

2021

Markfield Parish Neighbourhood Plan 2020-2039

'MADE' VERSION

Markfield Parish Neighbourhood Plan: 'Made' Version



Contents

1. Introduction	1
Neighbourhood Plans	1
The Markfield Neighbourhood Area	1
Basic Conditions.....	2
National Planning Policy Framework	2
Hinckley and Bosworth Local Plan	2
Excluded Development.....	5
How the Plan has been prepared.....	5
2. Markfield Profile	8
3. Sustainable Development and Vision	9
Sustainable Development.....	9
Vision	9
4. Environment and Heritage	11
Countryside.....	11
Charnwood Forest Regional Park	14
Area 6: Thringstone/Markfield Quarries and Settlement.....	14
Area 2: Ulverscroft Wooded Valley	16
Area 10: Groby/Ratby Wooded Farmland	16
Area 11: Thornton Plantation Farmlands	16
National Forest.....	17
Green Infrastructure	17
Biodiversity	21
Billa Barra Hill Local Nature Reserve.....	21
Hill Hole Quarry Nature Reserve	22
Altar Stones Nature Reserve.....	26
Trees.....	27
Local Green Spaces.....	28
Climate Change	30
Renewable Energy	31
Energy Efficiency Requirements	32
Electric Vehicle Chargepoints	32
Flood Risk	34
Heritage.....	35
History	35
Designated Heritage Assets.....	36

Markfield Parish Neighbourhood Plan: 'Made' Version



Non-Designated Features of Local Heritage Interest	40
Design	44
Traditional Building Styles	45
5. Facilities and Services	47
Education	47
Mercenfeld Primary School	47
Markfield Institute of Higher Education	48
Markfield Medical Centre	49
Shopping	51
Markfield Community Library	52
Sport and Recreation.....	52
Markfield Community and Sports Centre	52
Jubilee Playing Fields	53
Open Space and Recreation Study	54
Community Meeting Places.....	54
Copt Oak Memorial Hall	54
Congregational Church Hall.....	55
Methodist Church Hall.....	55
Hill Hole Quarry Allotments.....	55
Cemetery	55
Mobile Network	56
Superfast Broadband	56
Infrastructure	57
6. Housing.....	59
Hinckley and Bosworth Local Plan.....	59
Housing Provision	59
Housing Allocation	60
Land South London Road, Markfield.....	62
Windfall Housing Development	64
Meeting Local Housing Needs	64
Housing needs of older people	65
Self-Build and Custom Housebuilding	68
Affordable Housing.....	68
Whitegate Stables Caravan Park	70
7. Business and Employment.....	71
Economic Activity.....	71

Markfield Parish Neighbourhood Plan: 'Made' Version



Business	71
Employment Land	71
Markfield Industrial Estate	72
Brownfield Land	73
Business Conversion of Rural Buildings.....	75
Business Expansion	75
Minerals.....	76
Home Working	78
Appendix 1: Local Green Space: Summary of Reasons for Designation	79
Appendix 2: Traffic and Transport	80
Road Network	80
M1 Junction 22	80
A511 Growth Corridor Scheme	80
Local Roads	81
Noise and Air Quality	85
Walking.....	86
Pavements	86
Footpaths and bridleways.....	86
Cycling	88
Bus Services	88
Policies Map (Parish)	90
Policies Map (Village)	91
.....	92

Markfield Parish Neighbourhood Plan: 'Made' Version



1. Introduction

Neighbourhood Plans

- 1.1. The 2011 Localism Act has given communities the right to draw up a neighbourhood plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2. The Markfield Parish Neighbourhood Plan will allow people who live, work and have a business in the area to have a say where they think new houses and businesses should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The Neighbourhood Plan can also identify locally valued landscapes and help maintain the character of the village. The Markfield Parish Neighbourhood Plan will be a statutory plan which means that once it has been finalised, decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations.

The Markfield Neighbourhood Area

- 1.3. The Markfield Neighbourhood Area comprises the whole of Markfield parish which lies some (8km) north-west of Leicester in the Hinckley and Bosworth Borough of Leicestershire, England. Markfield parish is located on the very edge of the Borough bordering both Charnwood Borough and North West Leicestershire District. The parish lies in both the National Forest and Charnwood Forest and is bisected by the M1 and the A50/A511. Markfield has a long association with the quarrying industry and has a type of granite named after it.
- 1.4. Markfield village dates to at least the time of the Norman conquest and is mentioned in the Domesday Book under the name Merchenefeld. A variant of this is still used as the name for the village primary school, Mercenfeld. The village is to the south-east of Junction 22 of the M1, and to the south of the A50. The village has a good range of services and facilities.
- 1.5. The parish includes the hamlet of Copt Oak in the north and the community of Shaw Lane to the west, but excludes Field Head. Field Head lies in Groby Parish, but is, for planning purposes, classed by Hinckley & Bosworth Borough Council as forming part of the Markfield and Field Head rural centre. Also, within the parish is Markfield Court retirement village and Markfield Institute of Higher Education.
- 1.6. The [Neighbourhood Area](#) (Map 1) includes the whole of Markfield Parish. After consultation with neighbouring parish councils, Markfield Parish Council submitted the proposed Neighbourhood Plan Area to Hinckley &

Markfield Parish Neighbourhood Plan: 'Made' Version



Bosworth Borough Council in March 2016. Following a six-week consultation period, the Neighbourhood Area was designated on 11 May 2017.

- 1.7. The Neighbourhood Plan Area covers 882 hectares.

Basic Conditions

- 1.8. Only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be adopted. This means that there is not an entirely free hand over how the Plan is prepared. In particular, a Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF), National Planning Practice Guidance and the Development Plan for the area.

National Planning Policy Framework

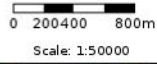
- 1.9. The revised [National Planning Policy Framework](#) was updated on 19 February 2019 and sets out the government's planning policies for England and how these are expected to be applied.
- 1.10. The [planning practice guidance](#) to support the framework is published online.

Hinckley and Bosworth Local Plan

- 1.11. The relevant Development Plan for the area is the Hinckley and Bosworth Local Plan which currently covers the period 2006-2026. For the purposes of this Neighbourhood Plan, the relevant parts of the Local Plan are:

Core Strategy Development Plan Document (DPD)

- 1.12. The [Core Strategy](#) adopted on 15 December 2009, provides the vision and broad strategy for Hinckley and Bosworth Borough. It states most new development will be accommodated in and around Hinckley. The Core Strategy also identifies development requirements for key rural centres (such as Markfield and Field Head), Rural Villages and Rural Hamlets.
- 1.13. The Core Strategy expects Markfield and Field Head to provide the necessary day-to-day services to ensure rural communities have the choice to shop, work and play close to where they live. To support the local services in Markfield and ensure local people have access to a range of housing, Core Strategy Policy 8 aims to:
- Allocate land for the development of a minimum of 80 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Markfield, taking into account the latest Housing Market Assessment and local housing needs surveys.
 - Support additional employment provision to meet local needs.
 - Address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Markfield.

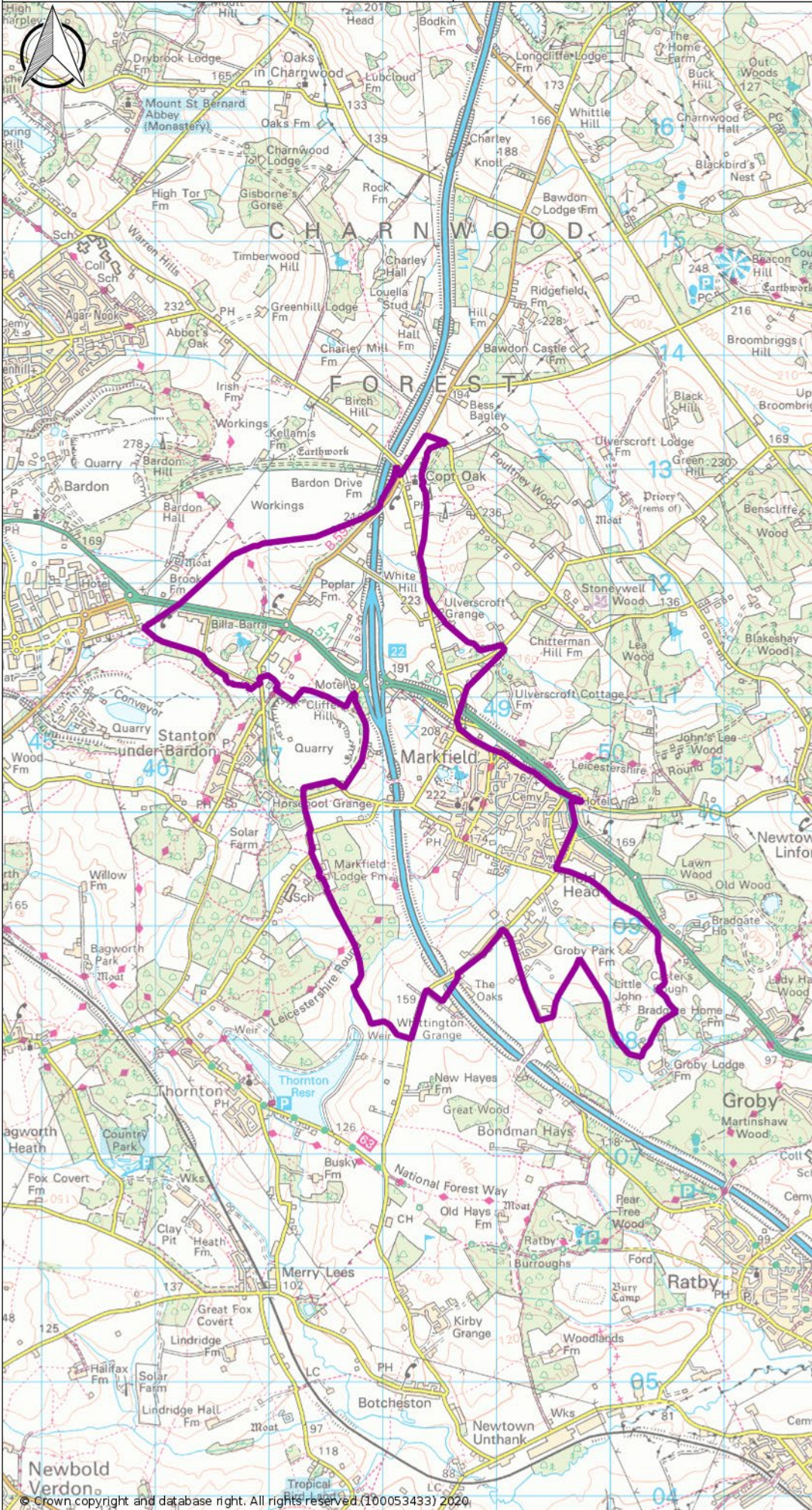


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Date: 23/02/2020



Neighbourhood Area



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- Implement the strategic green infrastructure network.
- Support transport corridor disturbance mitigation and Markfield to Groby public access.
- Support proposals that contribute to the delivery of the National Forest Strategy.
- Deliver safe cycle routes, in particular from Markfield to South Charnwood High School and between Markfield and Bardon Industrial Estate.
- Protect open space linkages to the west.
- Support the expansion of the local supermarket to provide more choice for local people, including an increase in car parking.
- Support the attraction of knowledge-based services to support the Markfield Institute of Higher Education which is linked to Loughborough University.
- Support improvement in the quality of Markfield Community and Sports Centre and Mayflower Close and Alter Stones playing fields.
- Support proposals that contribute to the delivery of the Charnwood Forest Regional Park.
- Support measures to reduce the noise and air pollution currently experienced by the village due to its proximity to the M1.
- Require new development to respect the character and appearance of the Markfield Conservation Area.

Site Allocations and Development Management Policies DPD

- 1.14. This [DPD](#) identifies sites for uses such as housing, employment, retail, open space and community facilities that will deliver the aims, vision and objectives of the Core Strategy. It also contains 25 development management policies which will be used to assess planning applications over the plan period.
- 1.15. The residual minimum housing requirement for Markfield had been met and so no sites are allocated for further residential development in this DPD.

Local Plan review

- 1.16. Work on the new [Hinckley and Bosworth Local Plan](#) began early in 2017. The new Local Plan will set out the overall development strategy for Hinckley and Bosworth Borough for the period 2020 to 2039. It will include strategic policies and allocate sites to meet identified development needs such as for homes, jobs, retail, recreation/open space, nature conservation and other required land uses as identified by evidence. It will provide appropriate policies and guidance by which to determine planning applications for example design guidance, conservation and protection of natural resources.
- 1.17. The new Hinckley and Bosworth Local Plan will not be finalised until 2022 at the earliest. This Neighbourhood Plan has been aligned with the emerging

Markfield Parish Neighbourhood Plan: 'Made' Version



Local Plan to cover the period 2020 to 2039. However, once the new Local Plan is adopted there may be value in a review of the Neighbourhood Plan.

Excluded Development

- 1.18. The Neighbourhood Plan cannot deal with excluded development such as county matters (mineral extraction and waste development), nationally significant infrastructure (for example major transportation and energy projects) or any other matters set out in Section 61K of the Town and Country Planning Act 1990. So, while quarries are an important feature of the local landscape, the Neighbourhood Plan cannot address mineral extraction, or the restoration and aftercare of mineral sites. However, the Neighbourhood Plan should have regard to Leicestershire County Council's Minerals and Waste Local Plan (runs to 2031) when identifying suitable areas for non-mineral development.

How the Plan has been prepared

- 1.19. The preparation of the Neighbourhood Plan has been led by Markfield Parish Neighbourhood Plan Steering Group on behalf of Markfield Parish Council which is the Qualifying Body.

- 1.20. In November 2018, 35 people attended three public consultation events held in the Shaw Lane Working Men's Club, Markfield Community Centre and Markfield Court. The events were used to inform local people about the neighbourhood plan process and receive views and opinions on the key issues that the Neighbourhood Plan should address.



FIGURE 1: PUBLIC CONSULTATION EVENT

- 1.21. The issues raised helped in the preparation of the Markfield Household Survey and 2,107 questionnaires were distributed to local households in November 2019. The total number of completed household questionnaires was 372.

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- 1.22. A survey of young people was also undertaken in 2019. The 2011 Census shows there to be 389 young people living in Markfield aged 10-17. 39 completed questionnaires were returned from young people.
- 1.23. The results of both the household and young people questionnaires are available on the Parish Council website, <https://npsg.markfieldpc.org.uk/>
- 1.24. Throughout the plan preparation process, local people have been informed of progress through the website, presentations at Neighbourhood Plan Steering Group meetings, Parish Council meetings, noticeboards, Facebook and The Herald newsletter.
- 1.25. The feedback from consultation events, the questionnaire results and information about the area helped the preparation of a (Pre-Submission) Draft version of the Markfield Parish Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks on the proposed Neighbourhood Plan ran from Monday 7 September to Monday 19 October and then extended to Friday 13 November 2020.
- 1.26. A copy of the Pre-Submission Draft of the Plan was made available to download, along with supporting documentation, on the Markfield Parish Council website, <https://npsg.markfieldpc.org.uk/> . The consultation was advertised by way of an article in The Herald newsletter which was circulated to around 4,000 local homes and businesses. Printed copies of the Draft Neighbourhood Plan were available for reference at Markfield Community Library.
- 1.27. All the representations and comments received were considered by Markfield Parish Council and used to amend the Draft Neighbourhood Plan. A Consultation Statement, including a summary of all comments received and how these were considered, is available on the Parish Council website, <https://npsg.markfieldpc.org.uk/>
- 1.28. In February 2021 the Plan was submitted to Hinckley and Bosworth Borough Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, public consultation took place between 10 February and 24 March 2021.
- 1.29. Following the publicity and consultation stage, all comments were forwarded to the Neighbourhood Plan Examiner appointed by the Borough Council and Markfield Parish Council. On 28 May 2021, the Report of the Independent Examination was published. The Examiner recommended modifications to the Plan, that have been incorporated into this document, and then for it to be submitted to a referendum.
- 1.30. Hinckley and Bosworth Borough Council arranged a referendum for 9 September 2021. On a turnout of 26.11%, 93.34% voted to in favour of the

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Neighbourhood Plan and 6.24% against. The Borough Council 'made' the Neighbourhood Plan on 10 September 2021.

- 1.31. The Neighbourhood Plan is now in force as part of the statutory Development Plan for the area. Hinckley and Bosworth Borough Council will continue to be responsible for determining most planning applications, but in the Markfield Neighbourhood Area, the policies in the Neighbourhood Plan will form the basis of those decisions along with the adopted Local Plan and other material considerations.

Note, when considering a development proposal, ALL the relevant policies of the Neighbourhood Plan will be applied.

Markfield Parish Neighbourhood Plan: 'Made' Version



2. Markfield Profile

- 2.1. Markfield village was recorded in the Domesday Book of 1086 and known as Merchenefeld in Anglo-Saxon times. It is one of the highest villages in Leicestershire, being sited up against Markfield Knoll (known locally as Hill Hole). Despite occupying an elevated location the village is well hidden.
- 2.2. Outcrops of rock together with granite cottages and boundary walls are the key aspects of the village landscape.
- 2.3. Markfield in the 17th and early 18th century was essentially an agricultural community providing much work for farmers, yeomen, husbandmen, graziers and labourers. By 1800 Markfield had a population of around 600 residents and it had been transformed into an industrial community with over 100 knitting frames in operation. By 1813 there were 99 houses in the village of which 11 had a stable. Markfield's population grew slowly and by 1891 had 1439 residents. The village then grew to meet the needs of successive forms of industrial employment in the 19th century including quarrying and mining.
- 2.4. As with many villages, the speed of development has increased significantly, with much new housing developed over the last fifty to sixty years. Many residents now commute to work and travel to shop and leisure activities, using the M1, M69, A511 and A50.
- 2.5. There were 4,454 residents in the Parish at the time of the 2011 Census. The average age was 46 years compared with 41.7 years in Hinckley and Bosworth Borough.
- 2.6. The 2011 Census showed there to be 2,101 dwellings in the Parish. Council Tax records show this to have grown to be around 2,200 now.
- 2.7. There were 1,590 residents aged 16 to 74 in Markfield (2011 Census), 75.3% were economically active and 17.6% had retired.



3. Sustainable Development and Vision

Sustainable Development

3.1. The Plan must contribute to the achievement of sustainable development. The planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- an **economic** objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a **social** objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an **environmental** objective - to contribute to protecting and enhancing the natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.2. The Plan shows what sustainable development in Markfield means in practice.

Vision

3.3. In setting out the aims for the Plan it is vital to consider how Markfield should be at the end of the plan period. The Plan needs to be aspirational, but realistic. The vision statement set out on the next page has helped guide the preparation of the Markfield Parish Neighbourhood Plan and makes it clear what the Plan is aiming to achieve. Our Vision statement is supported by five broad statements of intent which have shaped the structure of this document and our planning policies. 89% of respondents to the 2019 Questionnaire Survey agreed with this vision statement.



The Markfield Parish Neighbourhood Plan aims to ensure our Parish remains an attractive and desirable place to live meeting the needs of all, ensuring the community enjoys a good quality of life and feels valued and connected to each other. We aim to enhance and protect heritage assets, wildlife and the landscape in an environment where homes, businesses and facilities meet the needs of a contemporary rural community.

Environment & Heritage	Facilities & Services	Housing	Business & Employment	Traffic & Transport
To protect and enhance the wildlife, environment and heritage assets. Recognising the need to plan for climate change and ensuring public open spaces are accessible to all and of a good quality.	To maintain, enhance and where required expand the existing provision of facilities and services and ensure appropriate new provision is made for any future developments both within the Parish and in the surrounding areas.	To ensure that opportunities for residential development in the Parish are managed to provide the types and styles of housing that are needed, considering design, energy efficiency, climate change and the need to meet the requirements of all residents.	To continue to support the local economy, sustaining existing businesses and providing opportunities for business diversification and new businesses to become established on suitable sites in the Parish.	To maintain and enhance sustainable transport links within, to and from the Parish. To support moves to reduce vehicle speeds and manage parking in residential areas along with transport generated noise and pollution and increase the opportunities for safe walking and cycling.



4. Environment and Heritage

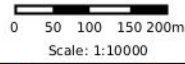
Countryside

- 4.1. Markfield parish benefits from a beautiful, often rugged well treed landscape, rich in wildlife sites and ancient rocks of international importance. It lies entirely within the Charnwood Forest Regional Park and the National Forest. These two designations provide extra protection to the parish's landscape when planning applications are considered. The parish is also divided by three major roads - M1, A50 and A511 -which bring noise and pollution. It also contains part of the expanding Bardon Hill Quarry and adjoins the Old Cliffe Hill Quarry.
- 4.2. Our 2019 Questionnaire shows that residents use the countryside for walking and rambling, with most respondents indicating that they walked along the public footpaths daily or at least on a weekly basis. The local countryside is highly valued by local people, so development there will be limited to agriculture, forestry, recreation, tourism and other developments that are suitable for a rural location.

Policy M1: Countryside

The Countryside (land outside the Settlement Boundary defined on Map 2 and the Policies Maps) will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. The following types of development will be supported in countryside locations:

1. Recreation and tourism that cannot be provided within the Settlement Boundary;
2. Development by statutory undertakers or public utility providers;
3. The subdivision of an existing residential dwelling; and
4. Development that is otherwise in accordance with: national policies; or strategic planning policies or allocations; or with the other policies of the Neighbourhood Plan.



