodiversity quality by avoiding, mitigating, and compensating for impacts on existing biodiversity, and restoring, creating and enhancing biodiversity, where possible within the boundary of the scheme. Provision has been made for on-going monitoring and remediation. |
| WILD2  | Green infrastructure features ensure linkages between habitats within the boundary of the scheme.  |
| WILD3  | Green infrastructure delivers key measures that contribute to the target conservation status of key species.   |
| WILD4  | Green infrastructure includes ecological features around and within the built environment.   |
| WILD5  | Green infrastructure is effectively connected to ecological features beyond the boundary of the scheme and plays a role in restoring and sustaining wider ecological networks.   |

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| WILD6 | The scheme secures biodiversity measures in all stages of implementation and in the case of phased development schemes, across multiple phases of development. |
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## Hinckley & Bosworth Borough Council

Hinckley & Bosworth Borough Council

**Planning Policy**

online contact form: [www.hinckley-bosworth.gov.uk/policyQ](http://www.hinckley-bosworth.gov.uk/policyQ) tel: 01455 238141

website: [www.hinckley-bosworth.gov.uk/localplanreview](http://www.hinckley-bosworth.gov.uk/localplanreview)