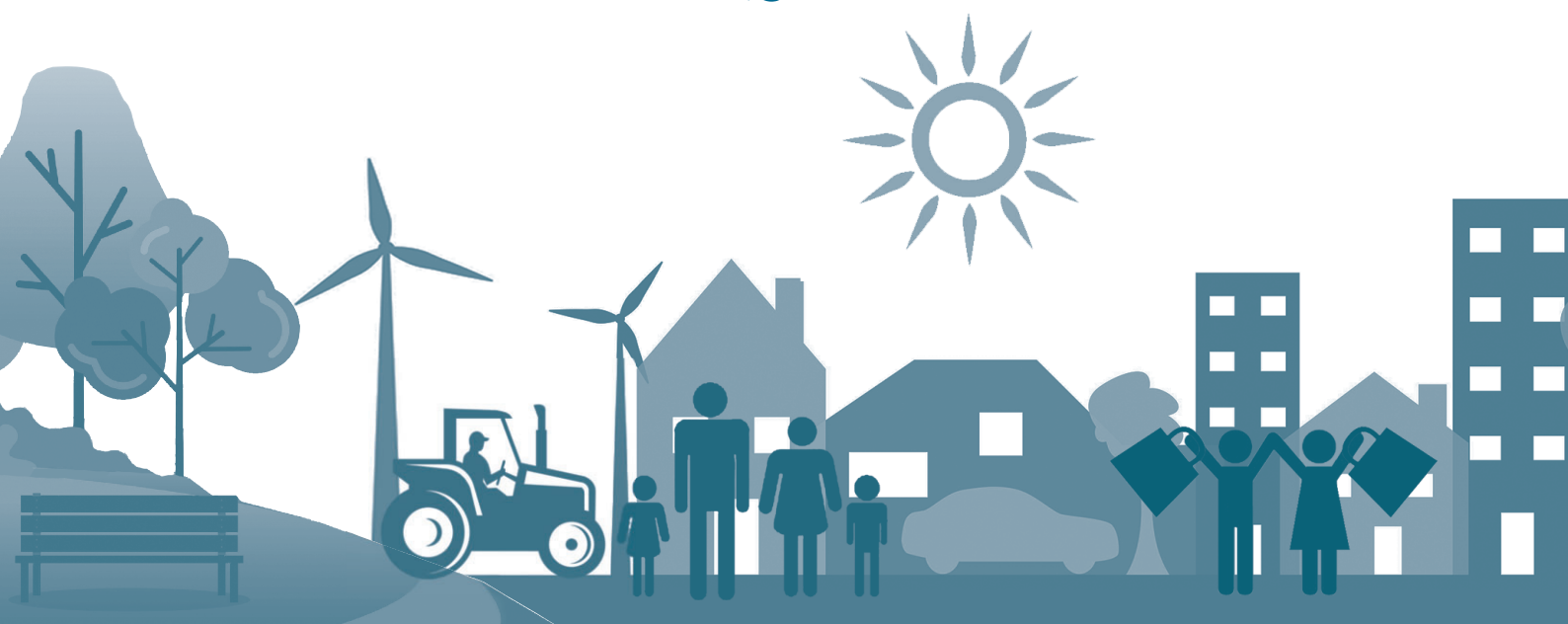


Hinckley and Bosworth Local Plan 2020-2039



Hinckley & Bosworth
Borough Council

HBBC Local Plan
Regulation 19 Consultation
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1 Introduction

What Is the Local Plan?