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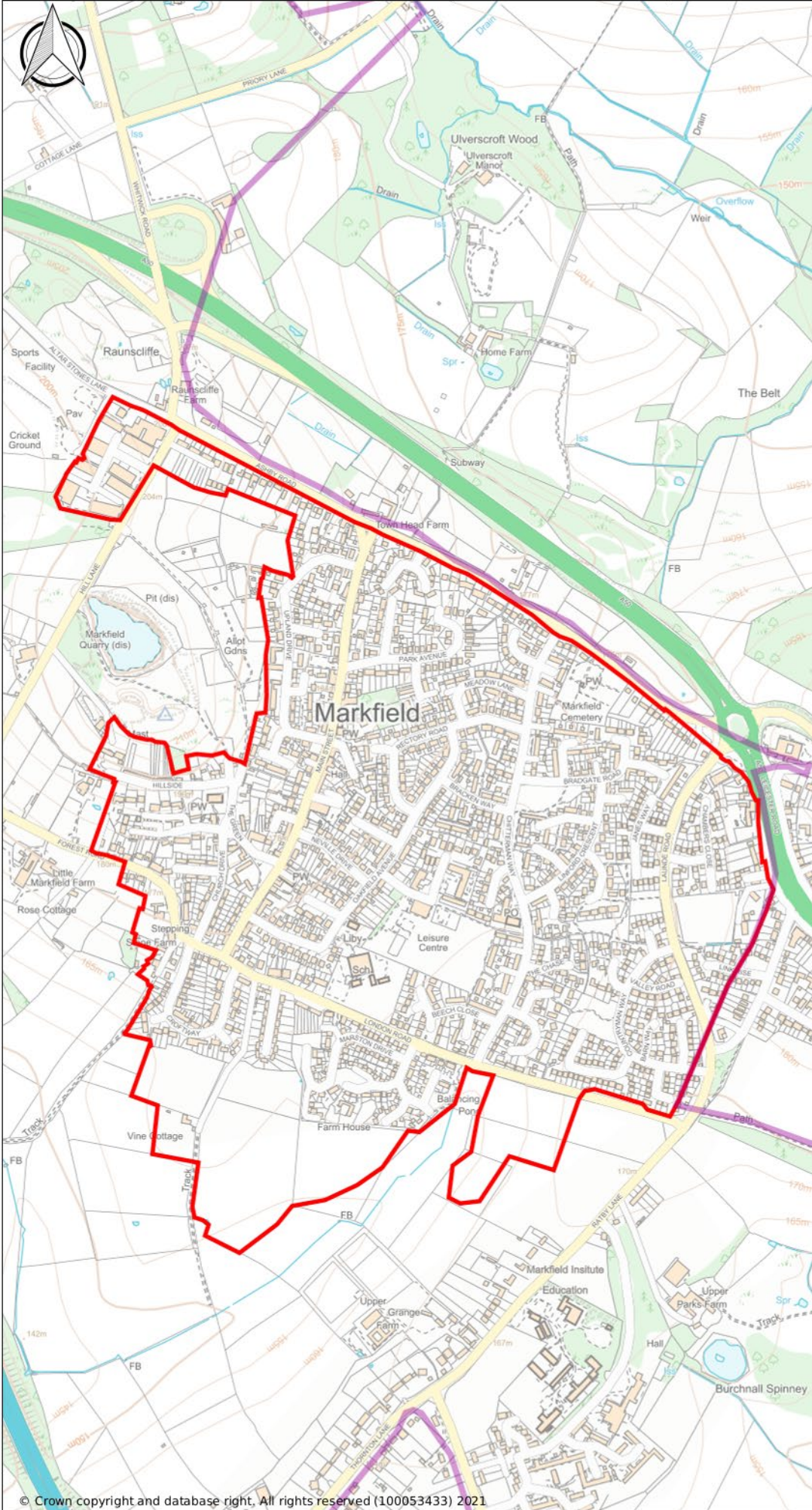
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Neighbourhood Area



Settlement Boundary



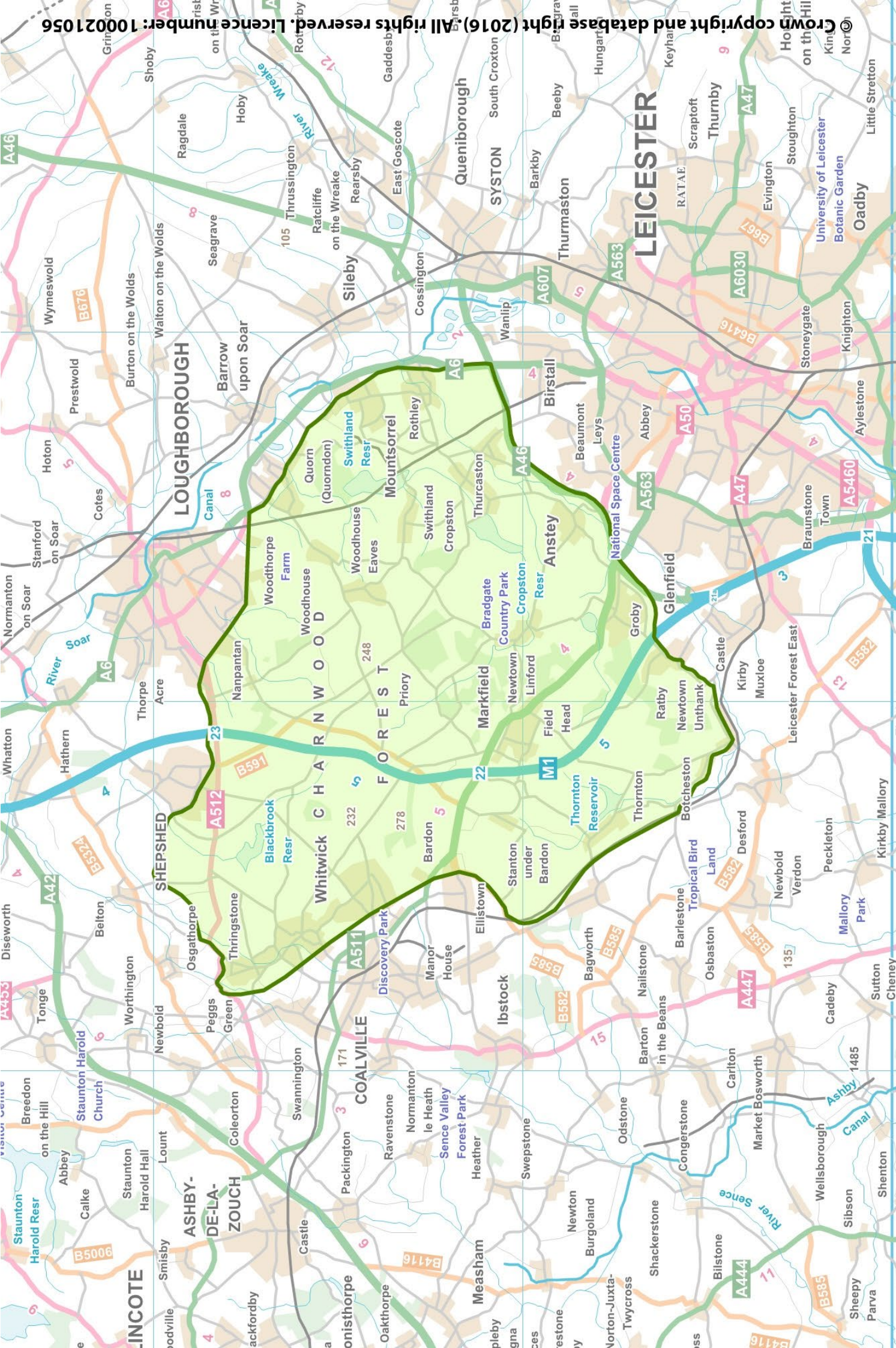


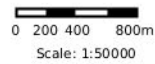
FIGURE 2: CHARNWOOD FOREST



Charnwood Forest Regional Park

- 4.3. Charnwood Forest is a distinctive area of rugged unique upland landscape which lies towards the north-western corner of Leicestershire. The Forest is rural in character and is valued for its rich ecological, geological and historical interests. The area is known for its rolling topography, high woodland content and areas of rocky outcrops. It is bordered to the south and east by the floodplain landscapes of the Rothley Brook system and to the north-east by the joined Grand Union Canal and River Soar corridor. The National Forest overlaps Charnwood Forest in the west of the area and continues to the west. Charnwood Forest is an important area for recreation and leisure and has long been identified in planning strategies and policies as being unique and requiring special consideration. The whole of Markfield Parish lies within the Charnwood Forest.
- 4.4. The Charnwood Forest Regional Park is a multi-partner initiative which looks to develop and implement a strategy for the unique natural and cultural heritage of Charnwood Forest. The [2019 Charnwood Forest Landscape Character Assessment](#) reviews and refines the original Charnwood Forest Landscape Character Assessment (2008), but also intended to be used as a tool for future decision making. The overall character of Charnwood Forest is of a rolling landscape with an elevated topography and areas of woodland and agriculture closely related to geology and hydrology. There are contrasts between upland and lowland, which is closely associated with watercourses and water features within the area. The 2019 Landscape Character Assessment identified 11 distinctive Landscape Character Areas. Markfield village lies within Area 6: Thringstone/Markfield Quarries and Settlement, although other parts of the Parish lie in other Character areas.
- ### Area 6: Thringstone/Markfield Quarries and Settlement
- 4.5. This area has a generally undulating landform but also includes several large quarries which have greatly altered the natural landform over time. Stanton-under-Bardon Quarry occupies most of the southern part of the area with Bardon Hill Quarry located to the north. The quarries create extreme low points but are often associated with local high points. Billa Barra Hill for example reaches 235m above ordnance datum and is located adjacent to the new Cliffe Hill Quarry while Bardon Hill Wood adjacent to Bardon Hill Quarry reaches 278m AOD. This is also found at Markfield where Hill Hole nature reserve lies at around 222m AOD and contains the former Hill Hole Quarry. Away from these features, the landform is more gently undulating with settlement in the north west associated with lower levels.
- 4.6. The area is highly settled with quarrying and associated spoil heaps being locally significant landscape features. The other main land-uses are small areas of mixed arable and pastoral farmland, small heathlands and woodlands. Woodland is mixed with some pine plantations and some mixed broadleaf and pine. There are also areas of new plantation and grasslands

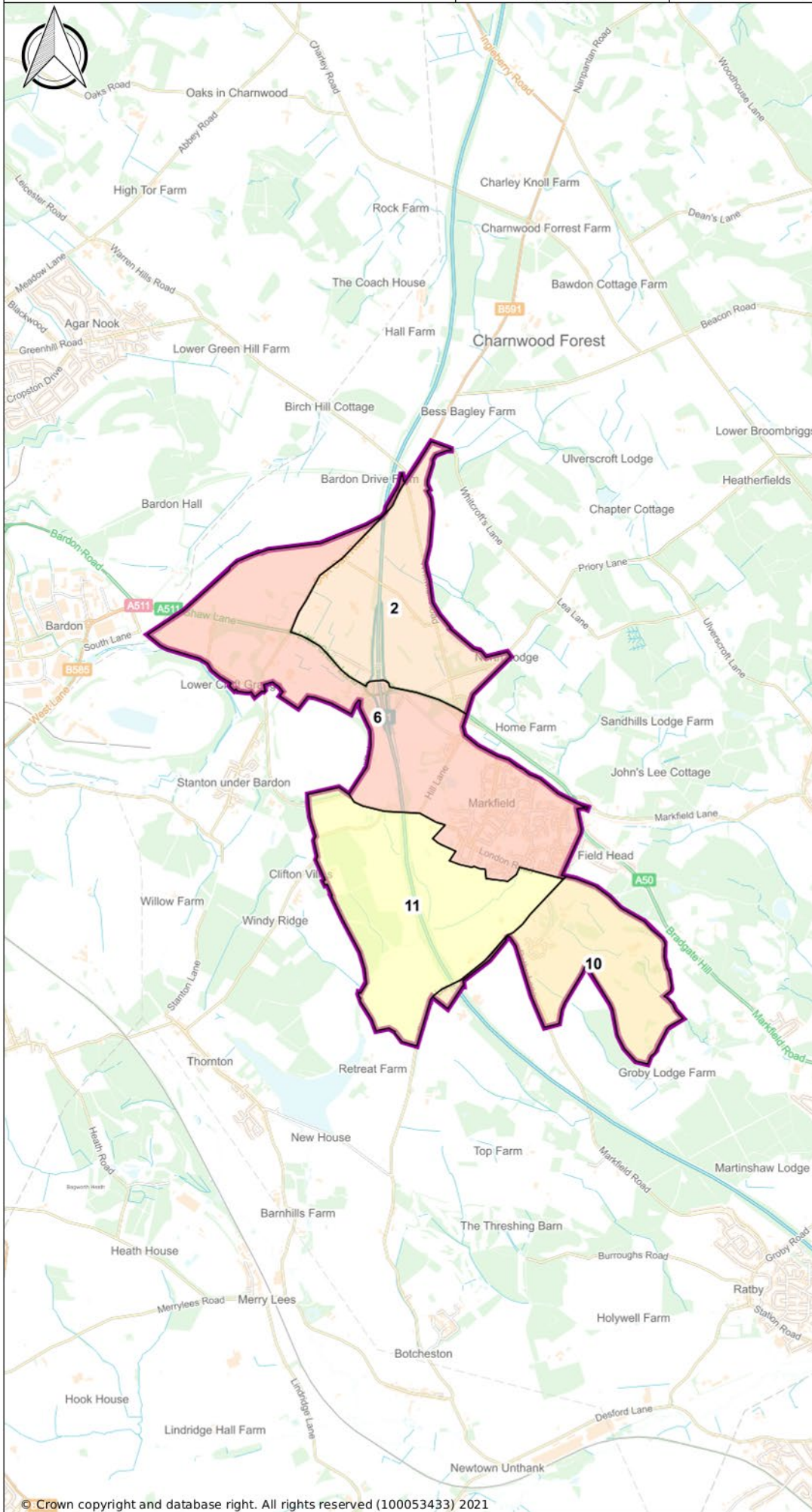
Figure 3



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Area 6:
Thringstone/Markfield
Quarries and Settlement



Area 11: Thornton
Plantation Farmlands



Area 10: Groby/Ratby
Wooded Farmland



Area 2: Ulverscroft
Wooded Valley



Neighbourhood Area



Markfield Parish Neighbourhood Plan: Referendum Version



associated with areas of quarry restoration as well as The National Forest Tender Scheme.

- 4.7. Markfield is a large village located on the eastern edge of the Character Area. It has a clustered form and, unusually for Charnwood Forest, is mainly built on a hillside. The A50/A511 and the M1 run nearby.

Area 2: Ulverscroft Wooded Valley

- 4.8. This area has a relatively peaceful, upland landscape of elevated topography, heavily wooded and with little settlement. The combination of ancient woodland, mature trees and weathered walls creates a sense of maturity while the elevated topography and presence of stone walls and rocky outcrops provide distinctive characteristics.

- 4.9. The area to the north of the A50/A511 corridor - around Copt Oak - is the only part of this Character Area within the Neighbourhood Plan boundary.

Area 10: Groby/Ratby Wooded Farmland

- 4.10. This area has a gently rolling farmed landscape defined by a slight ridge along Thornton Lane/Markfield Lane, with large areas of managed woodland and some influences from settlements on the southern edge. Only the south-eastern part of the Neighbourhood Area, to the east of Ratby Lane lies in this Landscape Character Area.

Area 11: Thornton Plantation Farmlands

- 4.11. A rolling landscape of mixed farmland with areas of new woodland plantation and modern features such as solar farms. Wide views across open fields contrast with the Thornton Reservoir valley. Only the south-western part of the Neighbourhood Area lies in this Landscape Character Area. This includes the quadrant to the south-west of the built edge of Markfield, to the east of the M1 and to the west of Thornton Lane/Ratby Lane.

Policy M2: Landscape Character

Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area (identified on Figure 3) which it would affect.

Development should:

1. Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design of development proposals;
2. Retain and where possible enhance woodland, hedgerows, mature trees, and stone walls as features of landscape importance unless it is demonstrated this is not viable or practicable;
3. Be well integrated within the landscape with planting to soften urban edges;



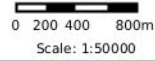
4. Be located and designed so as not to significantly harm the important long views from the publicly accessible locations at Billa Barra Hill, Hill Hole, and Altar Stones identified on the Map of Views; and
5. Provide appropriate landscape mitigation and/or suitable off-site enhancements.

National Forest

- 4.12. The 25year-old National Forest lies at the heart of the country, embracing 200 square miles of the Midlands. It spans across parts of Derbyshire, Leicestershire and Staffordshire with the aim of linking the two ancient Forests of Charnwood and Needwood. The National Forest is one of the country's boldest environmental projects, transforming an area with a history of coal mining, clay extraction, stone and gravel quarrying and heavy industry to a landscape that is now of rolling farmland, ancient forests and new planted woodlands. The whole of the Neighbourhood Area lies within the National Forest.
- 4.13. From the outset, one of the key objectives for the National Forest was the creation of substantial new areas of forestry, which the ambitious goal to increase woodland cover to about a third of all the land within its boundary. Development and planning continue to have a key role in this creation. Around 22% of all the Forest created to date has come through the planning system.
- 4.14. Over its lifespan the National Forest has expanded its remit, from primarily forest creation to include: forest management; wildlife conservation; access creation, encouraging outdoor activity; tourism development and helping to develop a low carbon economy.
- 4.15. Residential development over 0.5ha and commercial development over 1ha is expected to contribute towards the creation of the Forest. This expectation is contained within the Hinckley and Bosworth Local Plan (Core Strategy Policy 21) and is reflected in paragraph 142 of the National Planning Policy Framework.

Green Infrastructure

- 4.16. Green infrastructure (GI) embraces a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies. Sites of importance for their biodiversity as well as important local green spaces form part of green infrastructure
- 4.17. In some instances, GI sites exist in isolation, whereas in others they are interconnected, either naturally or by planned actions, to form networks. GI



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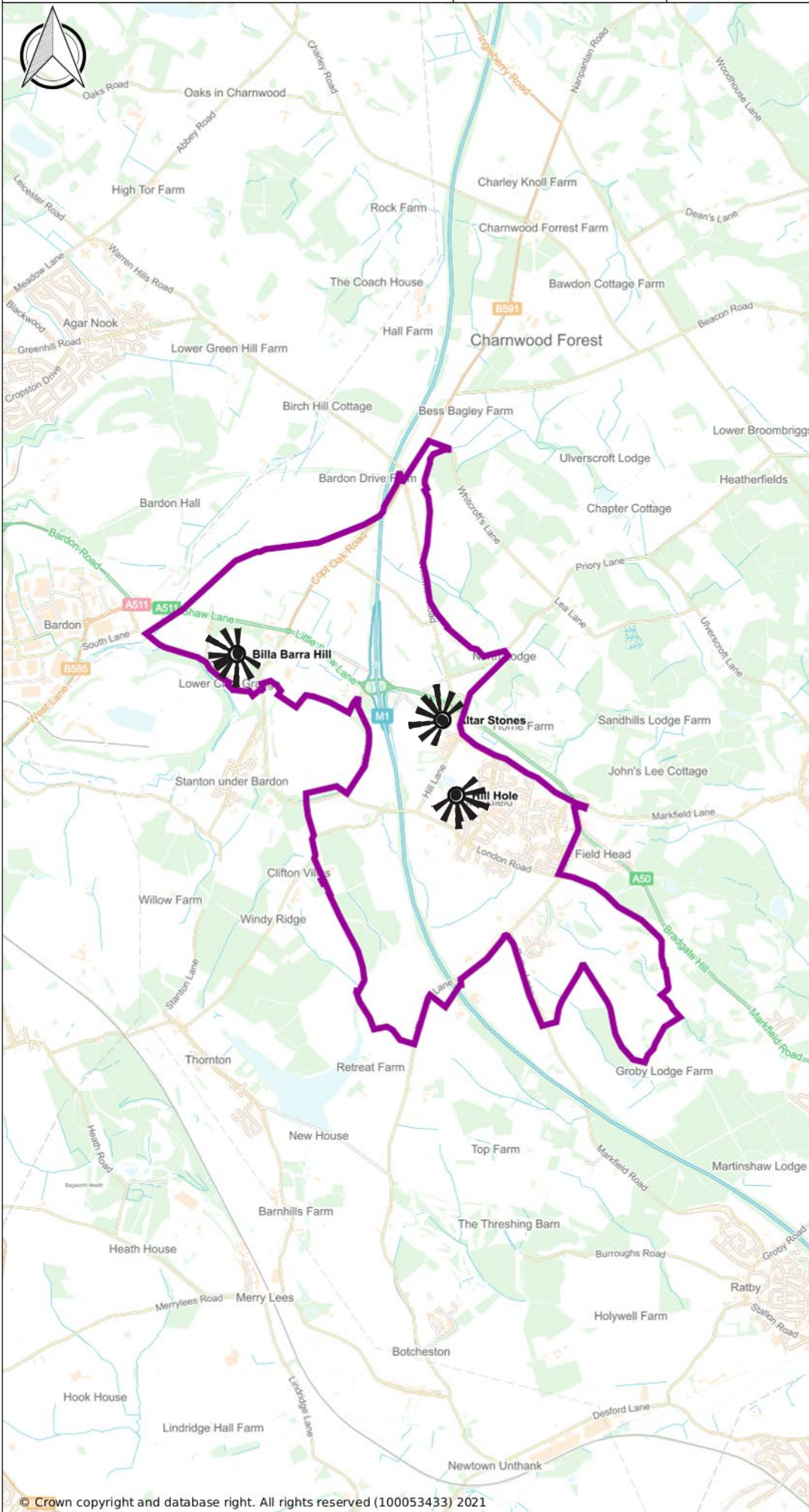
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Neighbourhood Area



Viewpoints



Markfield Parish Neighbourhood Plan: Referendum Version



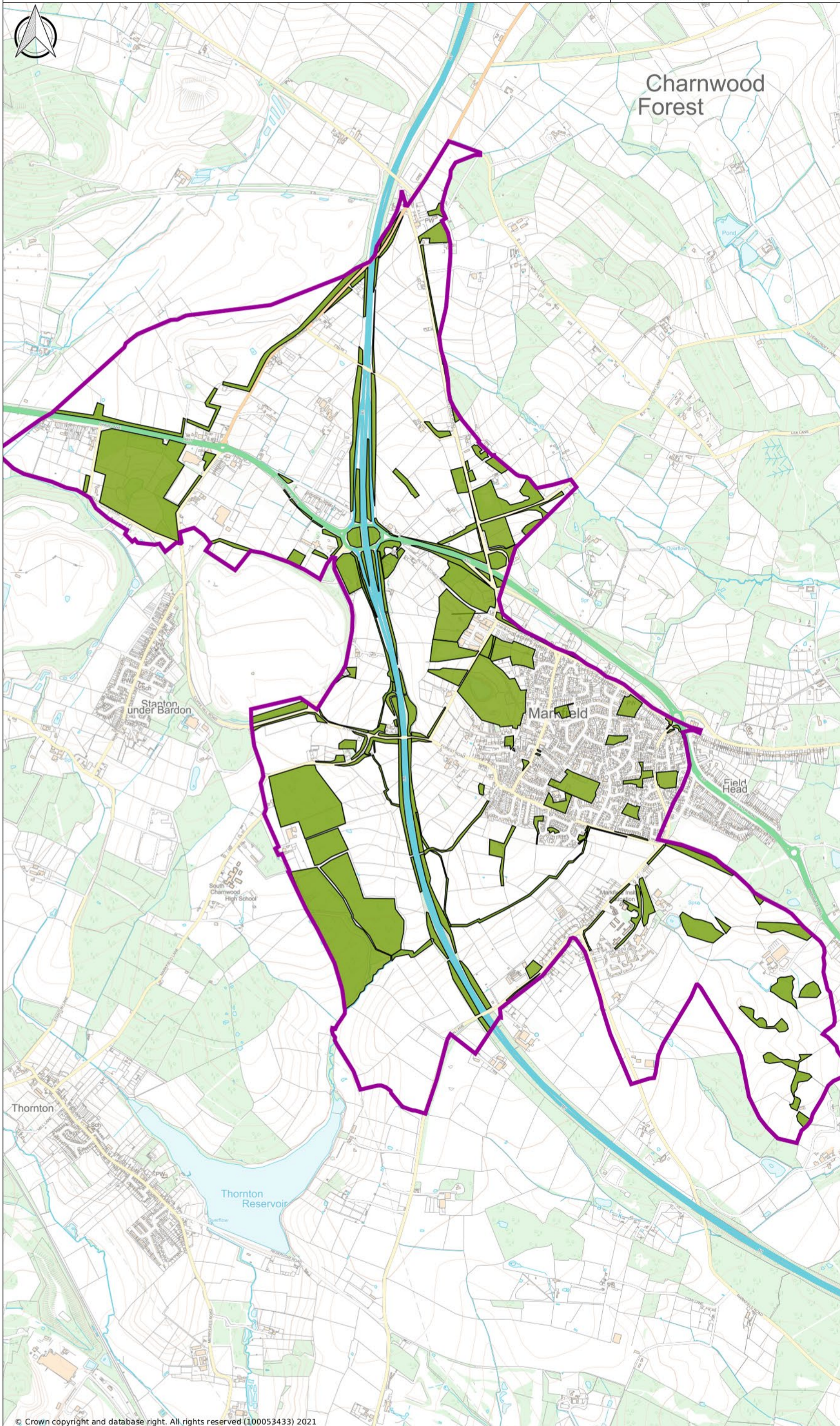
has been mapped at various scales - sub-regionally, county, district and at parish (local) level.

- 4.18. Hinckley and Bosworth Borough Council Green Infrastructure Strategy 2020 identifies opportunities across the Borough to protect and enhance GI, helping guide the investment and delivery of GI and its associated benefits. It looked at the district-wide network of green spaces, pathways, bridleways and wildlife corridors and showed how these connections could be improved for the benefit of wildlife and recreation. In relation to Markfield, the Green Infrastructure Strategy 2020 notes:
- There are gaps in the provision of open space for children and young people;
 - There is a significant cluster of land under biodiversity-related Countryside Stewardship at Little Markfield Farm either side of the M1;
 - There is a concentration of older residents in Markfield;
 - Issues of noise pollution along the M1 corridor; and
 - Air pollution issues associated with major roads including the A511 and M1.
- 4.19. Indeed, high and increasing traffic levels on the M1, A50 and A511 bring issues of pollution from traffic fumes, noise and light for Markfield residents. Although tree planting in places along the A50/A511 corridor has helped to reduce the visual and physical effects of the road, there are several areas where further work is needed particularly to the north and west of Markfield. Substantial interventions are required, such as improving the recreational offer and providing space that offers respite from the transport corridors.
- 4.20. Furthermore, as the transport corridor traverses the National Forest, green infrastructure interventions such as habitat creation and varied shrub and tree planting can create a ‘feel’ of travelling through a woodland mosaic landscape, reinforcing the National Forest’s identity.
- 4.21. At a parish level through schemes like the National Forest Tender Scheme, various Leicestershire County Council grants and, in the case of the Bardon Quarry extension, as a result of planning conditions, extensive areas of new woodland have been created, hedges and trees planted. These, along with existing woods, hedgerows etc. have contributed to provide an extensive local green infrastructure network, which extends beyond the parish boundary.
- 4.22. Access between Markfield and Groby is limited, and there are no public rights of way that do not, at least in part, run alongside the busy A50. We want to provide multi-user and traffic free access between Markfield and Groby. Options include routing around Groby Pool or to the south of the A50 via Little John and Martinshaw Wood. Such improvements to the access network will be vital not only for recreational and associated health



Neighbourhood Area

- Local Green Infrastructure
- Local Green Infrastructure



Markfield Parish Neighbourhood Plan: Referendum Version



benefits, but also for providing sustainable transport options in and around these settlements.

Policy M3: Green Infrastructure

To be supported development proposals must demonstrate how they avoid significant harm to key features of the Green Infrastructure network identified on Map 4 and the Policies Maps. Where harm is demonstrated to be unavoidable proposals must mitigate and compensate for that harm.

Proposals that create a new footway, cycle and bridleway route towards Groby; or mitigate traffic impacts along the A50/A511/M1 road corridors; or otherwise enhance the local Green Infrastructure network identified on Map 4 will be supported.

Biodiversity

- 4.23. There are no Sites of Special Scientific Interest (sites designated by Natural England under the Wildlife and Countryside Act 1981) in Markfield Parish. However, there are some SSSIs nearby including Cliffe Hill Quarry, Bardon Hill, Bardon Hill Quarry and Ulverscroft Valley.
- 4.24. The Neighbourhood Area does contain a Local Nature Reserve and several locally designated 'Local Wildlife Sites' (LWS)- areas of substantive nature conservation value that make an important contribution to ecological networks. There are also several Regionally Important Geological Sites (RIGS) and 3 draft Open Mosaic sites (as defined by Natural England).
- 4.25. The Neighbourhood Plan identifies and maps these sites, and Policy M4 not only secures their protection from harm or loss but also helps to enhance them and their connection to wider ecological networks.
- 4.26. Notable species with European or UK Legal Protection that have been recorded in the area include Badger, Bat, European Otter, Water Vole, Barn Owl, Brambling, Fieldfare, Hobby, Osprey, Peregrine, Red-throated Diver, Redwing, Red Kite, Common Frog, Common Lizard, Common Toad, Great Crested Newt, Palmate Newt, Smooth Newt, White-clawed Crayfish, Bluebell.

Billa Barra Hill Local Nature Reserve

- 4.27. Billa Barra Hill is a 20.7 hectares (51 acres) Local Nature Reserve north of Stanton under Bardon. It is owned and managed by Hinckley and Bosworth Borough Council. It is also designated as Local Wildlife Sites (12544 and 72527).

Markfield Parish Neighbourhood Plan: Referendum Version



4.28. The hilltop contains areas of acid grassland and an old conifer plantation. The pools in the abandoned quarry support a variety of species, including a rare lichen, only found at one other site in Leicestershire.



FIGURE 4: BILLA BARRA HILL LOCAL NATURE RESERVE

The improved grassland on the slopes of the hill below the gorse scrub line are being planted with native broadleaved trees which will be used as local provenance seed stock. The site is a good area for warblers, particularly around the gorse areas.

Hill Hole Quarry Nature Reserve

4.29. One of the earliest quarries in the Leicester area, Hill Hole Quarry was opened in the 1850s for the extremely hard granite known as Markfieldite. This is still a highly sought-after type of granite. Closed before World War 2, Hill Hole has been turned into a nature reserve supporting a wide variety of wildlife including the protected and rare white-clawed crayfish in the lake. The summit of the hill is nearing 230 metres

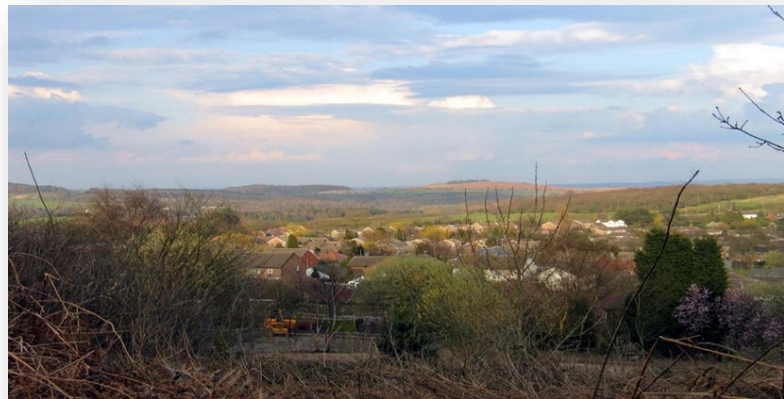
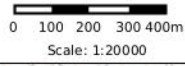


FIGURE 5: VIEW FROM HILL HOLE EASTWARDS TO BRADGATE PARK

above sea level and there is a trig point and a toposcope pointing out features in the views spanning over 50 miles to Coventry, Leicester, Birmingham, the Shropshire Hills and the Cotswolds.



Author:

Date:

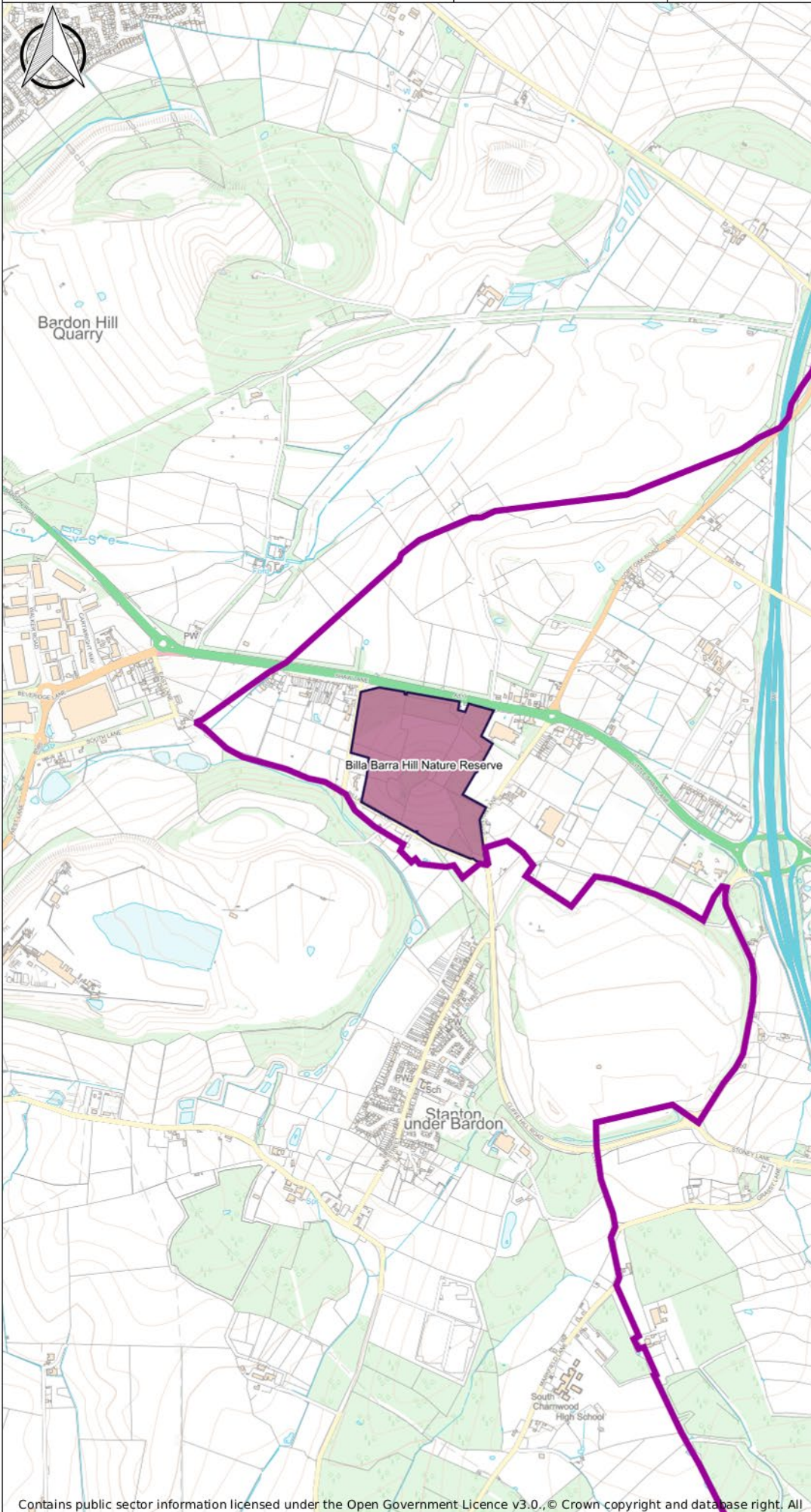
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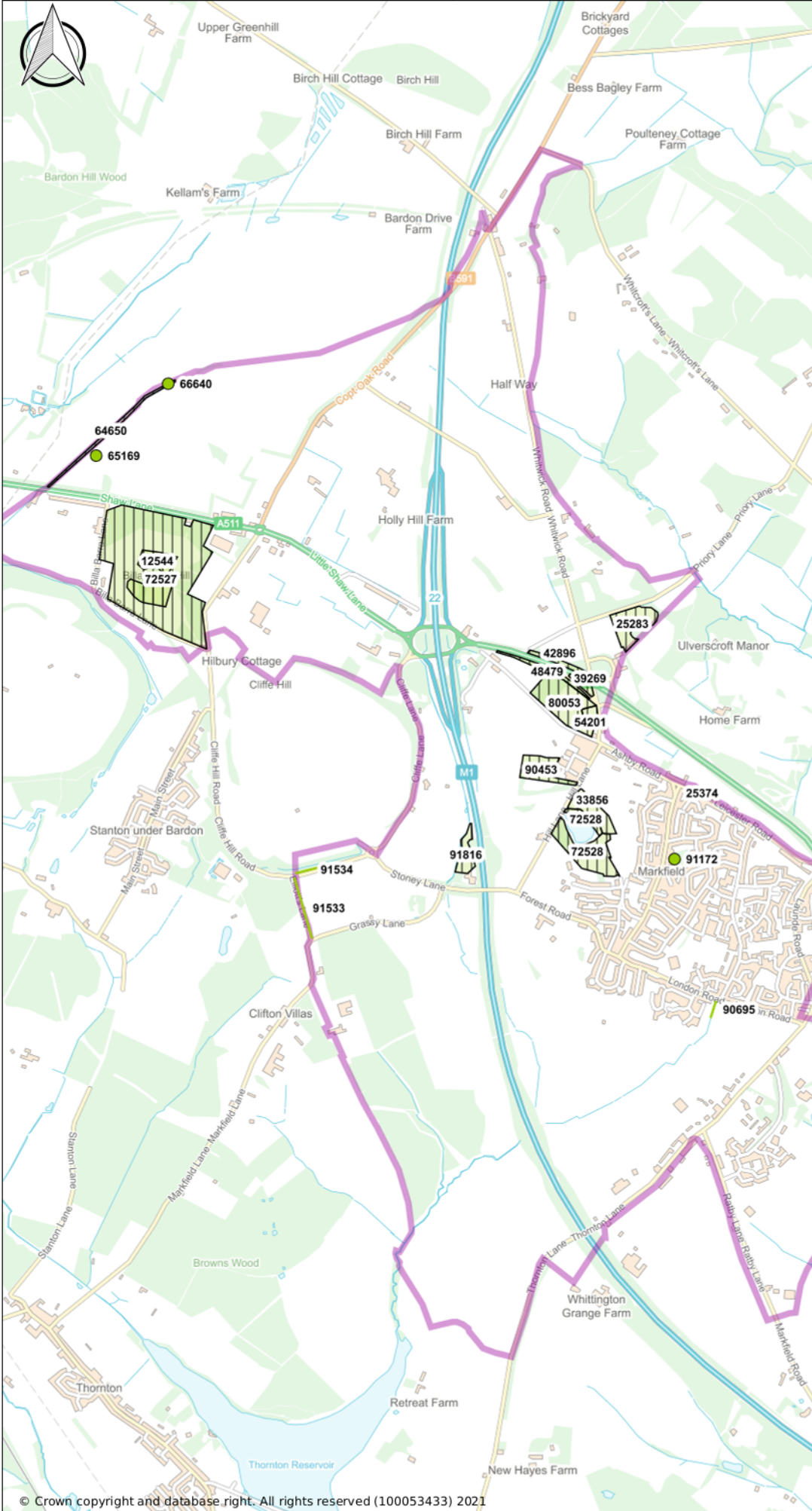


Neighbourhood Area



Local Nature Reserves





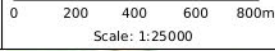
Local Wildlife Site (line)

Local Wildlife Site (point)

Local Wildlife Site

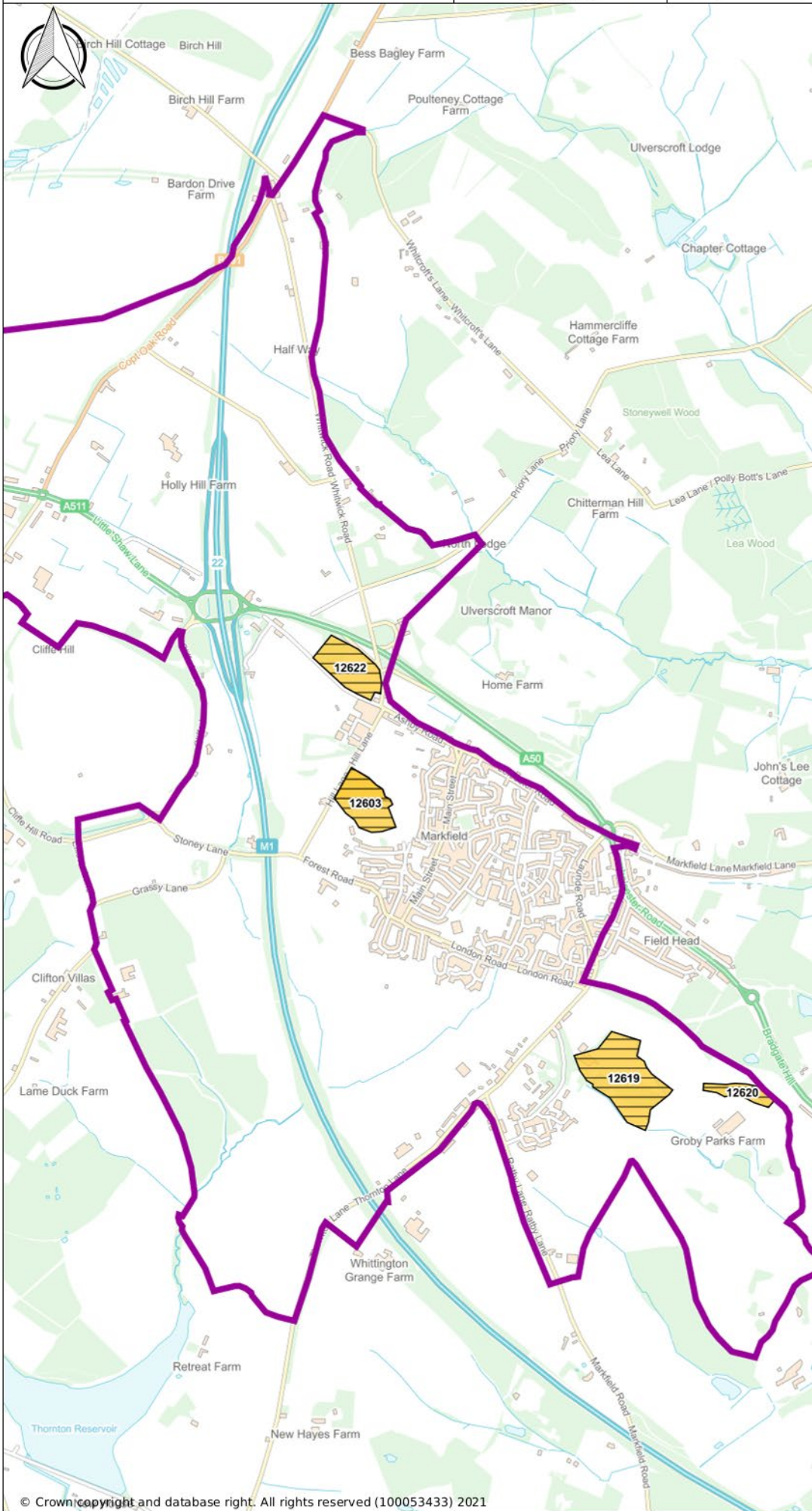
Neighbourhood Area

See Policy 4 for references. Some sites overlap.



Neighbourhood Area

-  RIGS
- 



See Policy 4 for references.

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4.30. This old granite quarry is now managed as a nature reserve. Part of the site is flooded and this is fenced off. The site has several wooded areas, including trees that have naturally colonised such as Oak and Ash along with some Mountain Ash and Downy Birch. The sparse, acid soils offer good habitat for heathland plants such as Gorse and Heath Bedstraw. There is a good variety of insects including several butterfly species such as Large Skipper, Gatekeeper and Speckled Wood.

Altar Stones Nature Reserve

4.31. Altar Stones is a 3.7-hectare (9.1-acre) nature reserve that is owned and managed by the Leicestershire and Rutland Wildlife Trust.

4.32. This site has outcrops of Precambrian volcanic rocks and drystone walls providing cover and shelter for a variety of insects, lichens and mosses. The breakdown of these rocks creates the perfect conditions for heath-grassland that was once typical in Charnwood Forest, and the grasses, herbs and lichens that thrive here are diverse, varied and, in some cases, very rare in Leicestershire.

4.33. At the top of the hill there are views over parts of Leicestershire and the Midlands. Elsewhere the stone pads from the old pillar windmill, which once occupied part of the site,



FIGURE 6: ALTAR STONES LOCAL WILDLIFE SITE

have been recreated and remains of the miller's store can still be seen.

Policy M4: Ecology and Biodiversity

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

Billa Barra Hill Local Nature Reserve

Hill Hole Quarry Nature Reserve

Altar Stones Nature Reserve

Local Wildlife Sites:

Markfield Parish Neighbourhood Plan: Referendum Version



12544 Billa Barra Hill Nature Reserve
25283 Field South of Ulverscroft Wood
25374 Field North of Leicester Road
33856 Hill Hole Meadow
39269 Markfield Roadside Verge Nature Reserve 1
42896 Markfield Roadside Verge Nature Reserve 3
48479 Markfield Roadside Verge Nature Reserve 2
54201 Raunsccliffe
64650 Bardon Woodland Belt 1
65169 Shaw Lane, Hedgerow Ash
72527 Billa Barra Hill
72528 Hill Hole Quarry
80053 Altar Stone
90453 Land Adjacent Cricket Ground
90695 Lower Grange Farm Hedge
91172 Veteran Horse Chestnut off Main Street
91533 Elliott's Lane Hedge
91534 Cliffe Hill Road Verge
91816 Grassland by Stoney Farm

Regionally Important Geological Sites:

12603 Markfield Hill Hole Quarry
12619 Groby Upper Park
12620 Groby Park
12622 Altar Stones

Proposals for biodiversity conservation or enhancement of the following types will be supported:

1. Management of woodlands, open grasslands and water features;
2. Restoration of drystone walls;
3. Planting of gaps in hedgerows to strengthen historic field patterns and management of over-mature hedges;
4. Tree planting to replace mature/veteran trees as they come to the end of their lives.
5. Maintenance of or creation of new stock fencing to prevent damage to the above.

Trees

- 4.34. There are many significant mature trees in Markfield and these all play a role in framing key buildings, softening the built fabric and enhancing the special character of the village. There are many trees in the village and Little Shaw Lane that are subject to Tree Preservation Orders (TPOs) which protects and preserve trees for public enjoyment, environmental and aesthetic purposes. Trees in Markfield Conservation Area are also protected. Any tree over 75mm in diameter at 1.5m above ground level is given automatic protection in the Conservation Area. No cutting, removal, wilful

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damage or destruction of such trees is allowed without giving prior notification to Hinckley and Bosworth Borough Council.

Policy M5: Trees

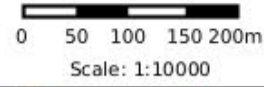
To be supported development proposals that will result in the unavoidable loss of trees or hedgerows must include replacement planting of native species in locations where they would have the opportunity to grow to maturity, increase canopy cover and contribute to the local ecosystem and the appearance of the area.

Local Green Spaces

- 4.35. National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. The term ‘very special circumstances’ in relation to designated Local Green Spaces is required by the NPPF. To show there are ‘very special circumstances’ an 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.



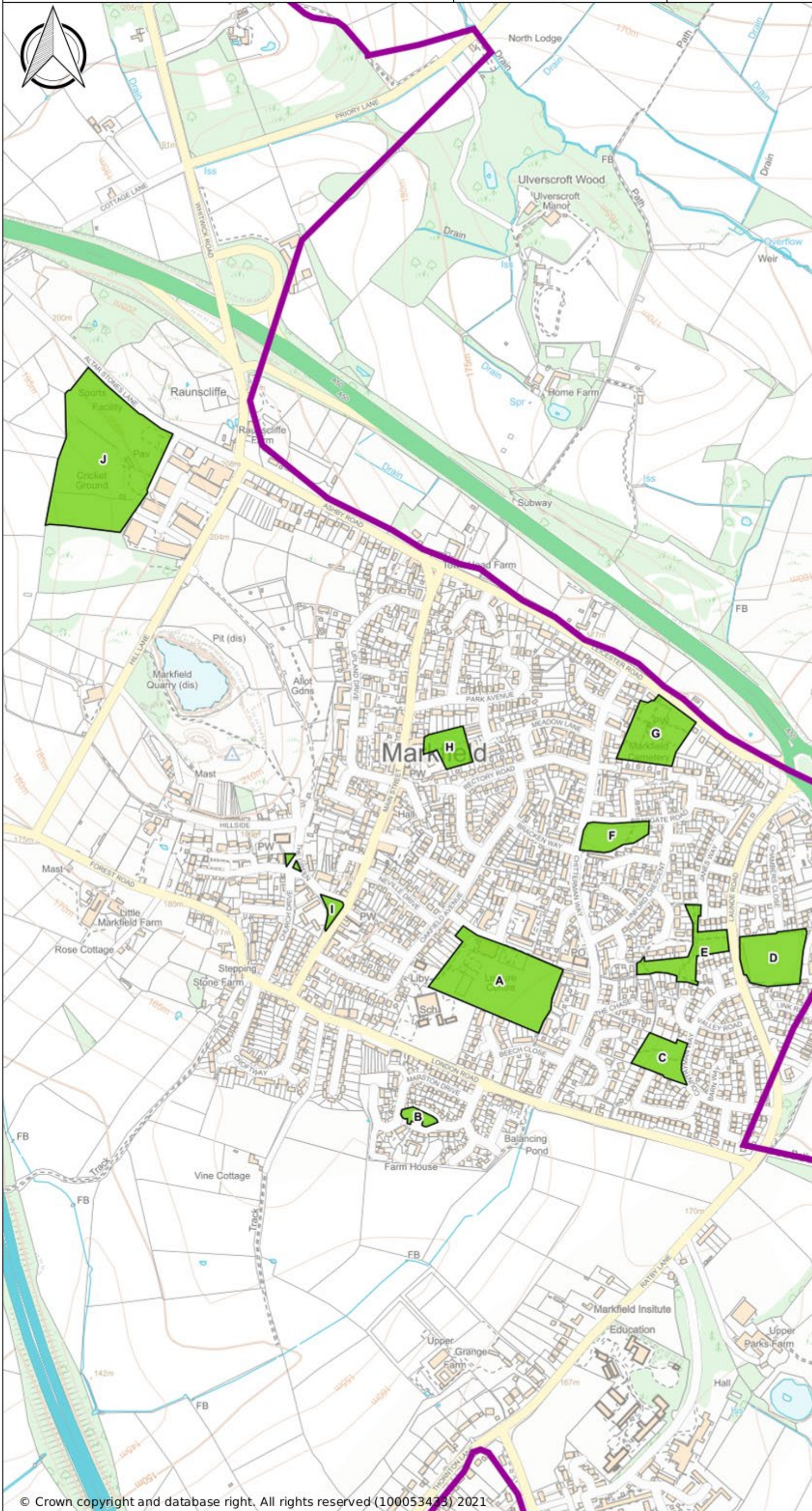
FIGURE 7: COMMUNITY PARK



Neighbourhood Area



Local Green Space



Markfield Parish Neighbourhood Plan: Referendum Version



- 4.36. The reasons for designating these Local Green Spaces are summarised in Appendix 1.

Policy M6: Local Green Spaces

The following areas identified on Map 8 are designated as Local Green Space:

- A. Community Park
- B. Chapman Close
- C. Countryman Way
- D. Launde Road
- E. Whitcroft Close
- F. Bradgate Road
- G. The Leicester Road Cemetery
- H. Millennium Garden
- I. Sawpits Green and the two Upper Greens
- J. Jubilee Playing Fields

Climate Change

- 4.37. Climate change is now the greatest challenge facing our society. The scientific evidence of climate change is overwhelming, and the global impacts of climate change will be severe. It is often seen as a long-term challenge, but, as the latest IPCC (Intergovernmental Panel on Climate Change) [report](#) makes clear, the impacts are being experienced now, through unprecedented global trends and through more localised severe weather events. While climate change will have a lasting impact on people and wildlife, it will also define future economic progress. Only those places that can demonstrate climate resilience will be able to secure insurance and investment.
- 4.38. It had been assumed that to avoid climate change's worst impacts, it was vital to secure climate stabilisation at less than a 2°C global temperature increase above pre-industrial levels. This is the foundation of the [UN Paris Agreement on climate change](#). However, the latest science indicates that 1.5°C is a more realistic target to avoid these worst extremes. Even if we can stabilise temperatures at or below the 1.5°C target there will still be significant impacts through severe weather incidents and sea level rise. Above all, the latest IPCC report illustrates the vital need to reduce climate change emissions now by transforming our energy systems.
- 4.39. Planning plays a central role in the transition to a low-carbon society, engaging communities and enabling environmentally friendly choices in everything from energy to transport. We can do this by shaping new and existing developments in ways that reduce carbon dioxide emissions and positively build community resilience to problems such as extreme heat or flood risk. 74% of respondents to the 2019 Questionnaire Survey indicated

Markfield Parish Neighbourhood Plan: Referendum Version



that they would like to make Markfield Parish as carbon neutral as possible by 2036.