- 1.1 The Hinckley & Bosworth Local Plan sets out the vision and objectives for the future form, scale and quality of development in the borough up to 2039. The plan:
- Identifies land and areas for development for a broad range of uses;
 - Identifies areas that should be conserved or enhanced and where future development should be carefully managed;
 - Sets clear policies that guide decisions on planning applications; and
 - Indicates how the Plan will be delivered, including infrastructure, and how progress will be monitored.
- 1.2 The development plan is at the heart of the planning system with a requirement established in law that planning decisions must be taken in line with the development plan unless material considerations indicate otherwise. The Plan sets out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places. It is essential that plans are in place and kept up to date.
- 1.3 The National Planning Policy Framework¹ (NPPF 2021) is clear that the planning system should be plan-led. It states that plans should be up to date and succinct, providing a positive vision for the future of the area, and set out a framework for addressing housing needs and other economic, social and environmental priorities. In addition, plans should be a platform for allowing local people to shape their surroundings. Plans should be flexible to be able to respond to future changes such as changing economic, societal and environmental circumstances.
- 1.4 The Local Plan is a central and important strategy for the borough. The Plan plays a significant role in delivering sustainable development in the right locations, and helps to protect the countryside, important green spaces and the built & natural environment from inappropriate development.
- 1.5 The NPPF states that plans should be positively prepared and be aspirational, however they must also be deliverable – in that the aims, objectives and policies set out in the Plan must have a realistic opportunity to be delivered. The Plan has been subject to a viability assessment to ensure the policies of the Plan can be implemented whilst delivering the required levels of development.
- 1.6 Local plans must set out strategic policies to address the development and use of land in the area they cover. Strategic policies should set out an overall strategy for the pattern, scale and quality of development. In addition, the Plan includes several non-strategic policies, mainly to help guide decision making on planning applications.

¹<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Appendix 6 sets out which policies of the Plan are considered strategic and which are considered non-strategic.

1.7 Finally, the NPPF expects plans to be underpinned by up-to-date relevant evidence. The evidence should be proportionate and should support and justify the policies set out in the Plan. The Plan has been informed and prepared by a comprehensive evidence base which can be viewed on the Local Plan website². The evidence base is regularly reviewed to ensure it is up-to-date, robust and relevant.

1.8 The Local Plan will replace the following Development Plan Documents:

- Hinckley & Bosworth Core Strategy (December 2009); and
- Site Allocations and Development Management Policies (July 2016).

1.9 The following Area Action Plans (AAP) will be saved to support the applications for the Barwell and Earl Shilton SUEs and the preparation of a new Hinckley Town Centre Masterplan.

- Hinckley Town Centre Area Action Plan (March 2011); and
- Earl Shilton and Barwell Area Action Plan (September 2014).

1.9 To ensure the Plan remains up-to-date, the Plan will be reviewed within five years of adoption and be updated as necessary. Dependent on the scale of changes to national policy and guidance and/or locally specific issues, this may entail revisions to certain policies only or a full review of the Plan.

How Has It Been Prepared?

1.10 The Local Plan has been prepared in the context of the following:

- The various planning acts and legislation;
- National planning policy and guidance³, set out in particular in the National Planning Policy Framework and the National Planning Practice Guidance;
- Evidence studies prepared to inform the preparation of the Local Plan;
- The Council's Corporate Plan and other relevant strategies;
- Made and emerging neighbourhood plans in the borough; and



² [View and download the documents | Evidence base and supporting studies | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://www.hinckley-bosworth.gov.uk)

³ [Planning practice guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

- Preparation of sustainability appraisals.

1.11 The Plan has also been developed through ongoing engagement with the public, landowners and other key stakeholders such as parish councils, infrastructure providers, interest groups and the development industry. As well as this draft plan, ongoing and proactive stakeholder engagement has included public consultation on the following documents:

- Scope, issues and Options Consultation 2018⁴;
- New Directions for Growth Consultation 2019⁵; and
- Draft Local Plan Consultation 2021⁶.

What Area Does it Cover?

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

Neighbourhood Planning

1.13 The Local Plan is supplemented by more locally detailed policies and proposals set out in neighbourhood development plans where these have been prepared for parts of the borough.