Renewable Energy

- 4.40. Increasing the amount of energy from renewable and low carbon technologies will help ensure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.
- 4.41. Land Use Consultants Ltd (LUC) and the Centre for Sustainable Energy (CSE) were commissioned to prepare a [Renewable Energy Capacity Study](#) for Hinckley and Bosworth Borough Council. The 2014 study concluded that the technical potential for renewable and low carbon energy within the Borough is substantial and the technologies with the greatest technical resource for electricity generation are wind, solar photovoltaic (PV) (particularly solar farms) and ground source/air source heat pumps which domestically do not generate electricity but use electricity in an environmentally beneficial way to pump heat energy into the property.
- 4.42. Our 2019 Questionnaire Survey showed that small-scale renewable energy technologies integrated with new buildings or fitted to existing buildings was given the highest level of priority from respondents. Local Solar Energy Farms was also popular, with the least popular being 'Local Wind Farms'.

Solar Farms

- 4.43. Solar farms (sometimes known as solar parks or solar fields) are the large-scale application of solar PV panels to generate green, clean electricity at scale, usually to feed into the grid. Solar farms can cover anything between 1 acre and 100 acres.

Wind Energy

- 4.44. One of the key factors determining the acceptability or otherwise of wind turbines is their potential impact on the local landscape - this is due to their height and the movement they introduce into the landscape (i.e. rotating blades). The Renewable Energy Capacity Study found that the landscapes in Hinckley and Bosworth have a moderate/moderate high sensitivity to large scale turbines. The Neighbourhood Area is particularly sensitive to wind turbines because its distinctive landform allows for great inter-visibility with the surrounding countryside. The Area is also part of the Charnwood Forest Regional Park and National Forest. In the past planning applications for wind turbines at Little Markfield Farm (Ref: 14/01258/FUL) and Stanton Lane Farm (Ref: 12/00399/FUL and 12/00091/FUL) have either been refused or withdrawn.

Markfield Parish Neighbourhood Plan: Referendum Version



Microgeneration Technologies

- 4.45. Many microgeneration technologies projects, such as domestic solar PV panels, ground source and air source heat pumps are often permitted development which means they do not require planning permission providing certain limits and conditions are met. In view of Markfield being in the National Forest, the incorporation of renewable wood fuel heating systems is particularly appropriate.

Policy M7: Renewable Energy

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

1. Wherever possible previously developed (brownfield) or non-agricultural land is used;
2. Their location in the landscape is selected sensitively;
3. Their impact on heritage assets, where applicable, has been fully assessed and addressed;
4. Their visual impact, both individually and cumulatively, has been fully addressed;
5. The installations are removed when they are no longer in use, and the land is fully restored.

Energy Efficiency Requirements

- 4.46. By 2025, the Government is intending to introduce a Future Homes Standard for new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency.
- 4.47. Currently, energy efficiency requirements for new homes are set by Part L (Conservation of Fuel and Power) and Part 6 of the Building Regulations. Our Neighbourhood Plan cannot be used to set energy efficiency standards for new homes that exceed the requirements of the Building Regulations.

Electric Vehicle Chargepoints

- 4.48. Past and current governments have supported measures to encourage uptake of Electric Vehicles (EVs, sometimes referred to as Ultra Low Emission Vehicles or ULEVs) as they can contribute to a wide range of transport policy goals. These include improving air quality and reducing noise pollution and helping meet the current 2050 net zero emission greenhouse gas targets. Another stimulus for change is the Government bringing forward, to 2035, the date after which new petrol and diesel powered cars can't be sold. The Government's 2018 Road to Zero Strategy outlines how it will support the transition to zero emission road transport and reduce emissions from conventional vehicles. To meet the aims of the Strategy, Government is providing grants to make selected electric vehicle

Markfield Parish Neighbourhood Plan: Referendum Version



ownership more affordable and to offset the costs of installing chargepoints in the home, workplace and on-street.



FIGURE 8: ELECTRIC VEHICLE CHARGEPOINT

- 4.49. Despite the rise in the number of licensed ULEV cars on UK roads - 200,000 ULEVs were registered in Q4 2018 - ULEVs only represent 0.5% of the total number of cars licensed. Going forward, projections by National Grid suggest that the UK stock of EVs could reach between 2.7 and 10.6 million by 2030 and could rise as high as 36 million by 2040. One of the lasting outcomes of the Covid19 pandemic, maybe that short-distance commuters, switch from public transport to electric motor assisted bicycles. To satisfy the increased electrical demand extra base load generation will be required.
- 4.50. Subject to conditions, planning permission is not required for the installation of a wall mounted electrical outlet for recharging of electric vehicles at homes, so our policy focusses on the provision of public chargepoints. Range anxiety - fears over the distance EVs can travel between charges - is often cited as one of the key barriers to people opting to buy EVs, yet at March 2020 ZapMap reports no public chargepoints in Markfield. It is anticipated that our policy will lead to the installation of public chargepoints in destinations such as foodstores, workplaces, recreation and leisure centres.

Markfield Parish Neighbourhood Plan: Referendum Version



- 4.51. Hydrogen fuelled vehicles that derive their electricity from on board fuel cells are now a reality but are expensive at present. If commercially successful, they could be refuelled in about 5 minutes at existing garage locations once the infrastructure has been developed.

Policy M8: Electric Vehicle Chargepoints

Development proposals that incorporate facilities to enable the charging of electric vehicles in safe, accessible and convenient locations will be supported. As a minimum:

- every new dwelling with an associated dedicated car parking space within its curtilage must include ducting to facilitate the future installation of a vehicle chargepoint; and
- residential development with communal parking areas, and non-residential developments providing 10 car parking spaces or more, should include ducting to facilitate the future installation of one vehicle chargepoint for every five spaces.

Flood Risk

- 4.52. The National Planning Policy Framework sets out how the planning system should help minimise vulnerability and provide resilience to the impacts of climate change. This includes demonstrating how flood risk will be managed, taking climate change into account.
- 4.53. The [Hinckley and Bosworth Strategic Flood Risk Assessment](#) (SFRA) 2019 provides a comprehensive and robust evidence base on flood risk issues to support the production of the Local Plan to 2036. This is a high-level Strategic Flood Risk Assessment that can be used to inform decisions on the location of future development and the preparation of sustainable policies for the long-term management of flood risk.
- 4.54. The Neighbourhood Area has an elevated landform that slopes steeply away from the edge of Markfield village. There is no fluvial flood risk posed to Markfield. Surface water flow paths follow the topography from high ground to lower ground in the south. In the 30-year event, there is only one overland surface water flow route in the settlement, flowing south on Chitterman Way before draining into an unnamed watercourse south of London Road. In the 100-year event, this overland flow route is more accentuated and has additional flow routes joining it from Linford Crescent, London Road and properties between Chitterman Way and Launde Road.

Markfield Parish Neighbourhood Plan: Referendum Version



Heritage

History

- 4.55. Markfield village was recorded in the Domesday Book of 1086 and known as Merchenfeld in Anglo-Saxon times. It is one of the highest villages in Leicestershire, being sited up against Markfield Knoll.
- 4.56. Outcrops of rock together with granite cottages and boundary walls are the key aspects of the village landscape. Markfield has had no resident Lord of the Manor or monastery or abbey but has developed to serve a population of small farmers, craftsmen, tradesmen and labourers.
- 4.57. Markfield in the 17th and early 18th century was essentially an agricultural community providing much work for farmers, yeomen, husbandmen, graziers and labourers. There was also a wide range of trades and crafts in the village, including: a baker; a miller; a millwright; a carpenter; a mason; a blacksmith; a bricklayer; a cordwainer; a shoemaker; several framework knitters; a couple of weavers and coal carriers. Buildings at the turn of the 18th century included the Church, a Hall House, a turf house, a meeting house, a workhouse, several licenced premises and two fishponds.



FIGURE 9: THE OLD BAKERY ON QUEEN STREET

- 4.58. By 1800 Markfield had a population of around 600 residents and it had been transformed into an industrial rural community with over 100 knitting frames in operation, mainly in rooms in houses but also occasionally in small industrial type buildings.

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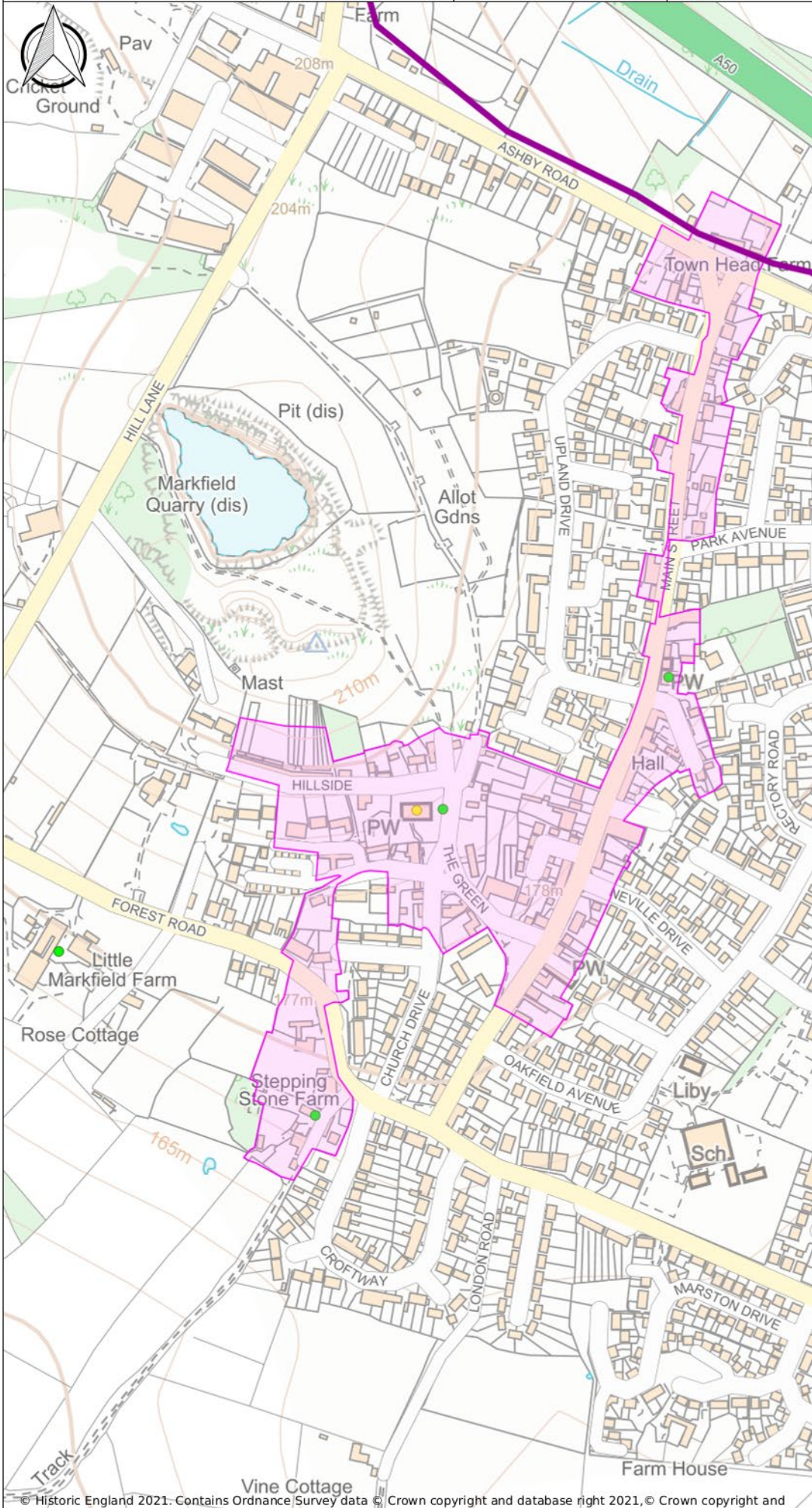
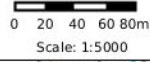
- 4.59. By 1813 there were 99 houses in the village of which 11 had a stable. It was a close-knit community and most daily activities took place within the settlement itself. During the 19th Century many other trades and crafts were recorded in the village. They included a beer housekeeper, 2 butchers, a butler, 1 grocer, 1 hatter, a market gardener, a mechanic, 2 physicians and a surgeon, 3 plumbers and glaziers, 1 potter, a saddler, a sawyer, tailors, a draper, wheelwrights and even a vet (on the 1841 census).
- 4.60. Its population grew slowly and by 1891 it had achieved 1439 residents. At that time residents lived mainly in rough stone houses along each side of Main Street, The Nook, around The Green and in the quarrymen's cottages on Hillside. These parts of the village now form most of the conservation area.
- 4.61. The main building in the 18th Century was St Michael & All Angels Parish Church. This ecclesiastical building stands at the side of a hill facing onto the Upper Green. It was here that non-conformist John Wesley came 19 times from 1742 and 1779 to preach, first in the church where he was a great friend of the Rector, Edward Ellis, and then as his congregation grew larger, on The Green itself. The Lower Green (known locally as Sawpits) was also the site of the village water pump and the village wheelwright's Sawpit.



FIGURE 10: ST MICHAEL & ALL ANGELS CHURCH (LES GOLDING)

Designated Heritage Assets

- 4.62. In Markfield Parish, Listed Buildings and a Conservation Area have already been designated under relevant legislation (Map 9).



Neighbourhood Area



Conservation Area



Listed Buildings



Markfield Parish Neighbourhood Plan: Referendum Version



- 4.63. The National Planning Policy Framework requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 4.64. The National Planning Policy Framework states that substantial harm to or loss of a Grade II listed building should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Grade I and II* listed buildings should be wholly exceptional.
- 4.65. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Listed Buildings

- 4.66. Listing a building marks its special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.
- 4.67. The older a building is, the more likely it is to be listed. Most buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840.
- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
 - Grade II* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II*
 - Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a homeowner.
- 4.68. There are six Listed buildings in the parish:
- [Little Markfield Farmhouse and attached farm buildings, Forest Road, Grade II](#)
 - [Gates on east side of the churchyard of the Church of St Michael, The Green, Grade II](#)
 - [The Old Rectory, The Nook, Grade II](#)
 - [Church of St Michael, The Green, Grade II*](#)
 - [Stepping Stone Farmhouse, Forest Road, Grade II](#)
 - [Church of St Peter, Whitwick Road, Copt Oak, Grade II](#)

Markfield Parish Neighbourhood Plan: Referendum Version



Markfield Conservation Area

- 4.69. The [Markfield Conservation Area](#), originally designated by the Hinckley and Bosworth Borough Council in January 1979, is the historic core of the settlement which includes buildings of many different periods.
- 4.70. There are four principal approaches into the conservation area. At its northern edge the approach from both the east along Leicester Road and the west along Ashby Road follows the line of the former turnpike road, which is arrow straight. At its junction with Main Street, the strategically sited former police house and Town Head Farm, make a rather formal entrance. This formality is emphasised by the line of mature trees along the northern side of Ashby Road, which together with the grass verges and drystone walls provides a natural link with the countryside beyond the village limits.
- 4.71. At its southern end, Main Street intersects with Forest Road from the west and London Road from the south-east. Forest Road follows a twisty route lined by a mixture of hedges and stone walls to arrive at the conservation area at the former Pinfold. Here stands a small Victorian development of cottages, Jubilee Terrace constructed in 1891. London Road follows the probable line of a pre-medieval drove road, which has in the recent past been straightened. Its long passage skirts the edge of recently developed residential estates which are particularly undistinguished. It arrives at the edge of the designated area at its important junction with Forest Road where the Bulls Head Inn defines the gateway into the conservation area.

- 4.72. The area does not have a single unifying street pattern, building material or style. The buildings of brick and render around the Upper and Lower



FIGURE 11: NEW ROW, HILLSIDE

Greens, dominated by the Church of St Michael, are grouped to form attractive and informal open spaces.

- 4.73. The line of stone and rendered cottages on Hillside take advantage of a fine south facing view over the valley which is, unfortunately, somewhat interrupted by the motorway.

Markfield Parish Neighbourhood Plan: Referendum Version



- 4.74. On Main Street, the sense of enclosure created by domestically scaled buildings close to each other and the highways boundary has, unfortunately, been partly destroyed by incongruous new development.
- 4.75. The other areas within the conservation boundary, reflect Markfield's agricultural and industrial past with many stone buildings built in the vernacular style.

Non-Designated Features of Local Heritage Interest

- 4.76. The above places have already been designated and offered protection through national and local planning policies, however there are other buildings and sites in the parish that make a positive contribution providing local character because of their heritage value. Although such heritage features may not be nationally designated, they may be offered some level of protection through the Neighbourhood Plan.
- 4.77. A list of Features of Local Heritage Interest (Map 10) has been compiled from the following sources:

Self-guided Village Trail

- 4.78. [Markfield Local History Group](#) has prepared a village trail booklet which identifies around 40 points of interest with explanations of their historical significance. A display board on Main Street also outlines the village trail and areas of interest.

Markfield Conservation Area Appraisal

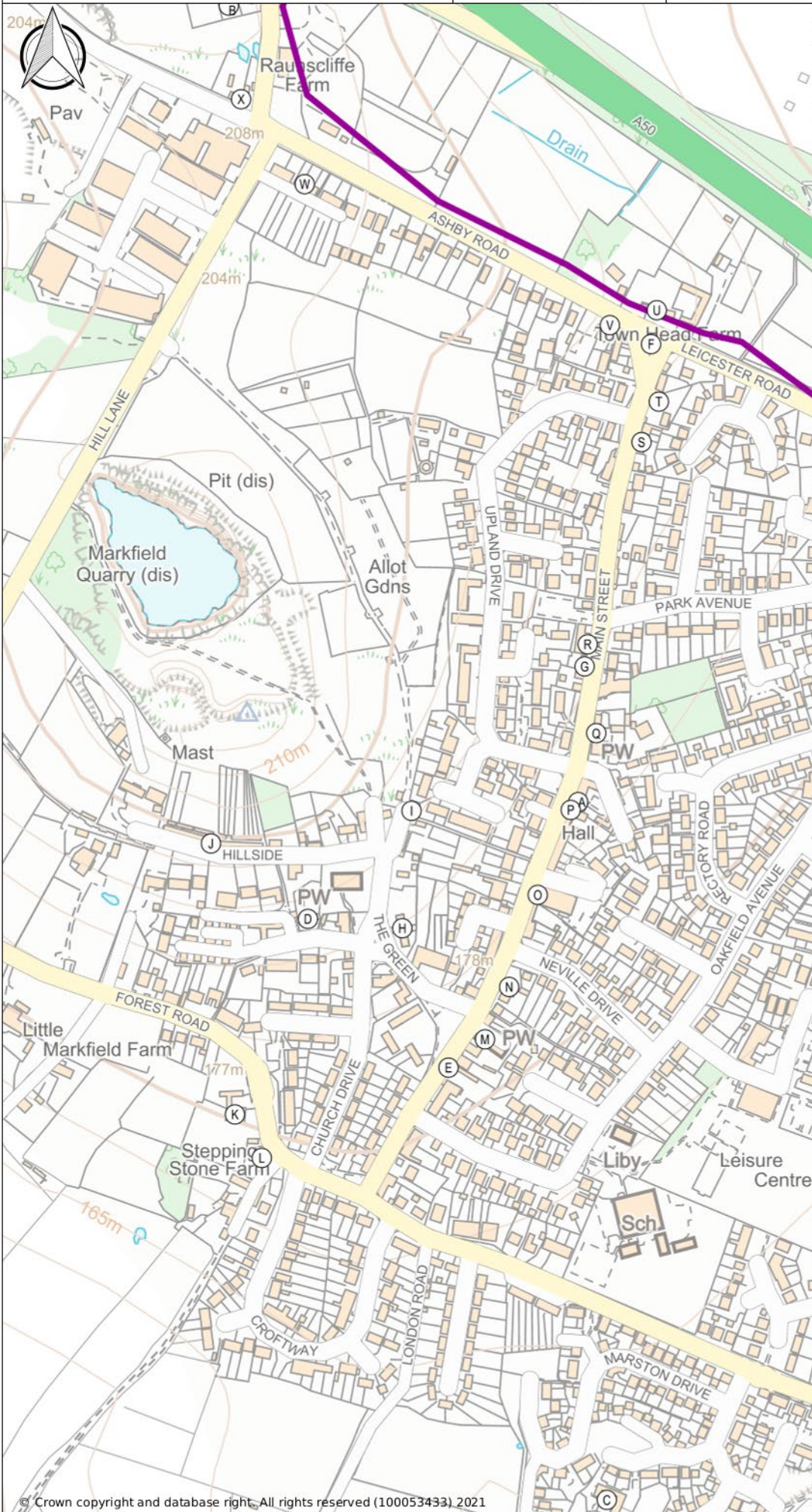
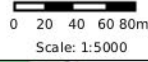
- 4.79. The Conservation Area Appraisal lists important local buildings several of which are identified by blue plaques within the village each containing a brief description.

Leicestershire & Rutland Historic Environment Record

- 4.80. The Leicestershire & Rutland Historic Environment Record (HER) is the most complete record of Leicestershire and Rutland's known archaeological remains, including historic buildings. The HER identifies four historic buildings in Markfield which are not already listed and 24 archaeological remains.

Ridge and Furrow

- 4.81. Ridge and furrow is an archaeological pattern of ridges and troughs created by a system of ploughing used in Europe during the Middle Ages, typical of the open field system. This feature of the farming system that predated Enclosure was characteristic of Leicestershire countryside, but very little ridge and furrow now remains in Markfield.
- 4.82. 'Turning the Plough' ridge and furrow data has been provided by the Leicestershire Historic Environment Record office and is shown on Map 11. Ridge and furrow sites are non-designated heritage assets of archaeological interest.



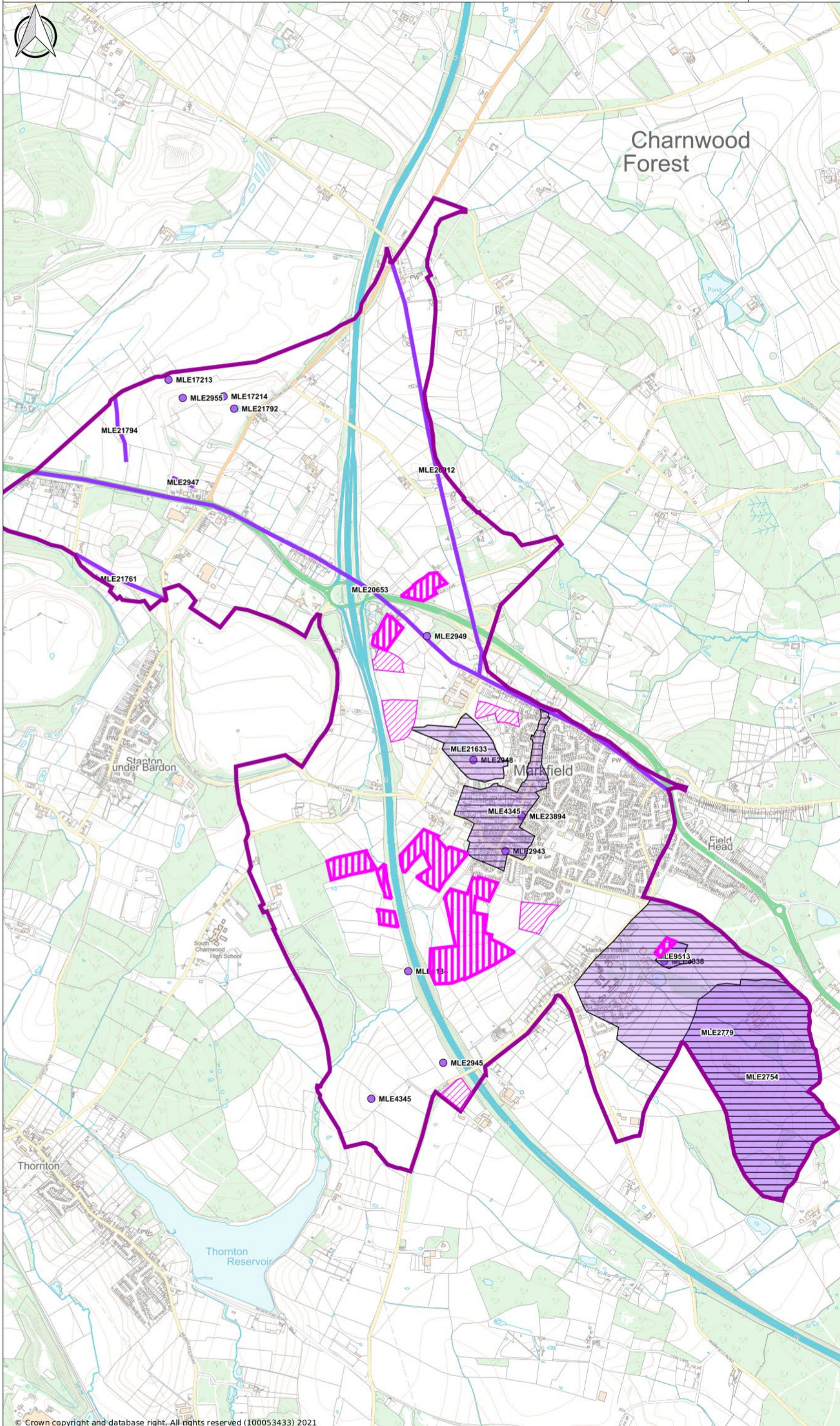
Features of Local Heritage Interest



Neighbourhood Area



Only relates to land in Neighbourhood Area



-  Ridge and Furrow (probable)
-  Neighbourhood Area
-  Ridge and Furrow (certain)
-  Known Archaeological Remains
-  Known Archaeological Remains (point)
-  Known Archaeological Remains (line)



Policy M9: Locally Valued Heritage Assets

Development proposals that will affect the following locally valued heritage assets or their setting will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset:

Features of Local Heritage Interest:

- A. Congregational Church, 104 Main Street
- B. Cold War monitoring post west of Raunsccliffe Farm
- C. Lower Grange Farm, Chapman Close
- D. Three Gables (The Old Bake House), Queen Street
- E. 36 (The Old Bake House) Main Street
- F. The Old Police House, 196 Main Street
- G. The Post Office, 121 Main Street
- H. 24-28 The Green (The Village School)
- I. The Old Chapel (Temperance Hall), 58 The Green
- J. New Row, 26-64 Hillside
- K. Manor House, 27 Forest Road
- L. The Bull's Head, 23 Forest Road
- M. Trinity Methodist Church, 42 Main Street
- N. Mill House, 54 Main Street
- O. The George, 78 Main Street
- P. The Earl Grey Arms, 102 Main Street
- Q. The Congregational Church, 112 Main Street
- R. The Red Lion, 123 Main Street
- S. Wardle's Butchers, 180 Main Street
- T. The Dandees, 188 Main Street
- U. Town Head Farm, Ashby Road
- V. The Queen's Head, 3 Ashby Road
- W. Council Houses, 51-73 Ashby Road
- X. Raunsccliffe Cottages, 1 and 2 Ashby Road

Known Archaeological Remains:

- MLE2754 Early extent of Groby Park
- MLE2779 Later extent of Groby Park
- MLE2943 Fishponds north-west of Allotment Gardens
- MLE2945 Roman site north-west of Whittington Grange
- MLE2947 Possible Roman road south-east of Rise Rocks Farm
- MLE2948 Windmill at Markfield Quarry
- MLE2949 Windmill, Shaw Lane Mill
- MLE2951 Undated boundary stone, Le Auterston
- MLE2955 Possible prehistoric double bank earthwork, Rise Rocks Farm
- MLE4345 'Via Devana' Roman road
- MLE4345 Historic settlement core of Markfield
- MLE6184 Anglo-Saxon pottery from near Markfield Lodge

Markfield Parish Neighbourhood Plan: Referendum Version



MLE8338 Roman slate quarry north-east of Groby Upper Parks Farm
MLE9513 Medieval slate quarry north-east of Upper Parks Farm, Groby
MLE17213 Flint scatter south-west of Old Rise Rocks
MLE17214 Flint scatter north-west of Hobby Hall
MLE20653 Turnpike Road, Leicester to Ashby-de-la-Zouch
MLE20912 Markfield Turnpike
MLE21000 Bronze Age axe from near Stoney Lane Farm
MLE21633 Markfield Quarry 'Hill Hole', Hill Lane
MLE21761 Mineral railway, Old Cliffe Hill Quarry
MLE21792 Iron Age site, west of Hobby Hall
MLE21794 Bronze Age/Iron Age pit alignment west of Rise Rocks Farm
MLE23894 Site of a cruck barn, Markfield

Ridge and Furrow areas identified on Map 11

Design

- 4.83. All development should contribute positively to the creation of well-designed buildings and spaces. Through good design the character of Markfield should be maintained and enhanced with places that work well for both occupants and users and that are built to last.
- 4.84. In 18th March 2020, Hinckley and Bosworth Borough Council confirmed the adoption of “The Good Design Guide Draft Supplementary Planning Document (SPD)”. It aims to substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced.
- 4.85. The SPD incorporates specific design guidance on the character of the Borough’s settlements. Applicants will be required to demonstrate how proposals respect the prevailing character and reflect the established key principles.
- 4.86. In relation to Markfield it says: it is a large early medieval village, situated in the Charnwood Forest, originally developed as a non-manorial agricultural settlement, growing to accommodate the burgeoning trades and industry in the area including framework knitting. It was influenced by mining and quarrying with the Markfield quarry located to the north-west of the village. A large portion of the village, particularly to the east is characterised by generic post-war domestic development. However, many historic influences remain.
- 4.87. On the periphery, Hillside incorporates an intact terrace of granite quarrymen’s cottages and on Forest Road is a surviving range of farm buildings belonging to Stepping Stone Farm, set into open countryside, both of which highlight the village's agricultural and quarrying development.
- 4.88. Although the village core (located along the linear route of Main Street) has been subject to substantial infilling during the twentieth century, much of

Markfield Parish Neighbourhood Plan: Referendum Version



which has a negative impact on the street scene, it still retains significant examples of historic vernacular cottages and Victorian public buildings, such as the Methodist chapel, faced with granite, along with important stone boundary treatments.

- 4.89. The Green, running off Main Street, provides the setting for the 12th century Church of St Michael and is characterised by a more dispersed built form set around a large open green.

Traditional Building Styles

- 4.90. Built style is typically modest (two storeys) and simple in plan and elevation. The principle building material in the Conservation Area is granite and only occasionally brick. The granite was extracted locally from Markfield quarry and it has given the village a unique appearance which is important to maintain. The stone was principally used for road metalling although it was also used for steps, sills and paving setts and to construct village buildings and walls. The stone walls have traditionally been laid with a horizontal grain incorporating both large and small pieces of granite and sometimes slate.
- 4.91. Traditionally walls were never constructed from large blocks alone. The mortar face in all cases is slightly recessed and this pattern should be closely followed. In several cases, particularly at the north end of Main Street, stone buildings were provided with rich orange brown brick edges around window and door openings which enliven the stone detailing. Where brickwork has been used it has generally been laid in Flemish bond which was common in the 19th century. In a number of instances, both stone and brick walls have been finished in rendering which appears to have been used to cover, disguise or protect poorer quality local stone.
- 4.92. The roofs of several older buildings are covered in Swithland Slate in diminishing courses which is important to retain. There is also widespread use of Welsh Slate particularly along main street. Slate should be used on all new development. Imported or reconstituted slates or concrete roof tiles are not part of the historic palate and are inappropriate in the Conservation Area. Where the slate has been replaced with concrete tiles it has had a major detrimental impact and is not acceptable.
- 4.93. The village has numerous stone boundary walls with brick copings which terminate at openings with brick piers and slate copings. They provide a strong sense of enclosure, channel views and provide a distinct local identity. It is important that they are retained and any new openings which are unavoidable should be as narrow as possible. The stone walls which run along the rear of properties on Main Street, The Nook and Hillside have particular historical significance identifying the original edge of the settlement in the 19th century.



Policy M10: Design

To be supported development must be sympathetic to local character and history, unless the development is of exceptional quality or innovative design. Development must also:

1. Be in keeping with the scale, form and character of its surroundings;
2. Protect important features such as jitties¹, granite setts, traditional walls, hedgerows and trees;
3. Have safe and suitable access;
4. Integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site;
5. The amenities of residents in the area should not be significantly adversely affected, including by loss of daylight/sunlight, privacy, air quality, noise and light pollution;
6. Create a place with a locally inspired or otherwise distinctive character and:
 - a) Resist the encroachment of modern, generic, domestic forms along key historic routes such as Main Street and the Green;
 - b) Ensure development responds to the agricultural and quarrying precedents in the village through materials and form;
 - c) Protect the influence of agricultural buildings and quarrymen's cottages to the south and west of the village.
 - d) Meets the general design principles of the National Forest.
7. Take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates;
8. Ensure buildings are designed and positioned to enhance streets and spaces;
9. Be designed in a way that encourage low vehicle speeds;
10. Ensure parking is integrated so that it does not dominate the street;
11. Ensure public and private spaces are clearly defined and designed to be attractive, well managed and safe; and
12. Provide adequate external storage space for bins and recycling as well as vehicles and cycles.

¹ Jitties are the tiny lanes that zig-zag around the backs of old cottages linking the community together. One such jitty is The Pieces.



5. Facilities and Services

- 5.1. Markfield has a good range of services and facilities with a primary school, shops, churches, pubs, GP surgery, allotments, library and sports & recreation facilities.
- 5.2. The loss of key services and facilities that residents currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population, especially those who have been resident in the Parish for many years, access to locally based services will become increasingly important due to lower mobility levels.

Policy M11: Community Services and Facilities

The community facilities listed below should be retained in accordance with Site Allocations and Development Management Policies DPD Policy DM25:

- A. Mercenfeld Primary School
- B. Markfield Medical Centre
- C. Markfield Community Library
- D. Markfield Community and Sports Centre
- E. Jubilee Playing Fields
- F. Hill Hole Quarry Allotments
- G. Copt Oak Memorial Hall
- H. Congregational Church Hall
- I. Markfield Scouts meeting hall

Education

Mercenfeld Primary School

- 5.3. [Mercenfeld Primary School](#) off Oakfield Avenue is a mainstream, state-funded mixed junior school for 4-11year olds. The school is one of 11 Leicestershire schools that belong to the Bradgate Education Partnership. Mercenfeld Primary School has an Admission Number (AN) that is capped at 50. This means that once the school has filled to 50 children in any year group all other applications for places will be refused, though parents will have the right to appeal. The school capacity is 324 and without new development a surplus of spaces is forecast over the next few years.
- 5.4. Established on a green field site in the late 1970s, the campus is now surrounded by housing. Accommodation in the main school building is supplemented by three double mobile classrooms, two of which are nearing the end of their useful life. There are ongoing issues with the level and style of car parking on and around the school's main entrance on Oakfield Avenue at the start and finish of each school day. To try and ease problems with road parking, parents are able to use the community centre car park, when dropping-off or collecting children. The children can then enter the school site via a pedestrian gate set at one corner of the Community Park.

Markfield Parish Neighbourhood Plan: Referendum Version



Our proposal to allocate housing development south of London Road includes a requirement to provide a new school foot entrance off London Road with school drop-off and pick-up facilities.

- 5.5. Most children go on to South Charnwood High School, on Broad Lane which lies outside the Neighbourhood Plan Area. Since the school is less than 3 miles from Markfield village, there is no free school bus service for village-based pupils. There is, however, a footpath of variable quality, which links the village to the school. Other children go to Brookvale school in Groby, which like South Charnwood, takes pupils through to 16. A small number of children go to school in Loughborough or Coalville. Post 16, children go to one of a number of colleges in Groby, Coalville, Leicester or Loughborough.

Markfield Institute of Higher Education

- 5.6. The County Sanatorium and Isolation Hospital (Markfield Hospital) on Ratby Lane was opened in September 1932. It had 203 beds in six wards, with isolation for fever patients and a sanatorium for patients with tuberculosis (TB). By 1982, the hospital catered for long-stay chest cases, minor operations, geriatrics and convalescents, with TB and fever being very rare. Its future was in doubt, and by 1985 the hospital closed and the site sold.



FIGURE 12: MARKFIELD INSTITUTE OF HIGHER EDUCATION

- 5.7. Established in 1973 in the city of Leicester, the Islamic Foundation moved in 1990 to the former ambulance training station adjacent to the grounds of Markfield Hospital. The Markfield Institute of Higher Education is now a pioneering educational institute at the forefront of Islamic studies in the UK. Since its inception in 2000, the Institute has developed an international reputation for expertise in Islamic studies, Islamic education, Muslim chaplaincy, and Islamic banking, finance and management.
- 5.8. Set on a tranquil 3.6 hectare site to the east of Markfield village, the Institute hosts one of the largest Islamic libraries in Europe, holding over 40,000 books and journals, and has a mosque, conference centre and residential facilities.



Policy M12: Markfield Institute of Higher Education

New buildings that will be used for educational, administrative, residential and recreational/ sport purposes associated with the educational use of the Markfield Institute of Higher Education will be supported subject to the following:

1. Built development does not extend beyond the developable area shown on Map 14 and the Policies Maps;
2. Residential development should be restricted to occupancy by staff and students of the Markfield Institute of Higher Education; and
3. There is no access to Pinewood Drive for vehicles, cycles and pedestrians.

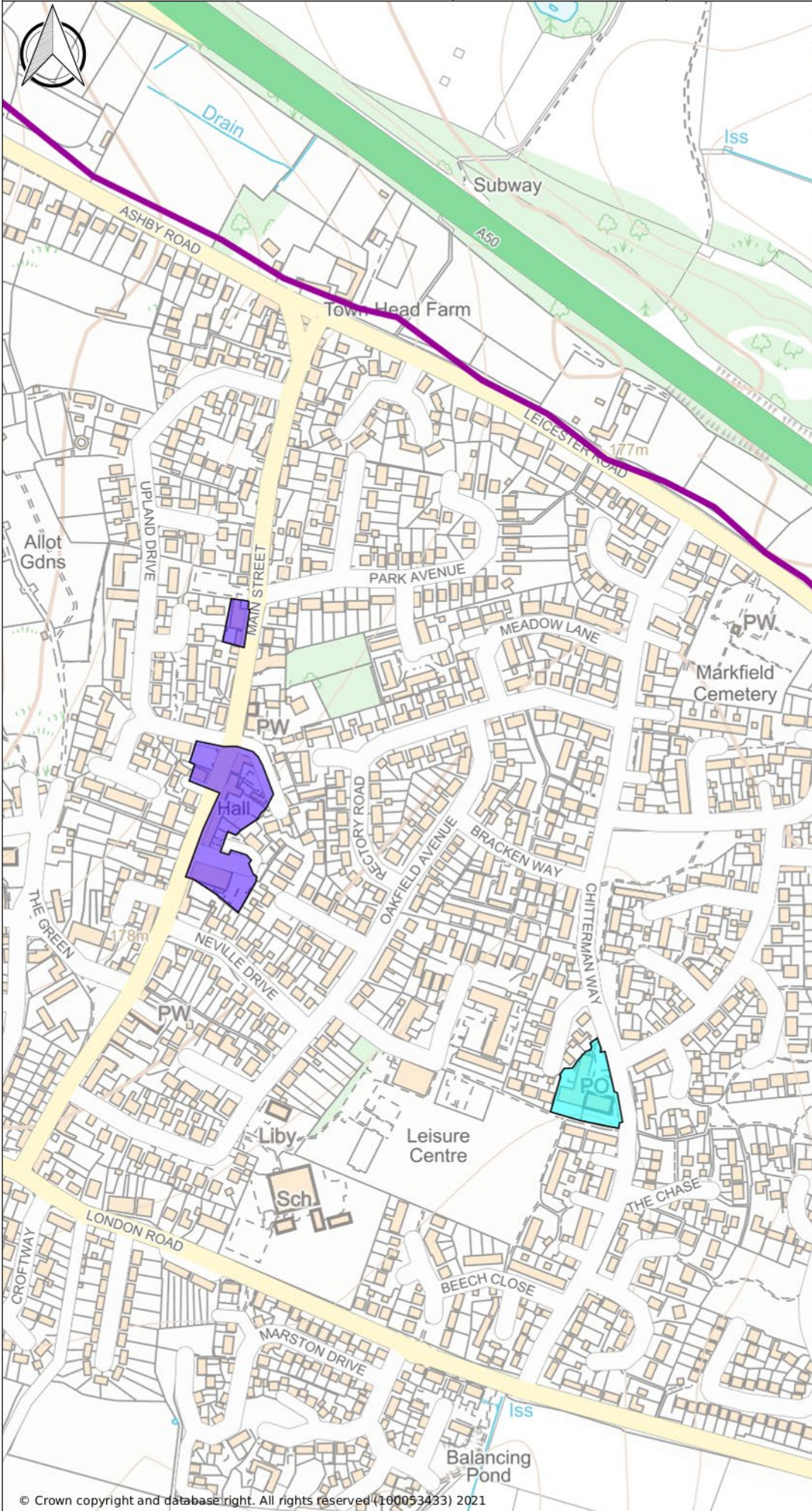
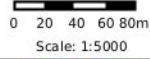
Markfield Medical Centre

- 5.9. [Markfield Medical Centre](#) on Chitterman Way is open weekdays 8:00 to 18:15 with appointments available from 8:00 to 16:30. There are 7,135 registered patients and the practice is accepting new patients. 51% of respondents to our 2019 Questionnaire Survey rated healthcare services as good or adequate.



FIGURE 13: MARKFIELD MEDICAL CENTRE

- 5.10. [NHS West Leicestershire Clinical Commissioning Group](#) works closely with its practices to identify the likely impact of any proposed developments and applies for S106 Healthcare contributions to support increased healthcare services on all significant new developments.



Neighbourhood Area



Local Centre



Neighbourhood Centre



Markfield Parish Neighbourhood Plan: Referendum Version



Shopping

- 5.11. Services and facilities are located either on Main Street or Chitterman Way. Until the medical centre and chemists moved from the older part of the village down to Chitterman Way, other than a corner shop on Ashby Road, all other shops and facilities were found along Main Street.
- 5.12. Main Street is still the Local Centre, containing a range of essential, everyday retail uses such as a hairdressers/beauty salons, one large and one small general food stores, a hardware shop and a financial advisor. There is currently one small vacant shop. There are also four hot-food takeaways, one of which is also a café.
- 5.13. There are two public houses and one pub/restaurants in Markfield village and two further pub/restaurants elsewhere in the parish.
- 5.14. The Neighbourhood Centre at Chitterman Way Retail contains a Londis convenience store with Post Office. The store is next to Markfield Medical Centre and Masons pharmacy. There is limited off-road parking for all of these facilities.
- 5.15. Outside these two centres there are 3 petrol filling stations selling convenience goods. Coalville, which has a good range of convenience and comparison shopping, lies 7.7km (4.8 miles) to the west of Markfield and Loughborough, which has an even wider range of facilities is approximately 8 miles to the north.

- 5.16. 67% of respondents to our 2019 Questionnaire Survey rated the shops as adequate or good. 77% wanted our Neighbourhood Plan to encourage more shops and 50% wants to encourage restaurants and cafes.



FIGURE 14: MARKFIELD CO-OP, MAIN STREET

- 5.17. The retail units at Main Street and Chitterman Way are well occupied with no obvious room for expansion. As of May 2020, there is one small vacant unit to rent on Main Street. This particular unit has a relatively high turnover of tenants. The available car parking is well-used. As the retail offer is already fragmented, new shops, cafes and restaurants will be

Markfield Parish Neighbourhood Plan: Referendum Version



welcome provided they are not so large as to affect the viability of the existing centres at Main Street and Chitterman Way.

- 5.18. When assessing applications for retail, leisure and office development outside of Hinckley Town Centre, Policy DM21 of the Site Allocations and Development Management Policies DPD requires an impact assessment if the development is over 2,500m².

Policy M13: Local and Neighbourhood Centres

Development proposals that will enhance the commercial, business and service functions (included within Use Class E of the Use Classes Order 1987 as amended) of the Main Street Local Centre or the Chitterman Way Neighbourhood Centre, defined on Map 12 and the Policies Maps, will be supported. Development proposals that will adversely affect the vitality and viability of the Main Street Local Centre or the Chitterman Way Neighbourhood Centre will not be supported.

Markfield Community Library

- 5.19. [Markfield Community Library](#) is operated by a small management team and staffed by volunteers. The book stock is managed by Leicestershire County Council Libraries. The Library holds regular events such as books groups, writers' group, art group, as well as many children's activities including reading and rhymes. Community groups and local businesses can also hire the premises for a small fee.

Sport and Recreation

Markfield Community and Sports Centre

- 5.20. The centre is open seven days a week and offers a comprehensive range of activities for all age groups. It promotes healthy lifestyles and also provide a level of community support. The classes allow for different age groups and abilities. The centre offers cheaper or free options to encourage young people to participate in sport and provides financial and practical support to clubs that offer sporting opportunities to young people.
- 5.21. The centre has the following facilities:
- 2 sports halls, which can be used either separately or together for sporting activities and functions
 - A small hall which is used for meetings and sporting activities
 - A kitchen which has direct serving access into 2 of the halls and a smaller kitchen which serves just one of the sports halls.
 - There are licenced bars in both the small hall and one of the sports halls
 - hanging rooms for both indoor and outdoor sports

Markfield Parish Neighbourhood Plan: Referendum Version



- Wheelchair access and disabled toilets



FIGURE 15: MARKFIELD COMMUNITY AND SPORTS CENTRE

5.22. Outdoor sporting facilities include:

- Children's play area
- A floodlit multi-purpose games area - which has 2, 5-Aside pitches
- A skatepark
- Outdoor gym equipment
- A small surfaced ball games area
- A seating terrace accessed from the small hall and the Community Park
- A large lit, surfaced car park
- Space to accommodate a junior sized grass football pitch.

Jubilee Playing Fields

5.23. Jubilee Playing Fields on Altar Stones Lane, provides a football pitch and cricket pitch. The Hinckley and Bosworth Playing Pitch Strategy highlighted the need to improve the uneven cricket square.

5.24. It also has a modern, brick-built pavilion incorporating changing rooms/showers, toilets, kitchen and a large meeting/function room. There are also two large car parks.

Markfield Parish Neighbourhood Plan: Referendum Version



Open Space and Recreation Study

- 5.25. Hinckley and Bosworth Borough Council's 2016 Open Space and Recreation Study assesses open spaces within the borough by parish and includes an assessment of quality, quantity and accessibility. The document also includes planning policy recommendations. This Study should be considered alongside the Hinckley and Bosworth Playing Pitch Strategy which looks at the specific needs for football, rugby, hockey, cricket, tennis and bowls and follows a detailed methodology set by Sport England.
- 5.26. The Open Space and Recreation Study sets out the provision of open space within Markfield and identifies a deficiency in all open space typologies except for natural areas. The greatest shortfall being formal parks. There are several open spaces which fall below the appropriate quality target, so there is a pressing need for improvements to increase the supply and quality of open spaces. There is good distribution of open spaces within Markfield, only the Hill Hole Quarry allotments has poor accessibility.

Community Meeting Places

Copt Oak Memorial Hall

- 5.27. The hall occupies a spacious site, which is regularly let for camper van rallies at weekends throughout the year. Internally there is large hall, a kitchen, toilets and a small store. All facilities are DDA compliant.



FIGURE 16: COPT OAK MEMORIAL HALL

Markfield Parish Neighbourhood Plan: Referendum Version



Congregational Church Hall

- 5.28. The hall, which comprises one meeting room, a small kitchen and toilet facilities is on Main Street. Although it has no parking provision, it lies opposite the public car park.

Methodist Church Hall

- 5.29. Also set on Main Street, the church hall lies to the rear of the chapel. It comprises of two meeting rooms, a large kitchen and toilets. If the chapel is in use, the meeting rooms can only be accessed by a steep flight of stairs, so is not fully DDA compliant.
- 5.30. All of the above facilities are open for community use

Hill Hole Quarry Allotments

- 5.31. Use of allotments for home grown fruit and vegetables are now very popular and very much in demand. There are 36 plots at Hill Hole Quarry allotments managed by Hinckley and Bosworth Borough Council.



FIGURE 17: HILL HOLE QUARRY ALLOTMENTS

- 5.32. Although allotment holders can drive to the site, being set on the village's western margins does make it less accessible for residents living on the eastern side of the village. To both meet the demand for allotments and also improve their accessibility, provision will be a requirement as part of our planned housing development, to the south of the current settlement boundary.

Cemetery

- 5.33. Markfield Parish Council owns and manages the Leicester Road cemetery. First established during the reign of Queen Victoria, the cemetery has subsequently been expanded at least once. However, with housing on 3 sides and Leicester Road on the other, there is no scope for further expansion, should the need arise.
- 5.34. The parish council estimates the cemetery has enough space to accommodate burials for about the next 10 years. It therefore recognises, as a priority, it may have to acquire land within that timeframe to develop a second cemetery. Consideration of this will be undertaken in conjunction with the regular review of the parish Neighbourhood Plan.



Mobile Network

- 5.35. A good mobile connection has a positive impact on the economy and promotes efficient delivery of public services, social inclusion and many other benefits. Across the UK, research by Ofcom has shown that in recent years, more people rely on a mobile phone than on a landline; and that people on lower incomes are even more likely to live in a mobile-only household, or to access the Internet using a mobile connection.
- 5.36. Good mobile coverage promotes sustainability. For example, it enables home working, thus reducing the need for travel, and so contributes to minimising pollution, and mitigating climate change and helps in the move towards a low carbon economy.
- 5.37. Mobile telecommunications networks are a crucial piece of infrastructure in economic, community and social terms. [Ofcom's mobile availability checker](#) shows that Markfield and Copt Oak are likely to have good outdoor coverage for 4G voice/data services for all networks. Indoors, 4G voice/data services vary with very good O2 availability but some areas of Markfield may not receive Vodafone, EE or Three coverage.
- 5.38. Each operator needs its own network in order to provide a service. Apart from some very small installations, operators will need to apply for some form of consent from Hinckley and Bosworth Borough Council prior to installing any equipment.
- 5.39. For smaller masts or smaller installations on buildings, an application for prior approval is required. For large installations, such as masts over 25m in height, or over 20m within a conservation area, a full planning application will be required. Planning applications will be decided using Site Allocations and Development Management Policies DPD Policy DM16.