1.14 A neighbourhood plan is a planning document that sets out planning policies for a local area. It is written by the local community, the people who know and love the area, so this ensures that the community gets the right types of development in the right places. By producing a neighbourhood plan, communities can take a lead on developing planning policies and allocations for their areas, provided that they meet the prescribed 'basic conditions'⁷, and any plans and policies in the neighbourhood plan are in general conformity with the strategic policies contained in the Local Plan. Once made, neighbourhood plans form part of the Local Authority's Statutory Development Plan,



⁴ [Scope, issues and options consultation | Local Plan review 2020 to 2039 | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://www.hinckley-bosworth.gov.uk/info/200387/past_consultation_2018/1766/draft_local_plan_consultation)

⁵ [New directions for growth consultation | Local Plan review 2020 to 2039 | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://www.hinckley-bosworth.gov.uk/info/200387/past_consultation_2019/1766/draft_local_plan_consultation)

⁶ https://www.hinckley-bosworth.gov.uk/info/200387/past_consultation_2021/1766/draft_local_plan_consultation

⁷ NPPG Neighbourhood Planning paragraph: 065 Reference ID: 41-065-20140306 - <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

sitting alongside the Local Plan in decision making on planning applications.

- 1.15 Since the introduction of neighbourhood planning by the Government in the Localism Act 2011, there has been significant interest from communities in Hinckley & Bosworth in preparing neighbourhood plans. The Borough Council offers a range of support to neighbourhood planning groups, in particular providing advice and support at the statutory stages of neighbourhood plan development.
- 1.16 As of December 2021, twelve neighbourhood plan areas are designated in the borough and the various plans have reached different stages of preparation. The plans that had passed referendum or been 'made' before December 2021 are the Market Bosworth, Sheepy, Burbage, Desford and Markfield neighbourhood plans.
- 1.17 The use of neighbourhood plans will predominantly inform:
- The determination of planning applications in the area that the plan applies;
 - The requirement and scope of development contributions associated with a planning permission; and
 - The assessment of schemes in the context of a need identified and well evidenced in the neighbourhood plan, for example the form of development or infrastructure requirements.
- 1.18 Overall, the Borough Council will champion neighbourhood planning, empower local communities to make decisions on sustainable and meaningful development within their area, and provide support to ensure neighbourhood plans are deliverable, achievable and sustainable. Further details on neighbourhood planning in the borough can be found on our website⁸.

Strategic Growth Plan

- 1.19 The Strategic Growth Plan⁹ (SGP) has been developed by a partnership made up of Leicester City Council, Leicestershire County Council, the seven local borough¹⁰ and district authorities, and the Leicester and Leicestershire Enterprise Partnership (LLEP). It seeks to plan for future growth in Leicestershire as a whole in a coordinated infrastructure-led way, enabling partners to consider the longer-term needs of the area and opportunities which extend beyond the conventional timeframe of a Local Plan.
- 1.20 The SGP proposes a different approach to cross-border planning, rather than rely on traditional patterns of growth in individual districts which may not effectively provide the best options for future development, including housing provision that will be needed to support population change, meet housing needs and support economic growth from now until 2050. The SGP was formally approved by all members of the partnership in December 2018.
- 1.21 Although the SGP is a non-statutory plan, it provides an agreed framework which will be used when preparing individual local plans and other strategies. The Hinckley &

⁸ [Neighbourhood planning | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/neighbourhood-planning)

⁹ [Strategic Growth Plan LCC \(lstrategicgrowthplan.org.uk\)](https://lstrategicgrowthplan.org.uk)

¹⁰ The City and the District and Borough Councils of Leicestershire form the Leicester and Leicestershire Housing Market Area (HMA) and Functional Economic Market Area (FEMA)

Bosworth Local Plan has been prepared in light of the Leicester and Leicestershire Strategic Growth Plan.

1.22 The purpose of the SGP is to:

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

1.23 The key elements of the SGP are:

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

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

Duty to Co-operate and Statements of Common Ground

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

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

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

- 1.28 To evidence and support this co-operation, Statements of Common Ground which document the cross-boundary matters being addressed and the progress in cooperating to address those matters have been prepared and a Duty to Cooperate Statement has been published alongside the Plan.