Superfast Broadband

- 5.40. Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only grow in the future. With the modern commercial use of the internet for business trading, supplier and customer management, internet trading, the growth of wireless devices, smartphones, tablets etc, the growth of social media, online gaming and on-demand television, high-speed internet connections have become essential to modern life and without which rural businesses and communities cannot prosper.
- 5.41. Traditional connections cannot handle the data volumes and speeds required to make realistic use of the technology. This can only be delivered by making fibre-optic based internet connections accessible.
- 5.42. Superfast broadband (30Mbps or above) connections are available throughout most of Markfield except Copt Oak, which must rely on standard

Markfield Parish Neighbourhood Plan: Referendum Version



speed broadband, this is provided by Fibre To The Cabinet (FTTC) circuits, where the street cabinet is connected to the exchange via fibre-optic cable, then from the cabinet is via traditional copper lines.

- 5.43. An ultrafast (100Mbps or above) type of connection could be provided by BT using Fibre To The Premises (FTTP) circuits, here fibre-optic cable is laid directly from the exchange to the house, however this is not yet available from the Markfield Exchange. This should be encouraged for new developments.

Infrastructure

- 5.44. New development will have some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts can be detrimental and so developers must expect to contribute towards the cost of providing additional infrastructure.
- 5.45. To enable new housing development to take place, there will need to be improvements to village services and facilities. The Education Authority and West Leicestershire Clinical Commissioning Group have already indicated that developer contributions may be required. However, the Neighbourhood Plan must be deliverable. Therefore, the developments identified in the Plan should not be subject to such a scale of obligations and burdens that their viable implementation is threatened.
- 5.46. There are also circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small-scale and self-build development.

Policy M14: Infrastructure

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

1. Improvements to the operation of the A50, the A511, M1 J22 and the A46/A50 and other highways;
2. The improvement, remodelling or enhancement of:
 - a) Mercenfeld Primary School
 - b) Markfield Medical Centre
 - c) Markfield Community Library
 - d) Markfield Community and Sports Centre
 - e) Copt Oak Memorial Hall
 - f) Jubilee Playing Fields
3. The provision of park, amenity greenspace, children's play areas, facilities for young people, allotments and burial space;
4. Community infrastructure improvements including the provision of parish notice boards, seats, children's play area equipment, bus shelters, litter bins; Public Rights of Way, Green Infrastructure; and

Markfield Parish Neighbourhood Plan: Referendum Version



5. National Forest planting in accordance with Hinckley and Bosworth Local Plan Core Strategy Policy 21.

Contributions are governed by the provisions of the Community Infrastructure Regulations 2010. To ensure the viability of housing development, the costs of the Plan's requirements may be applied flexibly where it is demonstrated that they are likely to make the development undeliverable.



6. Housing

Hinckley and Bosworth Local Plan

- 6.1. The Markfield Parish Neighbourhood Plan must be in general conformity with the strategic policies of the Hinckley and Bosworth Local Plan and it should not promote less development than set out in the Local Plan or undermine its strategic policies.
- 6.2. The Hinckley and Bosworth Core Strategy makes provision for the development of a minimum of 80 new homes in Markfield over the period 2006 - 2026. This was met with the granting of planning permission for the redevelopment of The George Inn on Main Street, the Hopwood Drive development south of London Road and Markfield Court, Ratby Lane.
- 6.3. Preparation of the new Hinckley & Bosworth Local Plan began in 2017. The new Local Plan will set out the overall development strategy for Hinckley & Bosworth Borough for the period 2020 to 2039. The new Local Plan will not be finalised until 2022 at the earliest, but in the meantime the Borough Council is encouraging qualifying bodies preparing neighbourhood plans to plan for the period 2020 to 2039 to align with the new Local Plan.

Housing Provision

- 6.4. The new Local Plan will set out a new housing requirement for parishes however the Local Plan is not sufficiently advanced to do this yet. The Borough Council has been approached to provide an indicative housing provision for Markfield Neighbourhood Area, but it is unable to do so, however the Borough Council has encouraged Neighbourhood Plan Groups to explore options to set their own figures. Therefore, the Markfield Parish Neighbourhood Plan Steering Group has determined a housing requirement figure itself, taking account of relevant policies, the existing and emerging spatial strategy, and characteristics of the neighbourhood area.
- 6.5. The national standard method for determining housing need gives a housing need for the Borough of 452 houses per year or 8,588 over the period 2020-2039. Based on the latest data on population (2017 mid-year estimates) Markfield parish accounts for 3.9% of the total borough population. Based on this share Markfield would have a housing requirement of 334 dwellings between 2020 and 2039.
- 6.6. The recently completed Jelson Home's Farmlands development off London Road will not contribute to this provision. However, there are 16 dwellings in the pipeline (with planning permission at 31 March 2020) that will contribute, including ten bungalows as an extension to Markfield Court Retirement Village (19/01013/FUL). Furthermore, an estimated two dwellings per year, or 38 homes, could come forward as 'windfall'² sites

² Sites not specifically identified in the development plan

Markfield Parish Neighbourhood Plan: Referendum Version



over the plan period. This will include small-scale infill development within updated Settlement Boundaries in accordance with Policy M17.

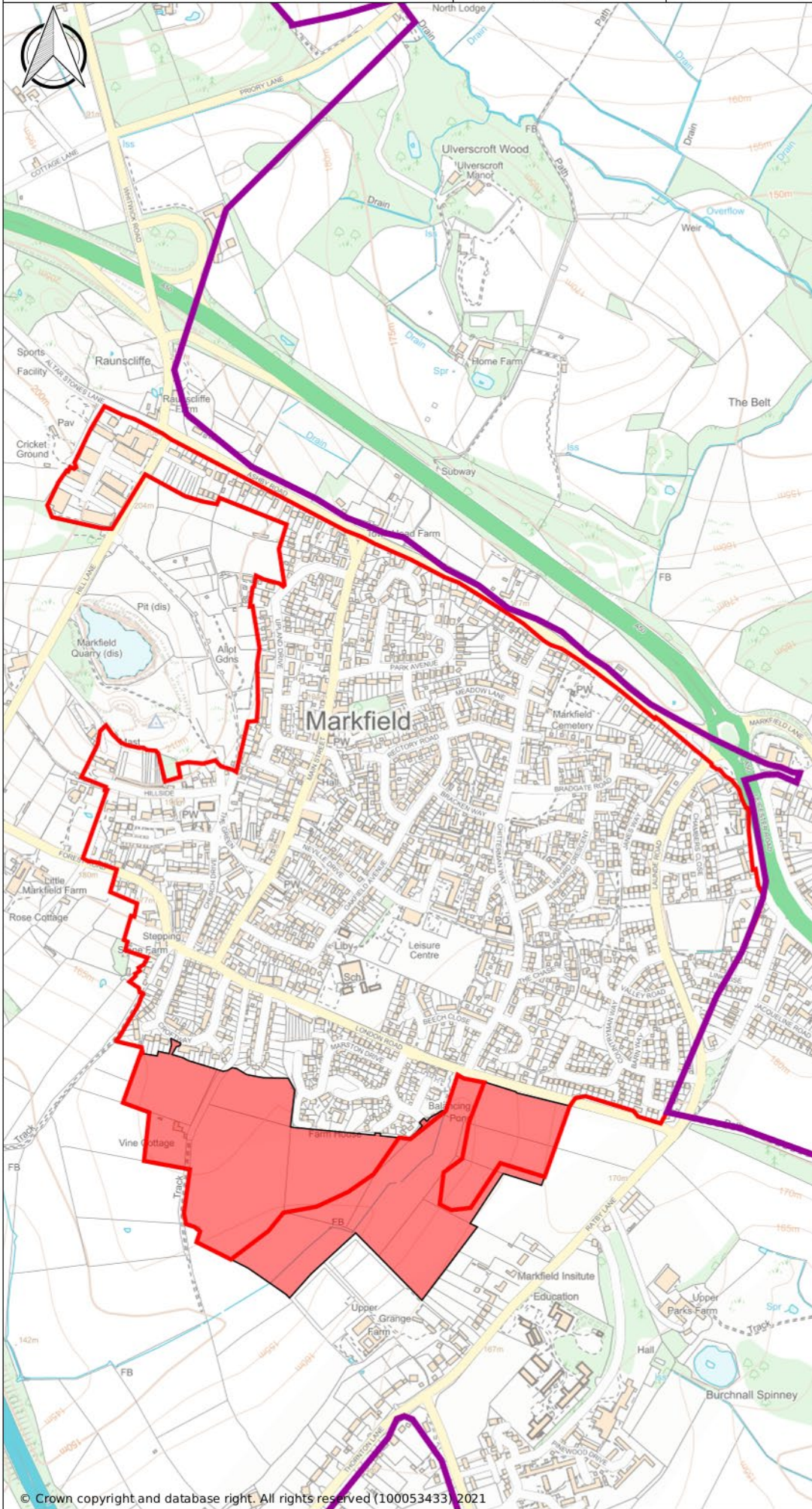
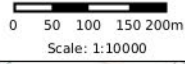
- 6.7. Taking account of the housing provision of 334 dwellings, this leaves a residual requirement of some 280 dwellings to be allocated in the Markfield Parish Neighbourhood Plan.
- 6.8. This development would be expected to:
- Help meet the local need for smaller family homes;
 - Yield around 112 affordable homes to meet the housing needs identified by our 2018 Housing Needs Survey;
 - Help retain local services and community facilities such as local shops, cultural venues and public houses without overloading key infrastructure;
 - Provide around 6ha (or 30% of the site area) of dedicated woodland planting and green infrastructure;
 - Generate developer contribution to support key infrastructure improvements;
 - Markfield will benefit from the provisions of NPPF paragraph 14 which confers a limited protection on neighbourhood plans which plan for housing, from the presumption in favour of sustainable development where certain criteria are met; and
 - Markfield will make a significant contribution to meeting the Borough's housing needs.
- 6.9. Windfall housing development, mainly in the form of small-scale infill development within updated Settlement Boundaries, will continue in accordance with Policy M17.

Policy M15: Housing Provision

The housing provision for Markfield for the period 2020 to 2039 is a minimum of 334 dwellings.

Housing Allocation

- 6.10. 24 potential housing sites were put forward by landowners and developers. Most were identified by Hinckley and Bosworth Borough Council in its [Strategic Housing Land Availability Assessment \(SHELAA\)](#). They included three sites adjoining Markfield village but outside the Neighbourhood Area.



Neighbourhood Area



Settlement Boundary



Housing Allocation



Markfield Parish Neighbourhood Plan: Referendum Version



6.11. Basic information was gathered for each site and we appraised each option for its suitability, availability and achievability using clearly defined sustainability criteria. Factors such as access to services and facilities, heritage, nature conservation and landscape have been considered.

Land South London Road, Markfield

- 6.12. Our objective assessment has concluded that the preferred site is south of London Road. The site is currently agricultural land and is set principally along a shallow-sided valley alongside a brook that flows down to and under the M1. The site is bordered to the north by Jelson's existing 'Farmlands' scheme, the rear garden boundaries of properties on Croftway and Birchfield Avenue, and London Road. Its southern, eastern and western boundaries are, in the main, defined by established hedgerows. Although many of the hedgerows contain mature trees, except for the garden of Vine Cottage, there are no significant tree groups. Hedgerows in the centre and eastern parts of the site have generally been regularly maintained, whilst those in the western part haven't. Hedges in the western part also contain more mature trees than elsewhere.
- 6.13. Access will be via new main vehicular and pedestrian access from London Road to the east of Chitterman Way. There will be a secondary access from Doctor Wright Close and a pedestrian and cycle access only from Croftway. Two rights of way (R29 and R4) pass through the site with the Leicestershire Round (R2) being close to its western boundary.
- 6.14. Although the site falls away gradually to the south, gradients both across and along it are, relative to other parts of Markfield village, quite shallow. Accessing facilities at either the neighbourhood or village centre would be straightforward using the existing road and right of way networks.
- 6.15. The site contains one area of definite ridge and furrow, in the field immediately behind Croftway. There is also one area of probable ridge and furrow in the field immediately behind the newest (Farmlands) housing area. The site doesn't contain any designated areas or points of wildlife interest.
- 6.16. A substantial section of the site falls within a Mineral Consultation Area for igneous rock.
- 6.17. A full planning application for the development of 283 dwellings (20/01283/FUL) was submitted by Jelsons to Hinckley and Bosworth Borough Council in December 2020. This was just after the close of consultation on the Pre-Submission version of the Neighbourhood Plan, although Jelsons did undertake community consultation on their proposals beforehand.
- 6.18. The application site measures some 18ha but includes substantial areas of green infrastructure and open land. The proposed housing allocation matches the application site, but the areas of housebuilding are to be

Markfield Parish Neighbourhood Plan: Referendum Version



retained within our newly defined Settlement Boundary identified on Map 2 and the Policies Maps.

Policy M16: Housing Allocation- Land south of London Road

Some 18 hectares of land at south of London Road, as defined on Map 13 and the Policies Maps, is allocated for housing development. Housing development will be supported subject to the following criteria:

1. The development shall provide for approximately 280 dwellings within development blocks inside the Settlement Boundary (identified on Map 2 and the Policies Maps);
2. The provision of a Transport Assessment concerning the operation of the A50, the A511, M1 J22 and the A46/A50;
3. The principal point of vehicular access will be from a new priority T-junction on London Road, to the east of Chitterman Way. A secondary point of access will be via Doctor Wright Close but the internal layout of the scheme should be designed to encourage the majority of traffic to use the new London Road access. A pedestrians and cyclists only access should be provided from Croftway;
4. New and improved pedestrian crossings on London Road should be provided to enable new residents to access Main Street Local Centre, Chitterman Way Neighbourhood Centre and Mercenfeld Primary School;
5. Pedestrian and cycle connectivity should be significantly enhanced through the creation of a new network of routes within the development and the retention and improvement of existing Public Rights of Way. This shall include:
 - a) Provision for the diversion of footpath route R4 through a new green corridor within the scheme;
 - b) On-site provision and off-site contributions to achieve a convenient, all weather pedestrian and cycle route from Markfield village to South Charnwood School, by either enhancing Rights of Way R2 and R26 or the existing route alongside Forest Road/Grassy Lane/Broad Lane;
6. A landscaping scheme comprising some 7 hectares of Green Infrastructure should be implemented to provide for an improvement in biodiversity and include:
 - a) A multi-functional green corridor alongside the existing brook;
 - b) The retention of existing hedgerows and trees or replacement where loss is essential;
 - c) Woodland planting along the southern and western boundaries of the site to strengthen screening of Markfield village from the M1;
 - d) The planting of substantial woodland blocks in addition to tree planting throughout the site;
 - e) Allotment provision to the east of the site together with suitable parking provision and mains water supply;



- f) A sustainable drainage system with suitable surface water and foul water drainage strategies devised in consultation with the relevant infrastructure bodies;
- 7. Provision for superfast broadband fibre connections to each property;
- 8. Contributions to the provision of a new footway access to Mercenfeld Primary School from London Road with school drop-off and pick-up facilities;
- 9. The site entrance gateway, feature squares, private drives, walls, and house building materials should respond to local quarrying precedents through the use of granite unless it is demonstrated to be not practicable or viable.

Windfall Housing Development

- 6.19. The Core Strategy supports infill development in Markfield. To clarify where infill development would be acceptable, the Neighbourhood Plan defines a settlement boundary for Markfield (Map 13). This replaces the Settlement Boundaries defined by the Site Allocations and Development Management Policies DPD.
- 6.20. The NPPF give substantial weight to the value of using suitable brownfield land within settlements for homes. Outside Settlement Boundaries, the focus is on the re-use of brownfield land for employment purposes in accordance with Policy M22. Therefore, outside the Markfield Settlement Boundary, new build residential development will not normally be supported.

Policy M17: Infill Housing Development

Housing development proposals will be supported within the Settlement Boundary identified on Map 2 and the Policies Maps.

Meeting Local Housing Needs

- 6.21. In planning for new homes, there should be a mix of housing to meet the needs of people living locally. New evidence about the future need for housing in Leicester and Leicestershire was published on 31 January 2017. The 2017 Leicester and Leicestershire Housing and Economic Development Need Assessment identifies a range of factors which influence the need for different types of homes. This includes demographic trends, and a growing older population, market dynamics and affordability.
- 6.22. For Hinckley and Bosworth Borough Council, the appropriate mix of homes of different sizes needed in the market and affordable sectors is as follows:

Housing Type	Bedrooms			
	1	2	3	4+
Market Housing	0-10%	35-45%	45-55%	5-15%
Affordable Housing	30-35%	35-40%	20-25%	5-10%

Markfield Parish Neighbourhood Plan: Referendum Version



6.23. Within this context, new housing also needs to reflect local characteristics. Taking into consideration the housing profile of Markfield and the views of local people, new housing development also needs to take account of:

- **Markfield has an older population**
34% of Markfield's population is aged 60 or over compared with 26% in Hinckley and Bosworth Borough (2011 Census). The average age in Markfield is 48 compared with 43 in Hinckley and Bosworth Borough (2011 Census).
- **Markfield has a high proportion of older households**
18.9% of households in the parish are one-person households aged 65 and over compared with 12.4% in Hinckley and Bosworth Borough (2011 Census). 12.5% households in the parish are family households aged 65 and over compared with 10% in Hinckley and Bosworth Borough (2011 Census).
- **Markfield has a high proportion of bungalows**
Of the 2,200 properties in Markfield village, 34.1% are bungalows compared with 13.8% in Hinckley and Bosworth Borough (2019 Valuation Office Agency).
- **Local people want to see a better mix of housing types and sizes**
Responses to the 2019 Questionnaire Survey showed most respondents identified a need for one or two-bedroom bungalows, closely followed by a need for family homes of two or more bedrooms.
- **Those looking for another property in Markfield Parish want smaller homes**
Our 2019 Questionnaire Survey showed 58 households looking for another property in Markfield Parish in the next 10 years. The greatest need was bungalows (47% one or two-bedrooms) and family homes (28% three-bedrooms). There was little need for executive homes (16% four or more-bedrooms).

6.24. Overall, Markfield has a high proportion of older households suggesting a greater need for downsizer housing. Housing will also be needed for older empty nester households not downsizing but staying to under-occupy their family houses. Markfield already has a high proportion of bungalows, so the focus is on more family houses to replace those that do not become available for the families that will emerge. This will also help re-balance the housing stock to reduce the difficulties of providing support for the very oldest residents in our rural community.

Policy M18: Housing Mix

To be supported housing development proposals (other than at Markfield Court Retirement Village and at Markfield Institute of Higher Education) must demonstrate that the housing mix will reflect the assessment of local housing need in the 2019 Housing Needs Study or more recent evidence.

Housing needs of older people

6.25. The 2011 Census shows that 26% of the parish's residents were aged 65 and over. This compared with 18% in Hinckley and Bosworth and 16% in England.

Markfield Parish Neighbourhood Plan: Referendum Version



6.26. The older person population of Leicestershire is projected to increase significantly. The Health and Wellbeing Board of Leicestershire's [Leicestershire Joint Strategic Needs Assessment](#) forecasts that by 2041 there will be an additional 74,300 older people in Leicestershire. The greatest actual change is projected to occur in the 75-79 age band, increasing by 20,200 people, while the greatest percentage change is projected to occur in the 90+ age band, increasing by 172 percent. This will obviously pose significant challenges in terms of providing support for the very oldest residents in the county. It is particularly challenging for Markfield, which already has a high proportion of elderly residents.

Markfield Court Retirement Village

6.27. [Markfield Court Retirement Village](#) is detached from Markfield village on its south-eastern side. The Retirement Village was built on the brownfield site of the former Markfield Hospital. There are 89 bungalows and 34 flats with occupation restricted to the over 55's.

6.28. The site is served by the 125 bus route through the village to Markfield, Leicester, Coalville, Loughborough and Castle Donington. The retirement village has a Social Centre on the site which is the main hub of the village. The Social Centre has a coffee lounge, bar, kitchens and a guest suite. There are weekly activities which are organised in the complex including; fitness classes, indoor bowl, games night, bingo, snooker, billiards, petanque and a sewing group. The social centre on the site also organises trips, lunches, films and quiz nights.

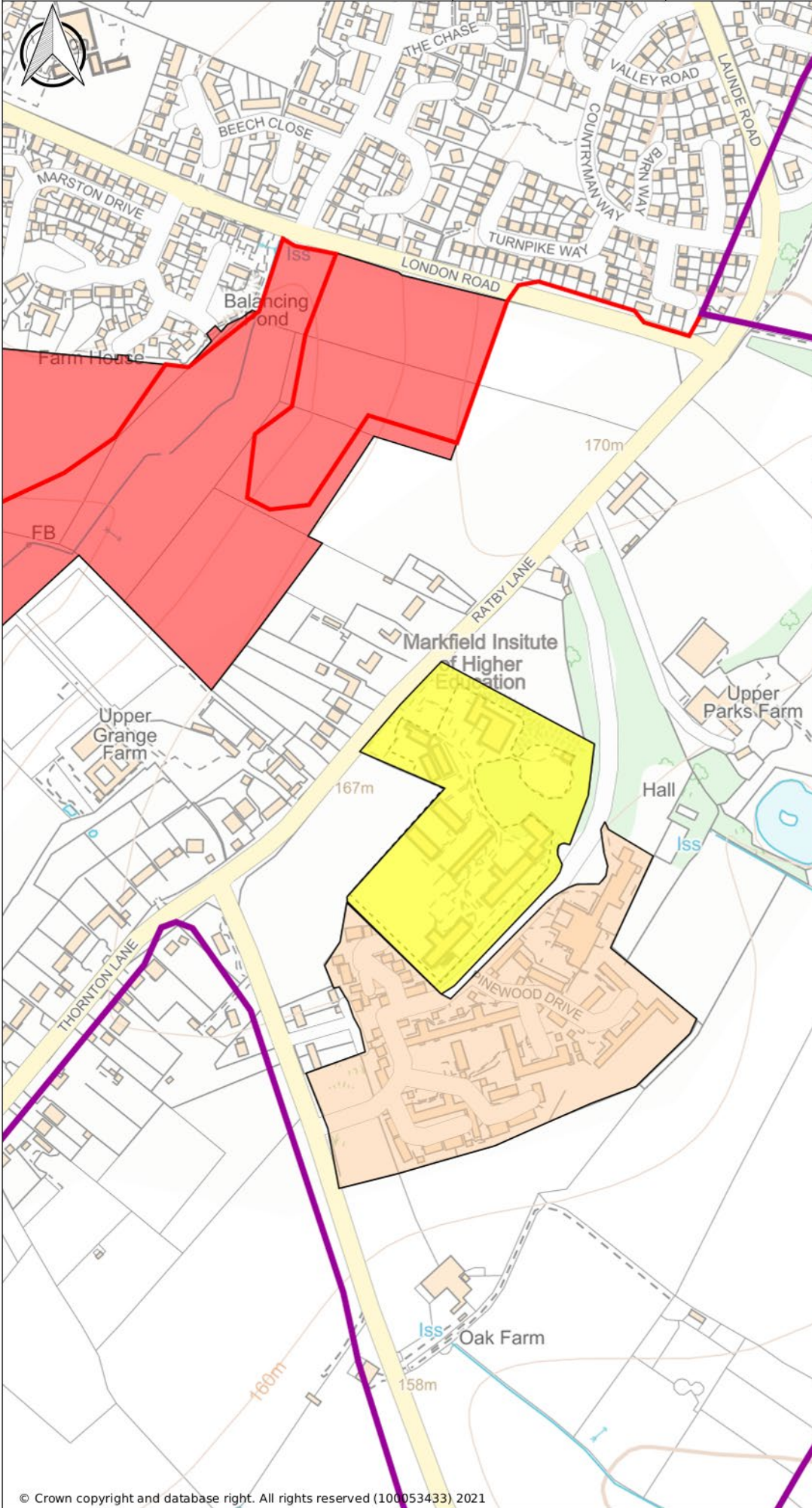
6.29. Markfield Court Retirement Village also has visiting services for its residents, these include:

- Prescription Delivery Service
- Visiting qualified professional chiropodist
- Fresh egg delivery
- Visiting library bus
- Organised bused supermarket trips to Beaumont Leys/Morrisons

6.30. In January 2020, Hinckley and Bosworth Borough Council's Planning Committee resolved to approve ten bungalows as an extension to the Retirement Village (19/01013/FUL). These bungalows are to be either side of the southern Pinewood Drive access.

Woodrowe House

6.31. The Nurses' Home at the former Markfield Hospital became the Markfield Court Nursing and Residential Home, which itself closed in 2017. In late 2019 it reopened as [Woodrowe House](#), providing specialist care and rehabilitation.



Neighbourhood Area

■ Settlement Boundary

□ Markfield Institute of Higher Education

■ Markfield Institute of Higher Education Developable Area

□ Housing Allocation

■ Markfield Court Retirement Village and Woodrowe House





Policy M19: Markfield Court Retirement Village and Woodrowe House

The development of community facilities and the provision of new residential accommodation at Markfield Court Retirement Village, and the development of facilities at Woodrowe House, will be supported subject to the following:

1. New independent, residential accommodation is for persons aged 55 or over only;
2. Built development does not extend beyond the Markfield Court Retirement Village and Woodrowe House area shown on Map 14 and the Policies Maps;
3. The amenities of residents in the area should not be significantly adversely affected, including by noise and disturbance; and
4. Additional access to the site for vehicles, cycles and pedestrians will only be supported if demonstrated to be essential to avoid severe impact on the highway network or on grounds of highway safety

Self-Build and Custom Housebuilding

- 6.32. The terms 'self-build' and 'custom build' are used to describe instances where individuals or groups are involved in creating their own home.
- Self-build - Projects where individuals or groups directly organise the design and construction of their new homes
 - Custom Build - Projects where individuals or groups work with a specialist developer to help deliver their new home
- 6.33. The Self-Build and Custom Housebuilding Act 2015 places a duty on Hinckley and Bosworth Borough Council to keep and have regard to a register of people who are interested in self-build or custom build projects in their area. This register will help inform the Council of the level of demand for self-build and custom build plots in the borough.
- 6.34. As of the 13 March 2019 there are 52 people on the Borough Council's self-build register. None of these specifically mention requiring a plot in Markfield.

Affordable Housing

- 6.35. Affordable housing is defined in the National Planning Policy Framework. Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Affordable housing can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.
- 6.36. To find out the extent of housing need, in 2018 Midlands Rural Housing (MRH) undertook a Housing Needs Survey of Markfield Parish to identify whether or not the housing needs of local people are being met. The survey

Markfield Parish Neighbourhood Plan: Referendum Version



was being carried out with the support of Markfield Parish Council and Hinckley and Bosworth Borough Council.

- 6.37. Survey forms were delivered to every household in the Parish of Markfield as well as to those who contacted MRH to say that they had moved away from Markfield or had a strong connection to the Parish and wished to complete a form. 2,498 survey forms were distributed in November 2017 and 641 were received in return, giving a return rate of 26% against the number distributed.
- 6.38. This study investigated the immediate and imminent local needs for housing within Markfield; identifying which housing types are most required in order to sustain the local growing community. Thus, allowing local people to continue living in the Parish, in suitable and affordable homes.
- 6.39. The survey identified a need for 24 affordable houses (for rent or shared ownership) in the next five years for those with a connection to Markfield:
- 3 x 1 bed home - affordable rented
 - 2 x 2 bed house - affordable rented
 - 1 x 4 bed house - affordable rented
 - 2 x 1 bed bungalow - affordable rented
 - 1 x 2 bed bungalow - affordable rented
 - 1 x 2 bed flat - affordable rented
 - 2 x 1 bed house - shared ownership
 - 8 x 2 bed house - shared ownership
 - 3 x 3 bed house - shared ownership
 - 1 x 1 bed bungalow - shared ownership
- 6.40. These results were cross referenced with the Hinckley & Bosworth Borough Council Housing Register. Respondents to the Housing Needs Survey who were also on the Housing Register were not analysed again (so no double counting has taken place), and there were a further 54 households who have been assessed as being in housing need who feature on the Housing Register but did not complete a Housing Needs Survey questionnaire. These households all have a connection to Markfield Parish and their housing needs are as follows:
- 35 x 1 bed house - affordable rented
 - 14 x 2 bed house - affordable rented
 - 4 x 3 bed house - affordable rented
 - 1 x 4 bed house - affordable rented
- 6.41. On large private-sector developments, 40% of dwellings should be affordable. Consequently, a healthy supply of affordable housing in the village is expected through the development of the allocated site south of London Road (around 112 affordable homes). To ensure the housing needs identified by our Housing Needs Survey are met, new affordable housing on

Markfield Parish Neighbourhood Plan: Referendum Version



these sites will be allocated initially to people with a local connection, including those living, working or with close family ties in Markfield Parish.

Policy M20: Affordable Housing

For developments of 10 or more homes, or if the site has an area of 0.5 hectares or more, the minimum affordable housing provision is 40%. This may be negotiated on a site by site basis taking into account identified local need, existing provision, characteristics of the site and viability. All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated or sold, priority is given to people with a local connection to Markfield Parish (i.e. including living, working or with close family ties in the Parish).

Whitegate Stables Caravan Park

- 6.42. Whitegate Stables Caravan Park at Copt Oak is a private Gypsy and Traveller site providing 8 pitches.
- 6.43. The [2016 Gypsy and Traveller Accommodation Needs Study](#) provides a robust evaluation of current and future needs for Gypsy, Traveller and Travelling Show people accommodation in Hinckley and Bosworth. This assessment also incorporated a change to the definition of Travellers for planning purposes. The Study concludes that there is no need for additional pitches in Hinckley and Bosworth for Gypsy and Traveller households and, therefore, there is no requirement for our Neighbourhood Plan to make provision.



7. Business and Employment

Economic Activity

- 7.1. The 2011 Census shows that of the 3,219 parish residents aged 16 to 74, 70.3% were economically active. Of those economically active, 58% were in full-time employment, 22% were in part-time jobs and 15% were self-employed.
- 7.2. Historically, agriculture and quarrying provided the bulk of local employment and it remains part of village life and the local economy. However, by 2011 (Census) only 2.5% of the parish's workers were employed in agriculture, forestry, fishing, mining and quarrying.

Business

- 7.3. At November 2017, Markfield was home to around 140 business rate paying properties including:
- 85 business units at Markfield Industrial Estate;
 - Various premises in the village including pubs, shops and halls;
 - Little Shaw Lane motorway services and Travelodge;
 - A group of businesses at The Flying Horse Roundabout including Upton Steel, petrol station and restaurant;
 - Various rural businesses including farms, paintballing centre, cattery and an equestrian centre
- 7.4. Most of the respondents to the 2019 Questionnaire Survey wanted the Neighbourhood Plan to encourage employment relating to 'Shops' followed by 'Restaurants and cafes' and 'Agriculture'. Support for 'Business' and 'Homeworking' were equally popular choices. The majority of respondents also identified 'Faster broadband' to support local businesses, followed by 'Small retail units'. 'Office accommodation' and 'Small industrial units' were also equal popular choices.
- 7.5. Although 29% of respondents answered wanted more land being allocated to encourage employment or business and a near equal number having no opinion, 43% of the respondents did not agree. Nonetheless, our Neighbourhood Plan supports economic growth to create jobs and prosperity, reduce the need for people to travel to work, and provide opportunities for the expansion and growth of local enterprise.

Employment Land

- 7.6. The main business location in Markfield is Markfield Industrial Estate, which is fully occupied and with limited opportunity for expansion. However, planning permission has recently been granted for the expansion of Upton Steel on Shaw Lane (18/00658/HYB) and there are several brownfield sites in the Neighbourhood Area that could be suitable for business development. Furthermore, Markfield is also close to the wider Bardon employment

Markfield Parish Neighbourhood Plan: Referendum Version



cluster, where strategic level growth is taking place, and has good transport links to employment opportunities in Leicester and Glenfield Park. Consequently, the Neighbourhood Plan makes no further provision for employment land.

- 7.7. Nonetheless, Markfield's location near the M1 and the A50/A511 makes it an attractive location for strategic warehousing (B8) development. Several sites have been put forward in response to the Hinckley and Bosworth Borough Council's 2016-19 'Call for Sites' including:
- Cliffe Slade Farm, Little Shaw Lane, Markfield (21.98 ha)
 - Land at Cliffe Lane, Markfield (46.80 ha)
 - Cliffe Hill Farm, Markfield (10.60 ha)
- 7.8. Indeed, there is already a large and growing supply of strategic warehousing (B8) in the pipeline in and around Hinckley and Bosworth Borough, including proposals for a Hinckley National Rail Freight Interchange (HNRFI) at junction 2 of the M69.
- 7.9. Nonetheless, while Hinckley and Bosworth may have enough employment land, to meet future needs, there may be an over emphasis in that supply for strategic areas and a lack of local options. To allow for this, the Borough Council may need to consider further employment land allocations, primarily to meet needs from within the Borough, in the new Local Plan.

Markfield Industrial Estate

- 7.10. The Markfield Industrial Estate on the corner of Hill Lane and Altar Stones Lane (Map 15) has 85 small and medium size units providing offices, workshops and storage for a variety of businesses. The units are modern, fully occupied and the site has good access to the strategic road network.
- 7.11. Hinckley and Bosworth Borough Council's [2020 Employment Land and Premises Review](#) identified Markfield Industrial Estate as a key rural employment area for retention. The Review also recommended that the Industrial Estate could be extended to provide small workshops. We have considered this, but the adjoining land is heavily constrained.

Policy M21: Markfield Industrial Estate

Markfield Industrial Estate, as defined on Map 15 and the Policies Maps, will be retained for B2 and B8 employment uses. Non-B class uses development will only be supported if it:

1. Is for small-scale uses providing services to support the business on the Markfield Industrial Estate or non-B class economic development use;
2. Would not result in any significant loss in employment;
3. Would, where possible, enhance the quality and attractiveness of the Industrial Estate; and



4. Would not, alone or cumulatively, result in the Industrial Estate ceasing to be predominantly in B class use.



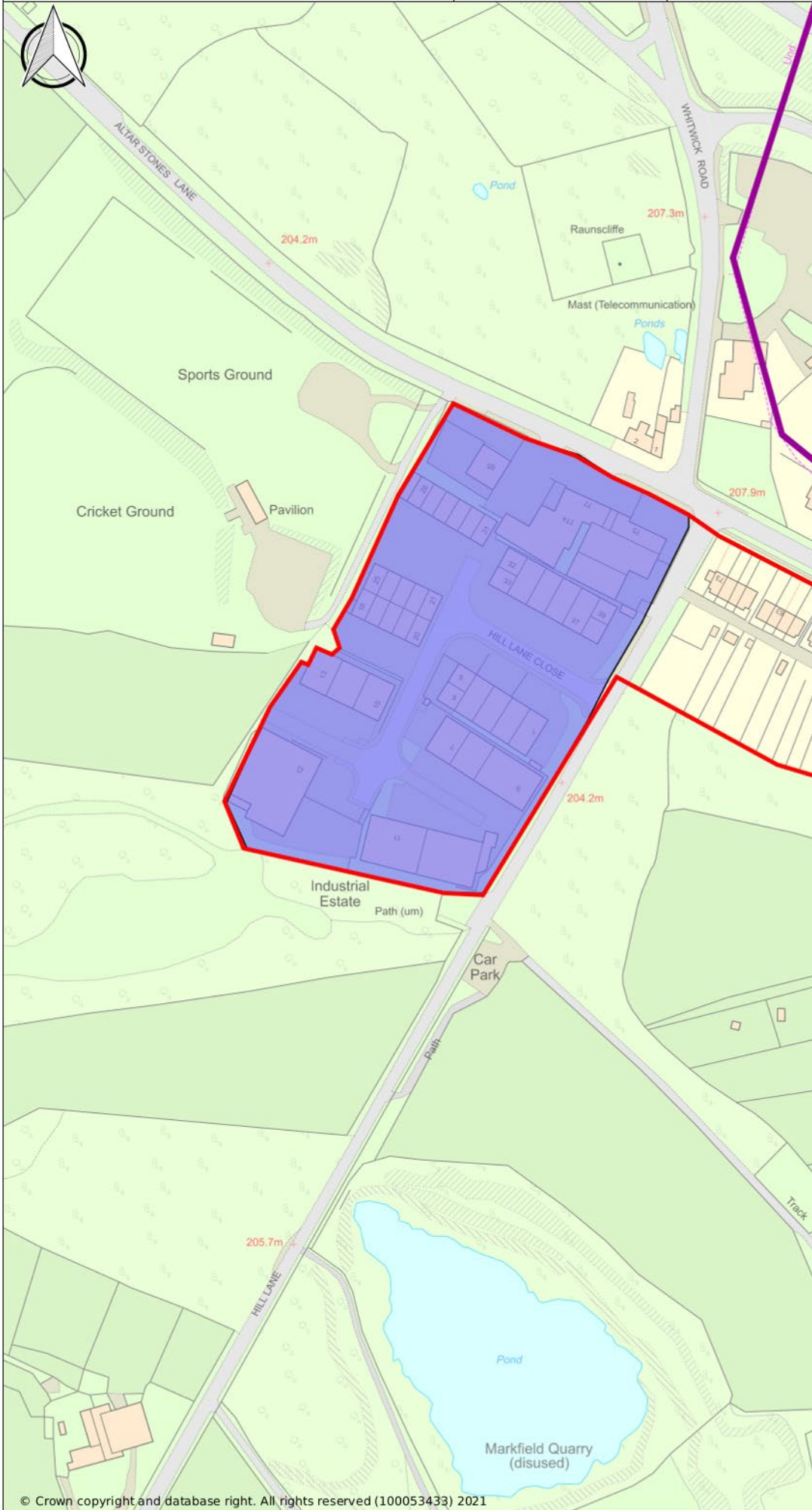
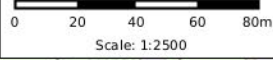
FIGURE 18: MARKFIELD INDUSTRIAL ESTATE

Brownfield Land

- 7.12. Land that has been previously developed is also known as Brownfield Land. Previously Developed Land is defined in National Planning Policy Framework and can include vacant and derelict land or buildings. Land that is or has been occupied by agricultural or forestry buildings is excluded. So too is land that has been developed for minerals extraction where provision for restoration has been made through development management. The National Planning Policy Framework encourages the re-use of brownfield, if it is not of high environmental value.
- 7.13. There are several brownfield sites in the Neighbourhood Area that could be suitable for business development. Probably the best of these is the former Little Chef/Burger King unit at Shaw Lane Services, which has been unused and boarded-up for many years. Along with the now closed petrol filling station, they occupy a 1.5Ha site with easy access onto M1 junction 22.

Policy M22: Brownfield Land

The redevelopment of Previously Developed Land for B2 and B8 employment uses while safeguarding and improving the environment and meeting the requirements of Policy M10 is supported.



-  Neighbourhood Area
-  Settlement Boundary
-  Markfield Industrial Estate

Markfield Parish Neighbourhood Plan: Referendum Version



Business Conversion of Rural Buildings

- 7.14. A significant number of businesses are already located on the area's farms, including outdoor education, cattery, gardening services, caravan storage, camping and livery. Farming should be allowed to continue to accommodate change through the conversion of existing rural buildings. However, the proposed uses must be appropriate in scale, form, impact, character and siting to their location in the countryside.

Policy M23: Business Conversion of Rural Buildings

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

1. Any enlargement is proportionate to the size, scale, mass and footprint of the original building;
2. The development would not have a detrimental effect on the fabric, character and setting of historic buildings;
3. The development respects local building styles and materials;
4. The building is surveyed for protected species and mitigation measures are approved where necessary;
5. The proposed development would not generate traffic of a type or amount harmful to local rural roads, or require improvements which would detrimentally affect the character of such roads or the area generally; and
6. The proposed development would not materially harm the character of the surrounding rural area.

Business Expansion

- 7.15. The focus for new employment development is Markfield Industrial Estate, but there are several other businesses within the village and the rural areas of the Parish, including a group of businesses near The Flying Horse Roundabout.
- 7.16. One of the businesses near the roundabout is Upton Steel, a steel processing company producing sheets of steel cut from coils to customer specification. It is one of 3 comparable companies in the UK to offer this service. Upton Steel is unique in that they offer a next day service for standard and cut-to-length sheets. Upton Steel currently operate from two sites and planning permission has recently been granted to allow the business to consolidate the business in Markfield (18/00658/HYB).
- 7.17. To support local business and employment, we are keen to allow for the expansion of existing businesses in suitable locations.

Policy M24: Business Expansion

The expansion of existing business and enterprise will be supported where the development will:

Markfield Parish Neighbourhood Plan: Referendum Version



1. Deliver local employment opportunities or support and diversify the rural economy;
2. Where possible, re-use existing buildings or re-develop existing and former employment sites and commercial premises;
3. Comprise well designed new buildings of a size and quality to cater for the identified needs of the existing business; and
4. Help meet modern business requirements.

Minerals

- 7.18. Quarries are an important feature of the local landscape and source of local employment. Two of Leicestershire's four igneous rock extraction quarries either abut or are partially within Markfield parish. In recent years, the four active igneous rock quarries together have produced around 11 million tonnes per annum, accounting for a contribution of around 60% of the igneous rock output in England.
- 7.19. The importance and current distribution of Leicestershire's igneous rock means that it is likely that the County's quarries will continue to supply major infrastructure both in the East Midlands and elsewhere in England.
- 7.20. Locally, the active quarries have been a source of concern in terms of noise, dust and vibration from blasting. 30% of respondents to our 2019 Questionnaire survey were affected by quarry blasting and 17% by quarry dust.

Markfield Quarry

- 7.21. Markfield Quarry (Hill Hole) was active in 1830 and large-scale extraction began in 1852. By 1863, Ellis and Everard who operated it employed 90 men. Quarrying ended about the turn of the century and it is now a Nature Reserve owned by Hinckley and Bosworth Borough Council. Some of the granite was used for curbstones, setts and building but a lot went for roadstone. The rock is Markfieldite and the quarry is the type-locality for this igneous intrusion.

Cliffe Hill Quarry

- 7.22. Quarrying has been carried out at Cliffe Hill for more than 100 years. It became a large-scale producer of aggregates in the 1940s. The site adjoins the Neighbourhood Area to the west. The quarry produces crushed granite products used in road, rail and general construction projects. Approximately one third of production is exported by train via a dedicated rail siding. The site employs over 120 people plus many more in the wider supply chain.
- 7.23. The site comprises two separate quarries: Old Cliffe Hill Quarry and New Cliffe Hill Quarry; lying to the west and east of Stanton under Bardon respectively. The two quarries are linked by a 750m long tunnel under the village. Aggregate processing, lorry and rail wagon loading and the main quarry offices are all based in New Cliffe Hill. Mineral extraction only takes

Markfield Parish Neighbourhood Plan: Referendum Version



place in Old Cliffe Hill with all the rock transported to New Cliffe Hill on a conveyor running through the tunnel.

- 7.24. Midland Quarry Products is proposing to submit a planning application to Leicestershire County Council to secure additional rock reserves at Old Cliffe Hill Quarry. The quarry's current reserves will only last until about 2027, so are proposing an eastern extension to secure production until 2040. Whereas the currently Old Cliffe Hill Quarry abuts the parish boundary, the proposed extension, onto land between Cliffe Lane and the M1 would be within Markfield parish. The proposals will require the diversion of public footpath R100 which could provide an opportunity to reclassify the route as a bridleway.

Bardon Hill Quarry

- 7.25. Bardon Hill Quarry has been operated for over 400 years and produces three million tonnes of rock a year, 15% of UK output. The site is operated by Aggregate Industries and straddles the northern boundary of the Neighbourhood Plan area, west of the M1, near Copt Oak. The quarry supplies crushed rock aggregate of varying types, ranging from general purpose aggregate suitable for a wide range of end-uses including concrete production, to higher specification end-uses such as rail ballast and skid-resistant road surfacing.



FIGURE 19: BARDON HILL QUARRY

Markfield Parish Neighbourhood Plan: Referendum Version



7.26. Planning permission for the extraction of 132 million tonnes of mineral from an area to the east of the original Bardon Hill Quarry, was granted in August 2011. This quarry extension has been in production for 2/3 years and approximately 51Ha of it lies within Markfield parish.

Safeguarding Mineral Resources

7.27. Mineral resources of local and national importance should not be needlessly sterilised by non-mineral development. Leicestershire County Council is responsible for minerals planning in Leicestershire and its [Minerals and Waste Local Plan](#) was adopted in September 2019.

7.28. Minerals Consultation Areas (MCA) covering the resources within [Mineral Safeguarding Areas](#) have been defined. The MCA also covers the safeguarding of mineral sites and associated infrastructure. Much of the land to the north, south and west of Markfield village is in Safeguarding Area. This has been considered in the allocation of potential housing sites and Leicestershire County Council has been consulted.

Home Working

7.29. Planning permission is not normally required to home-work or to run a business from home, if a house remains a private residence first and business second.

Markfield Parish Neighbourhood Plan: Referendum Version



Appendix 1: Local Green Space: Summary of Reasons for Designation

Local Green Space		Holds a particular local significance, for example because of its beauty	Holds a particular local significance for example because of its historic significance	Holds a particular local significance, for example because of its recreational value	Holds a particular local significance, for example because of its tranquility	Holds a particular local significance, for example because of the richness of its wildlife	Holds a particular local significance, for any other reason
A	Community Park	x	✓	✓	✓	x	x
B	Chapman Close	x	x	✓	✓	x	x
C	Countryman Way	✓	x	✓	✓	x	x
D	Launde Road	x	x	✓	x	x	x
E	Whitcroft Close	✓	✓	x	✓	x	x
F	Bradgate Road	✓	x	x	✓	x	x
G	The Leicester Road Cemetery	✓	✓	x	✓	x	x
H	Millennium Garden	✓	✓	✓	✓	✓	x
I	Sawpits Green and the two Upper Greens	✓	✓	x	✓	x	x
J	Jubilee Playing Fields	x	x	✓	x	x	x



Appendix 2: Traffic and Transport

Although Traffic and Transport are key issues for Markfield Parish, there is sometimes confusion over what kinds of traffic/transport issues a neighbourhood plan can address. Many traffic and transport matters fall outside the scope of planning. For example, changes to traffic management on existing transport networks are usually a matter for the highway authority to deal with.

However, a Neighbourhood Plan can highlight localised traffic, parking, cycling, walking and horse-riding issues that need to be addressed.

Road Network

The parish is dissected by the M1 and the A50/A511, with Markfield village lying close to and south-east of M1 junction 22 and just south of the A50. The parish has very good road links to the surrounding area including local destinations such as Coalville, Loughborough and Leicester and further afield to Nottingham, Derby, Coventry and East Midland Airport.

M1 Junction 22

M1 Junction 22 has recently been improved. However, Highways England expect it will not have significant spare capacity to accommodate any significant local growth. The junction will therefore need detailed assessment to understand current and future performance.

The A50, from M1 junction 22 forms one of the main routes into Leicester from the north, given that there are no north facing slips on M1 J21a. The A511 also forms a significant route locally, connecting Leicester and the M1 to local destinations as well as Coalville and Ashby-de-la-Zouch. As such the efficient performance of M1 J22 is of a high importance.

Development at Markfield may also have a significant impact on the A46/A50 junction which operates close to capacity at peak times.

A511 Growth Corridor Scheme

Plans for the A511 growth corridor will see changes made to nine locations between the A42 Junction 13 at Ashby to the Field Head roundabout- the principal access point for Markfield village. The scheme aims to reduce congestion, cut journey times and support the creation of further homes and jobs in the area.

The scheme would cost an estimated £49m and Midlands Connect is bidding, on Leicestershire's behalf for around £42m with the remainder coming from £7m worth of developer contributions. If funding is approved, construction is due to commence in 2022/2023 and expected to be completed by 2025.

Between 26 September and 23 October 2019, Leicestershire County Council consulted on the proposals to upgrade locations on the A511 between Ashby and Markfield, including proposed junction layouts and designs. More than 200 people

Markfield Parish Neighbourhood Plan: Referendum Version



responded to the consultation. Strong reservations were expressed by many of the attendees about the proposed changes at the two roundabouts.

Field Head Roundabout

It is proposed to introduce part time signals on the A50 approaches to the roundabout. A two-lane exit is proposed onto Launde Road. Respondents to our 2019 Questionnaire Survey placed a high priority on ‘Traffic lights at Field Head Roundabout’.

Flying Horse Roundabout

The proposals seek to address the congestion problem caused by right-turning vehicles backing up across the roundabout, preventing other traffic from using it.

The scheme will see the current partially signalised roundabout altered so that traffic from Stanton Road and traffic from Copt Oak Road can only turn left onto the A511. Traffic travelling on the A511 will not be able to turn right into Stanton Lane. The scheme will also see the existing pedestrian crossings kept with an additional crossing provided on Stanton Lane.

Local Roads

The A50 from Groby to the Field Head Roundabout is a street-lit dual-carriageway with a 40mph speed limit. At the Field Head Roundabout there are two arms to Markfield village- Leicester Road and Launde Road. Once past the roundabout the national speed limit applies.

Leicester Road is street-lit single-carriageway road with 40mph speed limit and a footway along its southern side. Leicester Road marks the northern extent of the built-up area of Markfield and becomes Ashby Road after its junction with Main Street. There is a 7.5T weight restriction on both roads. Much of the village is accessed off Leicester Road including Chitterman Way and Main Street.

Launde Road is a street-lit single-carriageway road with 40mph speed limit. There are footways on both sides of the carriageway and in places are separated from the carriageway by large grass verges.