2 Spatial Portrait

Location

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

Population

- 2.3 The borough's population continues to grow reaching approximately 113,666 by mid-2020, which is an increase of approximately 8.5% since 2010. 60.1% of this population are of working age between ages 16 to 64¹¹. The borough of Hinckley & Bosworth has the third highest population in Leicester and Leicestershire, behind only the City of Leicester and Charnwood borough.
- 2.4 Hinckley, Burbage, Barwell and Earl Shilton, to the south of the borough, form the main urban area, in which approximately 61.6% of the borough's population reside. The market town of Hinckley, the second-largest town in Leicestershire (following Loughborough), is the main urban centre. Hinckley is home to the key administrative services of the borough and provides the principal shopping, leisure and community facilities. Hinckley Town Centre has seen significant regeneration in recent years with, in particular, the Crescent and Hinckley Leisure Centre developments taking centre stage.
- 2.5 The remaining 38.4% of the borough's population reside in wards primarily rural in nature - particularly in the western and central area of the borough - across several key rural centres, villages and hamlets. The rural areas of the borough contribute to the overall beauty of the Leicestershire countryside, whilst most notable is the historic market town of Market Bosworth, with nearby Bosworth Battlefield being of significant international historical and cultural interest, and as a designated heritage asset of national importance.

Demographics

- 2.6 The most recent population projections from the Office of National Statistics (ONS) suggest that the per cent of the borough's population aged 65 and over has increased

¹¹ ONS. 2021. Ward-level population estimates for mid 2020 (Experimental Statistics)

from 18.4% in 2011 to approximately 22.1% by mid-2020¹², which is higher than England at 18.5% and the East Midlands at 19.6%. While an aging population is experienced borough wide, the general spatial trend suggests the lowest per cent of this age bracket are located in the southern urban wards, and the highest per cent are located in central, western and north-eastern wards, with wards in Burbage and 'Ratby, Bagworth and Thornton' being minor anomalies to this trend. The ward of 'Cadeby, Carlton and Market Bosworth with Shackerstone' has the highest proportion of 65s and over at 29.7% (mid-2020), which an aging population can bring challenges of accessibility, rural isolation and adequate provision of services.

2.7 The youngest age bracket in the borough of 0-19-year-olds has seen a slight decrease in their proportion of the borough population from 22.1% in 2011 to 21.8% by mid-2020. As of mid-2020, the wards to the south and the east of the borough had the highest proportion of 0-19-year-old, with the ward of 'Ratby, Bagworth and Thornton' having the highest percentage at 25.5%.

2.8 Hinckley & Bosworth is not as ethnically diverse as most other boroughs and districts nationally. The proportions of the population who identify as each broad ethnic group within the borough are as follows¹³:

- 96.5% as White;
- 2.1% as Asian or Asian British;
- 0.2% as Black, African, Caribbean or Black British;
- 1.0% as Mixed or multiple ethnic groups; and
- 0.2% as other ethnic group.

2.9 The main language spoken is English at 98.3%, followed by European languages at 0.7% (mostly Polish), South Asian at 0.5% (mostly Gujarati and Punjabi), East Asian at 0.2% (mostly Chinese) and other remaining languages at 0.3%.

Economic Background

2.10 The borough's history is inextricably linked to the industrial revolution with hosiery, mining and manufacturing being drivers for the borough's long term economic growth. The Business Register and Employment Survey (BRES) 2020 found that the 'Manufacturing' industry still accounts for the largest number of people in employment in Hinckley & Bosworth¹⁴, at an estimated 7,000 people and 15.9% of total employment. To compare, this is considerably above the percentage for the East Midlands (11.9%) and more than double the percentage for England (7.6%). Hinckley & Bosworth is very much at the forefront of future innovation, and home to many industry-leading companies, including Horiba MIRA, Caterpillar and Triumph.

2.11 The borough is also a desirable location for "Transport & storage" and 'Professional,

¹² ONS. 2021. Mid-2020 Population Estimates for 2020 Wards and 2021 LAs in England and Wales by Single Year of Age and Sex, Persons (Experimental Statistics)

¹³ Census. 2011.

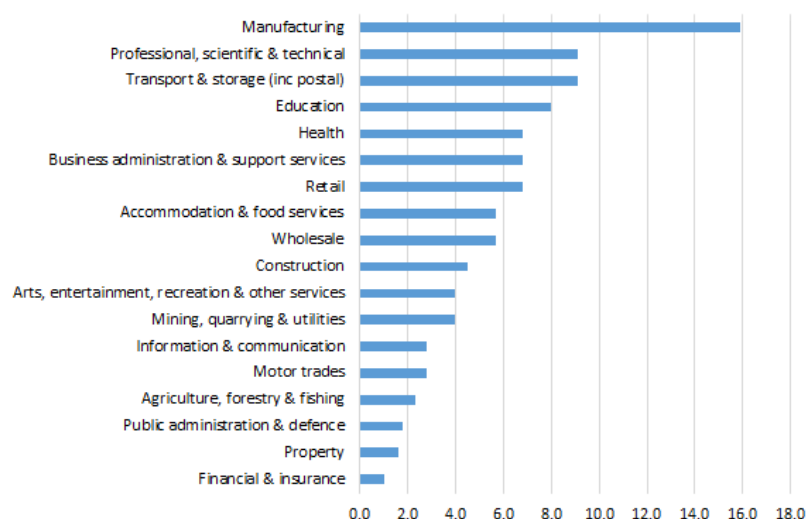
¹⁴ Business Register and Employment Survey (BRES 2021)

The term employment includes employees plus the number of working owners. BRES therefore includes self-employed workers as long as they are registered for VAT or Pay-As-You-Earn (PAYE) schemes. Self-employed people not registered for these, along with HM Forces and Government Supported trainees are excluded.

scientific & technical' industries, which individually contribute 9.1% each to the borough's total employment (estimated at 4,000 people each). A key driver of these industries are the national transport links within the 'golden triangle' for logistics and distribution. The borough is home to several strategic distribution centres including the high tech state-of-the-art facility for DPD.

- 2.12 In contrast, only 2.3% of jobs in the borough are classified as 'Agriculture, forestry and fishing'¹⁵. Nevertheless, the high farm land-use and rural nature of the borough continues to define a high proportion of positive identity, community spirit and historical background for the borough's residents. Figure 1 below illustrates each broad industry type by per cent of total employment in the borough:

Figure 1: Broad Industry Type by Per Cent of Total Employment in Hinckley & Bosworth (BRES, 2020).



- 2.13 Over the last decade, the borough's labour market has seen overall growth in the proportion of the economically active population in employment. Recent statistics show a peak of 87.6% in December 2019, a fall to 78.9% by December 2020 and a rise back up to 85.6% in June 2021 amid the uncertainty of the Coronavirus pandemic¹⁶. Regional and Great Britain statistics show the same fall in statistics during the pandemic, although statistics on these wider scales did not see the same rise in 2021. Hinckley & Bosworth's unemployment rate (3.9%) is also below Great Britain (5%) and regional (5.5%) averages in June 2021, with the borough's figure dropping as low as 3.0% in December 2019 before the start of the pandemic. As of 2021, there is a total of 4,805 enterprises based in the borough, 90.3% of which are micro enterprises.
- 2.14 The average gross weekly pay for full time workers by residence in the borough (2021) is £575.70, which surpasses the regional average of £573.40, although falling short of the Great Britain average of £613.10. However, there remains a high level of commuting out of the borough for employment, particularly into Leicester and

¹⁵ Dataset excludes farm-based agriculture due to data being unavailable at borough level.

¹⁶ NOMIS. 2021. Labour Market Profile – Hinckley and Bosworth.

Warwickshire, which continues to shape the nature and economy of many of our rural communities. The average gross weekly pay for residents by place of work within the borough is £552.80 (2021), as compared to the regional average of £559.80, which implies that workers commuting or working remotely for workplaces outside of the borough have a higher income on average.

The Community

2.15 Overall, the borough has a relatively low deprivation ranking being placed at 232 out of 317 local authorities in the English Indices of Deprivation 2019¹⁷, which indicates that deprivation is not a significant concern as compared to other authorities. In Leicestershire, the borough ranks as 6th out of 8 in front of Leicester (22) and North-West Leicestershire (216) only. There are concentrations of relative deprivation in the borough, most notably in the urban areas such as Hinckley, but also in pockets of the rural area especially with regard to barriers to housing and services. This indicates that housing affordability and access to services is an issue for rural areas in the borough.