Some years ago, to help control vehicle speeds, two chicanes were constructed along the middle section of the road.

Launde Road passes through the eastern part of Markfield to the west of Field Head. Launde Road has no weight limits and joins Ratby Lane. At its junction with Markfield Lane, Ratby Lane becomes Thornton Lane, which then heads southwards towards Thornton, and Newtown Unthank. The Poundstretcher HQ and national distribution centre is located



**FIGURE 20: LAUNDE WAY WITH
CROSSING POINTS/SPEED REDUCTION
MEASURES**

Markfield Parish Neighbourhood Plan: Referendum Version



at Newton Unthank. Poundstretcher lorries use Thornton Lane/Ratby Lane and Launde Road to access the wider road network.

London Road/Forest Road form the southern village boundary. There are 7.5T weight restrictions on both roads. There is a 40mph speed limit on London Road to the point where it enters the old village. The speed limit on Forest Road and all other roads within the village is 30mph. London Road/Forest Road also provide links onto Main Street and Chitterman Way.

For most of its length there is a pavement along one side of London Road, it is quite narrow and a number of questionnaire respondents expressed concern over both its width and difficulty using it, because of overhanging vegetation. When London Road enters the old village there are pavements to both sides and these also extend part way down Forest Road. Part way along Forest Road the pavement on the south side stops. Although the pavement to the northern side continues it too soon stops and pedestrians then must cross to use a new pavement along the southern side of the road.



**FIGURE 21: NARROW PAVEMENT
ALONGSIDE LONDON ROAD**

Forest Road is the main route for school children walking or cycling to South Charnwood High School. The width and quality of the pavement between the village and the school is an area of growing concern.

Most roads within the village are street-lit and generally have pavements on both sides. Exceptions to the latter include Hill Side and parts of Bradgate Road. Concerns were expressed by some questionnaire respondents over both the state



**FIGURE 22: THE TWO-SHARP BENDS ON FOREST
ROAD AS YOU ENTER THE VILLAGE**

Markfield Parish Neighbourhood Plan: Referendum Version



and narrowness of pavements along sections of Main Street. The surfacing is very uneven and, in parts, has a marked camber towards the road.

Hill Lane forms the northern village boundary. It's a road of variable width, with a 7.5T weight restriction and only one short section of pavement along it. Although it would form a natural short-cut for children from the northern part of the village getting to South Charnwood High School, the lack of a pavement and, for most of its length street lighting, mean it is not safe for that purpose. It is a popular route for walkers going to sites like Altar Stones and questionnaire respondents who use it, expressed concern over their safety given the lack of a continuous pavement.



FIGURE 23: HILL LANE WITH THE MARKFIELD INDUSTRIAL ESTATE ENTRANCE TO THE RIGHT

Traffic speed featured strongly in questionnaire responses. Highest priority (81%) was given to having a 30-mph speed limit within Markfield village. Support for electronic speed warning signs on Ratby Lane/Thornton Lane/Launde Road also London Road/Forest Road was lower at 45%. Having a 40mph speed limit on the A511 between M1 junction 22 and Bardon Island was considered a high to medium priority by 60% of respondents. There are also concerns about speeding traffic on Leicester Road/Ashby Road and calls for a reduction in the 40mph speed limit to 30mph.

Support of traffic calming measures on roads in Markfield village was divided with 54% considering it a high/medium priority and 47% a low priority. Long-standing difficulties for local traffic joining the A50 at the Field Head roundabout resulted in a 74% support for the introduction of traffic signals there. Another junction where the need for improvements was also rated highly (78% rated it high to medium priority) was at the Ratby Lane/London Road junction.

With residents in the relatively new development south of London Road having to cross this 40mph road to gain access to any of the village facilities, there was support for a zebra crossing (68% rated it high/medium priority) across it.

Markfield Parish Neighbourhood Plan: Referendum Version



The Crashmap website contains information about reported crashes from 1999 onwards. There have been many slight accidents as well as serious and fatal accidents within the Neighbourhood Area. Many of these are along the M1, A50 and A511 particularly at M1 J22, the Field Head Roundabout and Flying Horse Roundabout. Within Markfield village, there have been a cluster of accidents at the London Road/Ratby Lane and Ratby Lane/Launde Road and London Road/Chitterman Way junctions.

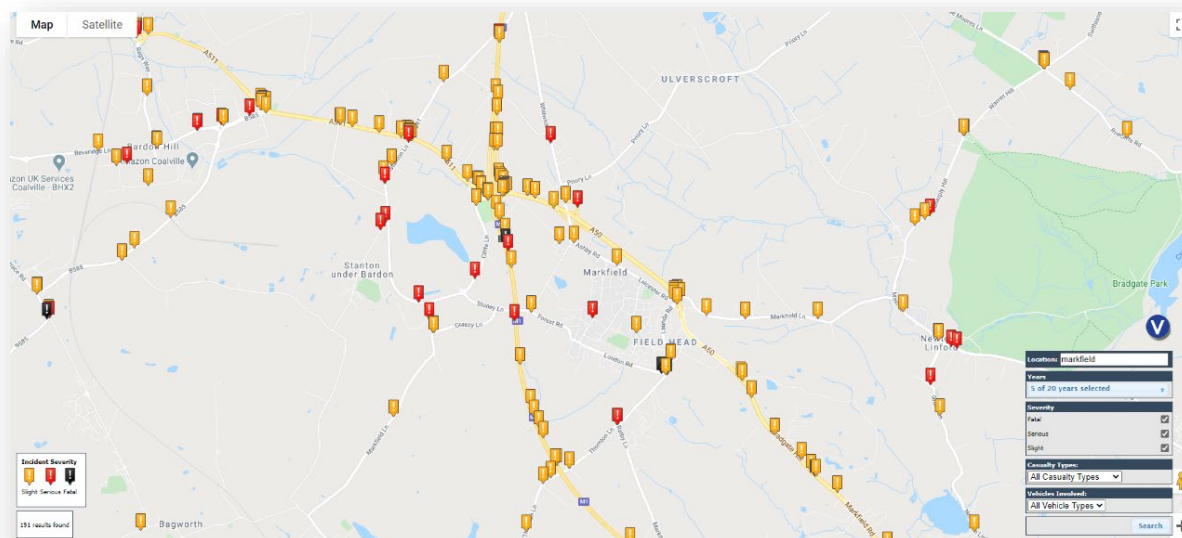


FIGURE 24: CRASHMAP EXTRACT

Better enforcement of vehicle parking gained clear support, with 58% rating it a high priority and 23% a medium priority. Leicestershire County Council is responsible for enforcing all on-street parking restrictions, however, the amount of staff time it allocates to enforcement action in the Parish is limited. Leicestershire County Council, with the support of the police, also mount regular monitoring and enforcement of parking around Mercenfeld School on Oakfield Avenue.

The regular abuse of double-yellow lines and the lack of enforcement, is a road safety concern on various roads, including Forest Road, London Road and Main Street.

In older parts of the village, like Forest Road and parts of London Road and Main Street, many terraced houses, were once occupied by non-car owning, older residents. When these properties are sold, the new owners, who may have at least one car, find locating a safe and legal parking spot problematic.

Hinckley & Bosworth BC have provided a small, “shoppers” car park adjacent to Main Street. Since it does not have any waiting restriction on it, at most times it is at least 50% occupied by local resident’s cars.

Many of the smaller groups of properties built in the village during the 80’s and 90’s were provided with garage courts. For several reasons, including an increase in car ownership and work vans being brought home, these do not function

Markfield Parish Neighbourhood Plan: Referendum Version



properly. That has resulted in a proliferation of on-street/verge/pavement parking in places.

Noise and Air Quality

Road transport accounts for a significant portion of air pollution in cities and towns, causing serious pollution problems like carbon monoxide. Due to the increase in the use of private cars, road traffic pollution is considered a major threat to clean air in the UK. Traffic fumes contain harmful chemicals that pollute the atmosphere. Road traffic emissions produce greenhouse gases that contribute to global warming.

34% of respondents to our 2019 Questionnaire Survey were affected by air pollution caused by traffic and 57% by traffic noise. Development of the Growth Corridor will require special attention to mitigate both increased noise and pollution.

The 4.26Km of the M1 in the parish is split 50/50 between being in cutting or on embankment. The section closest to Markfield village being on a raised embankment significantly facilitates the adverse propagation of noise towards the village.

The A511 through the parish (2.1Km) is at grade, whilst approximately 1.22Km of the A50 from the M1 junction 22 is in cut, with the last 0.76Km being on embankment.

Strategic noise maps of England are produced under the Environmental Noise (England) Regulations, 2006. The road noise maps were produced in 2017 and show that much of Markfield is subject to average noise levels between 55dB and 64.9dB Lden³. Close to the M1 and along Little Shaw Lane noise levels rise to between 70dB and 74.9dB Lden⁴. Householders at the lower end of Little Shaw Lane, have been offered grants, through the Bardon Quarry Community Fund, to install triple-glazing to lessen the impact of road-noise.

Noise Important Areas (NIAs) for roads are based upon strategic noise maps results. There are around 10,000 NIAs in England including the following in Markfield Neighbourhood Area:

- NIA 8243: M1 J22
- NIA 7955: M1 Copt Oak
- NIA 12124: A511 Flying Horse Roundabout
- NIA 7953: A511 west of Billa Barra Lane
- NIA 7957: A511 east of Field Head Roundabout

Under the Local Air Quality Management (LAQM) regime, local authorities have an obligation to periodically review and assess the air quality in their area and compare their air quality against Air Quality Objectives. Where a local authority

³ L_{den} (day-evening-night) - a 24 hour annual average noise level in decibels with weightings applied for the evening and night periods

⁴ L_{den} (day-evening-night) - a 24 hour annual average noise level in decibels with weightings applied for the evening and night periods

Markfield Parish Neighbourhood Plan: Referendum Version



determines that the air quality fails, or will fail, to meet relevant objectives, they must declare an Air Quality Management Area (AQMA) and develop an Air Quality Action Plan (AQAP) setting out how the air quality will be improved.

There are no AQMAs in Markfield Neighbourhood Area. However, North West Leicestershire District Council has declared an AQMA adjoining our boundary alongside the M1 at Copt Oak.

Walking

Walking around Markfield village almost inevitably means, at some point, you're going to have to go up a slope. The oldest parts of the village being on the side of Hill Hole and are interconnected by often quite steeply sloping pavements and footpaths, although the newer parts of the village are generally set on more gently sloping land. However, for example, to walk to Main Street or to the chemists inevitably means going up-hill. The gradients can be challenging for some older residents or those with mobility problems.



FIGURE 25: . HOLLYWELL LANE (ROW R17) SLOPES UP STEEPLY FROM MAIN STREET TO HILL HOLE

Pavements

Our 2019 Questionnaire Survey shows many respondents walk when going to the shops (83%) and leisure activities (65%) within the Parish. Pavements within the village are generally of a good standard and street-lit. However, some respondents told of difficulties negotiating the often narrow and uneven pavements along parts of Main Street. The pavement alongside London Road from its junction with Chitterman Way and up to Ratby Lane, also came in for criticism, because it is narrow and often obstructed by adjoining vegetation.

61% of Survey respondents prioritised the improvement of the footway between the M1 bridge on Forest Road and South Charnwood High School as a high priority. 48% of survey respondents rated a new footway along Hill Lane from the Ashby Road junction down to Forest Road as being high priority and a wider footway on London Road from Chitterman Way to Launde Road/Ratby Lane was rated as high priority by 43%.

Footpaths and bridleways

The principle right of way through the parish is the 100-mile-long circular Leicestershire Round. Having crossed the A50 (through an underpass) it then runs

Markfield Parish Neighbourhood Plan: Referendum Version



along Main Street, down Croft Way, under the M1 and then off towards Thornton Reservoir.

Another circular footpath route, the 35-mile-long Ivanhoe Way passes through the north-western corner of the parish. Its route has been recently altered to accommodate an extension to Bardon Quarry. Accessing this route however means crossing the A511, which can only be safely done at the Flying Horse roundabout.

There are numerous designated footpaths (Rights of Way) across the parish, but no cycleways or bridleways.

For historic reasons (principally getting to work) many of the footpaths radiate out from Markfield village and there is only limited inter-connectivity between them. Using some routes requires both crossing and walking alongside increasingly busy roads, to link into the next section of path.

Particularly to the south-west of the village, where The National Forest has funded large areas of publicly accessible new woodland, there are opportunities to undertake longer walks without having to cross any roads.

46% of survey respondents said they used public footpaths daily and 65% said they hadn't found any problems on parish footpaths. When respondents did mention problems, they tended to relate to: dog fouling; paths being overgrown or needing cleaning; poor maintenance and anti-social behaviour.

Various horse-owners expressed concern over the absence of bridleways and the danger they feel they are exposed to having to ride along increasingly busy roads. Thornton Lane/Ratby Lane, in particular, was mentioned now that it is one of the main HGV routes from Poundstretcher HQ at Newtown Unthank to the A50. Although running outside the parish boundary, the reclassification of the footpath



FIGURE 26: BILLA BARRA HILL FROM ROW R100

Markfield Parish Neighbourhood Plan: Referendum Version



R27 to become a bridleway, was seen as providing a substantial off-road route since it could be linked to bridleway R36.

Cycling

There are no dedicated cycle routes within the village and Markfield is a long way from the National Cycle Network. However, the Hinckley and Bosworth Cycle Map identifies Forest Road as a routes suitable for cycling which links to the Thornton Reservoir off-road cycle route and National Cycle Route 63.

The questionnaire results show that cycling is principally used for leisure purposes within and outside the parish. Concerns were expressed over local roads being unsafe to cycle along due to the amount and speed of traffic. The level of HGV movement on Thornton/Ratby Lanes was specifically mentioned.

The Hinckley and Bosworth Core Strategy aims to seek the creation of a cycleway link between Markfield and Groby, but to date nothing has happened. The need for this link was also raised by some of the Youth questionnaire respondents - probably for commuting to Groby College. Presently cyclists unofficially use the pavement on the southern side of the A50 between Field Head and the edge of Groby, where thereafter they can then use a by-road, which in turn feeds into a marked cycle route into central Leicester. The A50 side route is variable in both quality and width and is often partially blocked by parked vehicles. Along most sections there is sufficient width to upgrade it to cycleway standards.

Opportunities to create cycleways within Markfield village are probably limited to making the very wide pavements on Chitterman Way dual usage.

The owners of Cliffe Hill quarry are considering applying for planning permission to extend it towards the village. As part of their plans Cliffe Lane would be re-routed along most of its length. Cliffe Lane doesn't currently have a pavement and the re-routing would offer the opportunity to create one, possibly as a shared use route. This could then feed into footpath R100, which runs around the edge of the quarry and provides a direct link to Billa Barra Hill. From there cyclists could follow the rural Billa Barra Lane, which would bring them out onto the A50 close to Bardon Island.

Although Leicestershire County Council has developed cycle links from Coalville to the Interlink Industrial estate there's nothing similar for workers to use if travelling from Markfield or Stanton under Bardon.

Bus Services

Markfield is served by the Arriva 29/29A service linking Leicester, Groby, Whitwick and Coalville. This operates as 20/40-minute intervals on weekdays and hourly on a Saturday. Typical journey times to and from Leicester are 25-30 minutes.

The Roberts Coaches 125 service to Castle Donington and Leicester is a 2-hourly service.

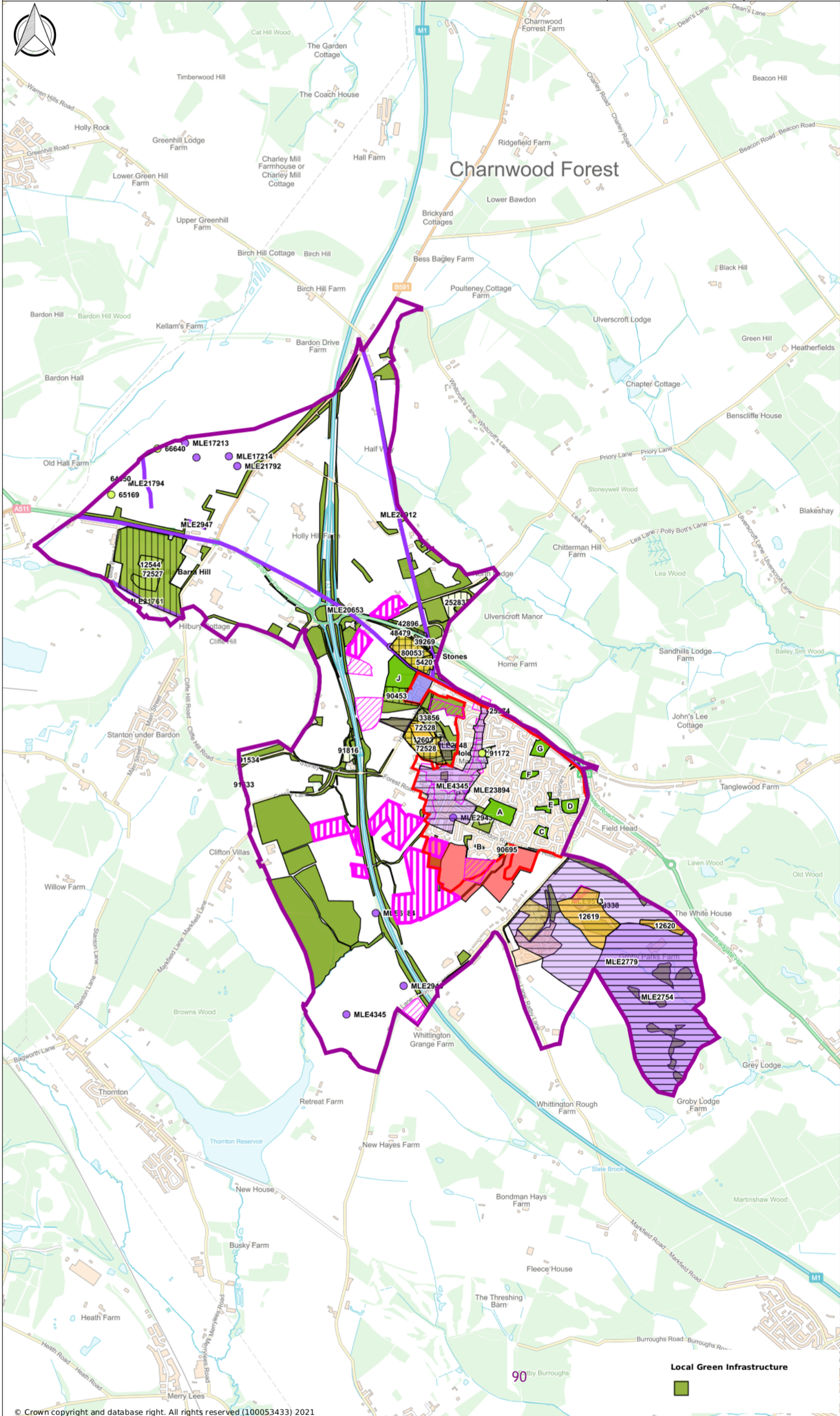
Markfield Parish Neighbourhood Plan: Referendum Version



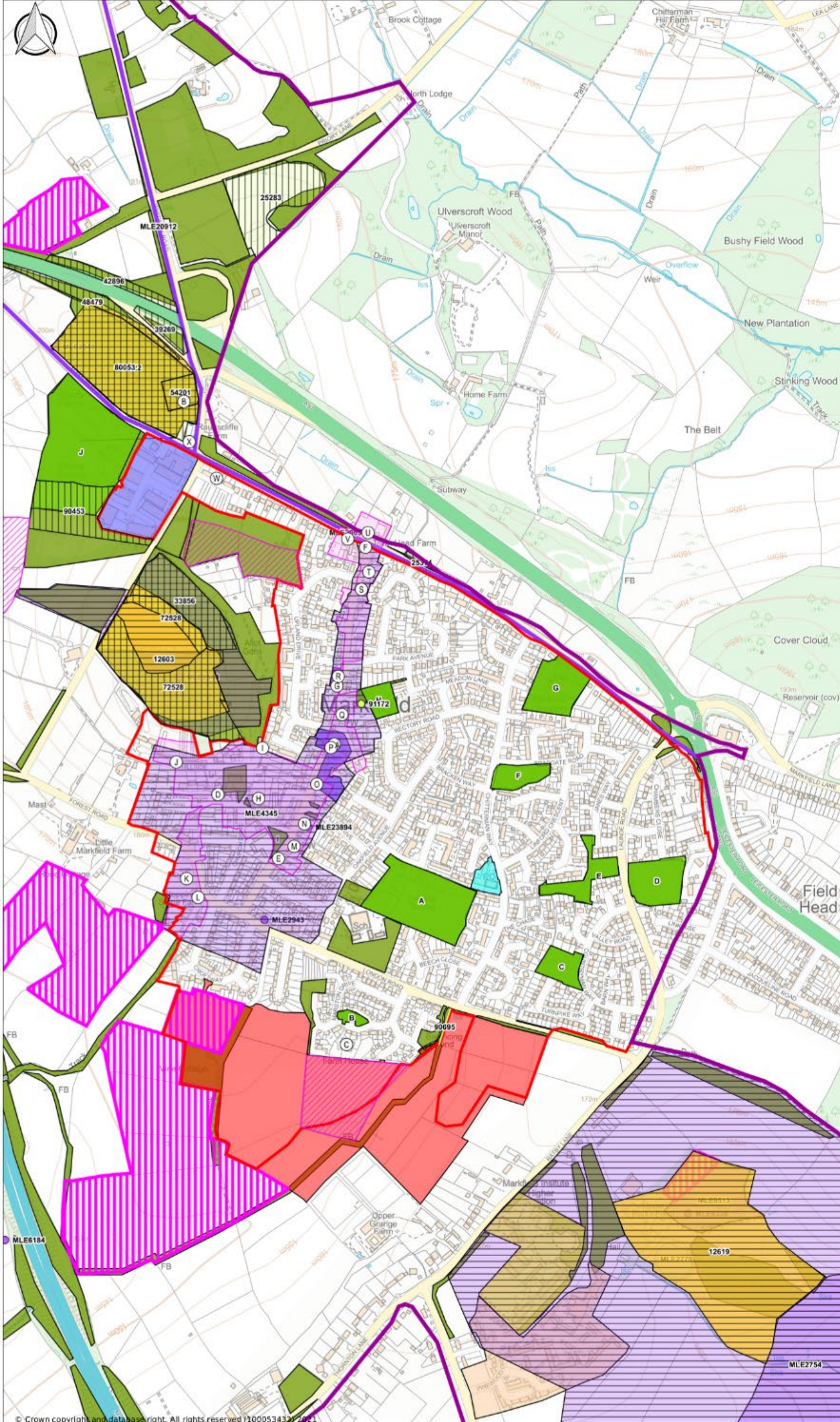
58% of respondents to our 2019 Questionnaire Survey use the bus services. Among these passengers Leicester, Coalville and Loughborough were the most popular destinations. Bus timetables were rated good by 34% of the respondents, with 33% of the respondents rating the bus routes as good.

Leicester is the most popular destination for bus users, followed by Coalville, Loughborough and Ashby de la Zouch. The inclusion of Loughborough in this list is surprising since there isn't a direct bus service to it from Markfield. Having a direct bus service to Loughborough was raised by a number of respondents.

Residents living on the lower section of Little Shaw Lane, who wish to use either the 29 or 29A service have to cross the very busy and fast moving A511. It is reported that this can sometimes take up to 10 minutes plus, occasionally buses don't like to pull-in to the bus-stop lay-by, since traffic speed and volume makes it difficult to re-join the main carriageway.



- Ridge and Furrow (probable)**
- Neighbourhood Area**
- Local Wildlife Site**
- Local Wildlife Site (point)**
- Local Wildlife Site (line)**
- RIGS**
- Settlement Boundary**
- Ridge and Furrow (certain)**
- Known Archaeological Remains**
- Conservation Area**
- Local Green Space**
- Known Archaeological Remains (point)**
- Known Archaeological Remains (line)**
- Markfield Institute of Higher Education**
- Markfield Institute of Higher Education Developable Area**
- Housing Allocation**
- Markfield Court Retirement Village and Woodrowe House**
- Markfield Industrial Estate**
- Local Green Infrastructure**
- Viewpoints**



- Features of Local Heritage Interest**
- Ridge and Furrow (probable)
 - ▨ Neighbourhood Area
 - Local Wildlife Site
 - ▤ Local Wildlife Site (point)
 - Local Wildlife Site (line)
- RIGS**
- ▨ Settlement Boundary
 - ▣ Ridge and Furrow (certain)
 - ▤ Known Archaeological Remains
 - ▥ Conservation Area
 - ▦ Local Green Space
 - ▧ Known Archaeological Remains (point)
 - ▨ Known Archaeological Remains (line)
 - ▩ Markfield Institute of Higher Education
 - Markfield Institute of Higher Education Developable Area
- Housing Allocation**
- Markfield Court Retirement Village and Woodrowe House
 - ▬ Markfield Industrial Estate
 - ▭ Local Centre
 - ▮ Neighbourhood Centre