2.16 The residents of Hinckley & Bosworth are considered to be in relatively good health, although it should be highlighted that health challenges do exist. In 2011, 7.3% of residents in the borough had day-to-day activities limited a lot by a long-term health problem or disability and 9.5% were limited a little. The highest proportion of all persons with day-to-day activities limited a lot were found in the 'Earl Shilton' ward and the lowest proportion were found in 'Twycross and Witherley with Sheepy'¹⁸. The most recent data suggests that the life expectancy at birth for males is 81.06 and for females is slightly higher at 83.9 (2016-2018). These are slightly higher than England's averages of 79.6 and 83.2 respectively over the same time period¹⁹.

2.17 As reported by Sport England²⁰, physical activity levels in May 2020-2021 have fallen slightly below national averages, with 59.6% of the borough's adult population (16+) being active for more than 150 minutes per week on average, compared to 60.9% for England. A further health challenge considers 'inactivity' levels, with statistics showing 29.7% of the borough's population are being active for less than 30 minutes per week in May 2020-2021, which is higher than England's average of 27.5%. These figures show a trend of rising inactivity and falls in levels of activity since the pandemic, although local statistics show a more radical variation of inactivity levels with 22.9% recorded in both Nov 2018-2019 and May 2019-2020 in the borough. In comparing children and young people (aged 5-16) data from the academic year 2019-2020,

¹⁷ Indices of Deprivation, 2019 – where rank 1 is the most deprived and 317 the least deprived Local authority in England

¹⁸ Census. 2011.

¹⁹ ONS. 2019. Life Expectancy at Birth and AT Age 65 Years by local Areas, UK

²⁰ Sports England. Active Lives Data

49.7% of the borough's young population complete an average of 60+ minutes of physical activity per day compared to 44.9% across England, contributing to a more active and healthy lifestyle for the borough's younger residents.

2.18 According to annual wellbeing estimates from 2020-2021, Hinckley & Bosworth scored an average life satisfaction rating of 7.44 out of 10, as compared to the Leicestershire average of 7.51 out of 10²¹. Despite the borough's statistic representing a drop from 7.8 out of 10 in 2019, the life satisfaction average dropped nationally over the same time period from 7.71 to 7.39. This trend likely reflects the negative impacts on wellbeing from the Coronavirus pandemic, as well as broader reasons.

2.19 There are no major hospitals or accident and emergency (A&E) facilities in the borough, although residents have access to community physical and mental health services, including 11 general practice branches and Hinckley & Bosworth Community Hospital. Larger hospitals with A&E facilities are available which are located nearby in Nuneaton, Leicester and Coventry.

2.20 Public services are provided for our residents at borough and county levels, alongside our 24 Parish and Town Councils. The Borough Council have a continued relationship with partners, service providers, stakeholders and organisations (local and national) to bring forward services for our residents. Fostering these close partnerships is essential to the effective provision of services, including clinical commissioning groups (CCGs), the Police and the Education Authority. As a Borough Council, we work closely with the residents of the borough, in particular the voluntary sector, which is becoming increasingly necessary on a national scale.

The Built and Natural Environment

2.21 Hinckley & Bosworth has many distinctive and valuable assets which makes it unique to our residents and visitors. The historic, cultural and environmental significance of the borough is celebrated through visitor attractions, namely through day visits, such as:

- Mallory Park;
- Tropical Birdland;
- The Battlefield Line Railway;
- Twycross Zoo;
- Bosworth Battlefield; and
- Burbage Common and Woods.



2.22 The countryside has been described as one of the most valuable assets for locals and is widely admired for its recreational and environmental benefits. Other built and natural assets in the borough include Sites of Special Scientific Interest (SSSI), such as the Ashby Canal, which traverses north via Hinckley through multiple rural villages in the borough, including

²¹ ONS. 2021. Annual Personal Well-being Estimates (Local Authority Update Edition).

into the Market Bosworth Marina. The borough is also home to two nationally important forests, the National Forest to the north of the borough and Charnwood Forest to the north-east, which provide natural and semi-natural open spaces, green infrastructure and tourism opportunities to many.

3 Vision and Objectives

- 3.1 The vision and objectives are at the core of the Local Plan and build on the uniqueness of the borough set out in the spatial portrait. The vision and objectives are also shaped by the wider corporate priorities and strategies of the borough and have been developed through the previous consultations undertaken in the preparation of the Plan.
- 3.2 The Hinckley & Bosworth Corporate Plan 2017-2021²² sets out the overarching vision for the Borough Council, reflecting national and local priorities and provides the focus for the Council's service delivery. The Corporate Plan sets out a range of actions and priorities focused on three key themes.
- **People** - Helping people to stay healthy, active and protected from harm;
 - **Places** - Creating clean and attractive places to live and work; and
 - **Prosperity** - Encouraging growth, attracting businesses, improving skills and supporting regeneration.
- 3.3 These three themes broadly correlate to the three overarching objectives of sustainable development set out in the NPPF – social, environmental and economic sustainability. The spatial objectives have been developed with regard to the themes of the Corporate Plan.
- 3.4 The Community Plan for Hinckley & Bosworth²³ sets out six priorities:
- Getting people into jobs and creating a thriving local economy;
 - Keeping everyone safe;
 - Enabling good health and wellbeing for everyone;
 - Giving children the best start in life;
 - Supporting those most in need; and
 - Supporting and sustaining a vibrant voluntary and community sector.
- 3.5 Again, the priorities of the Community Plan have helped inform the vision and the spatial objectives set out in the remainder of this chapter.
- 3.6 The Rural Strategy for Hinckley & Bosworth 2020-2023²⁴ sets out the high-level priorities for the rural areas of the borough. The Strategy sets out eight priority themes, the majority of which can be influenced by planning. The themes of the Rural Strategy have helped shape the vision and objectives of the Local Plan.

²²Corporate Plan 2017-2021 - [Corporate plan | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/corporate-plan)

²³Community Plan 2018 to 2022 - [The vision for the borough | Community Plan | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/the-vision-for-the-borough)

²⁴ <https://moderngov.hinckley-bosworth.gov.uk/documents/s13875/Rural%20Strategy%20Document%202020.pdf>

The Plan Vision

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

The Vision for Hinckley & Bosworth

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

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

Social infrastructure will be supported in rural communities with sustainable development in our key rural centres and villages shaped by the Local Plan and neighbourhood plans influenced by our communities. Growth will respect the borough's important townscapes, natural landscapes and will work with and protect and enhance the natural environment and natural processes to improve biodiversity increase natural capital, contribute to the Nature Recovery Network to help achieve the goals set out within the Government's 25 Year Environment Plan, and enhance the quality of local rivers and environmental quality of open spaces for the benefit of people and nature. The borough is a place where our historic and cultural assets will be respected for their intrinsic significance and for the positivity benefits they can bring to social cohesion, sense of place and to attract new investment and tourism to support our thriving economy.

The borough will have a cleaner and greener environment with direct council emissions becoming carbon neutral by 2030 and overall borough emissions becoming net zero by 2050. The borough will be resilient to climate change through adaptation and mitigation measures with a priority on nature-based solutions.

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

The Spatial Objectives - People, Places, Prosperity

- 3.8 To ensure this vision is achieved, the following Spatial Objectives, reflecting the themes of the Borough Council's Corporate Plan, and representing the social, environmental and economic issues of the borough have been identified. These objectives will frame the specific policies in the Local Plan and the objectives relevant to each policy are listed alongside each particular policy. The objectives will also set the monitoring framework to assess the effectiveness of the strategy, policies and objectives of the Plan.
- 3.9 To achieve sustainable development the policies of the Plan have been prepared to meet our social, environmental and economic objectives. These objectives are interdependent, and the Local Plan should be read as a whole and in this context.

People - Social Objectives

1. Healthy Communities and Places

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

wellbeing for all. To ensure housing development is of an appropriate quality to support the health and wellbeing of residents.



2. Safe and Inclusive Communities

To develop strong and safe communities by designing out crime, creating safe spaces and encouraging community involvement and positive interaction. To improve life chances by providing fair access to resources. To support development that meets the varied housing needs of the borough including affordable and other specialist types of housing

3. Infrastructure

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

4. Tourism

To support sustainable tourism and leisure developments within the borough, which

respect the landscape and the local surroundings, support local communities and their economies.

5. Transport

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

Places - Environmental Objectives



6. Natural Environment

To conserve and enhance the natural environment, protect biodiversity and deliver a network of green infrastructure that connect and contribute to the Nature Recovery Network.

7. Climate Change

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

8. Achieving Good Design

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

9. Built Environment and Townscape

To conserve and enhance the borough's archaeological and historical significance and the unique townscape character of the borough's towns and villages.

Prosperity - Economic Objectives

10. Positive Planning

To take a positive and proactive approach to development proposals which accord with the policies of the Development Plan.

11. Land for Development

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

12. Economic Growth and Resilience

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



13. Town and Village Centres

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

4 Spatial Strategy



- 4.1 This part of the Plan sets out the spatial strategy for the future growth of the borough, establishing the scale and type of growth planned and the main policies and the framework for where, how and when growth and development will occur in Hinckley & Bosworth up to 2039.
- 4.2 The spatial development strategy sets out how much growth is required to support a growing population and economy, and where that growth should take place. The strategy sets out the broad principles for the distribution and location of new development and the policies that will seek to deliver that spatial strategy. The spatial strategy follows the context of the vision and objectives of the Plan, focused on people, places and prosperity. The strategy seeks to meet the development needs of the borough and its community, strengthen economic prosperity, improve quality of life and opportunity, and conserve and enhance the environment by directing growth to the most sustainable locations.
- 4.3 This is within the context that the borough is under significant pressure for growth. The population of the borough is increasing because people are living longer, birth rates are exceeding death rates and more people are moving into the borough from elsewhere than are leaving. The Government has set minimum housing targets which the borough must accommodate unless there are compelling reasons to do otherwise. The borough must also consider growth that cannot be accommodated elsewhere and build in flexibility to respond to changing circumstances. There is also continued pressure for economic growth, particularly for large scale strategic distribution as a result of the borough's geography, being broadly central in the country and the strategic road network, within an area known as the 'golden triangle'.
- 4.4 Because of this we must plan for the homes, job opportunities, services and facilities to support our growing communities. The aim of the strategy is to accommodate this

growth sustainably, in line with government policy and what our evidence tells us and with consideration to the aspirations of local people.

- 4.5 The strategy for the borough has emerged from the options put forward for consideration in the Scope, issues and Options Consultation 2018 and New Directions for Growth Consultation 2019. Five distinct potential spatial strategies were presented and these included focusing growth in rural settlements, within new settlements, neighbourhood plan led growth and development focused on key transport corridors. In the context of the scale of development required in the borough, the evidence base developed to support the Plan, Sustainability Appraisal and comments received during the consultations it is considered a hybrid approach, taking elements from all the spatial options is most appropriate for the borough.
- 4.6 The following sections set out the scale of growth required in the borough and the strategy for how that growth will be most sustainably accommodated.

Housing Growth

- 4.7 Housing need is established through the standard method for assessing local housing need as set out in the National Planning Practice Guidance. The method uses a calculation based on government data on projected household growth and local housing affordability. The standard method currently (January 2022) gives an annual local housing need figure for Hinckley & Bosworth of 444 dwellings per year (or 8,436 dwellings over the period 2020-2039).
- 4.8 Government guidance sets out that the standard method should be considered as the starting point for establishing a housing requirement for the Local Plan. We have considered whether there are any other circumstances which mean the borough should be planning for a number of houses above that established through the standard method. Our evidence indicates that there are no specific economic circumstances present in the borough that would require increasing the supply of new homes. Our evidence shows that the number of homes set out in the standard method is sufficient to support planned levels of economic growth in Hinckley & Bosworth. Similarly the planned infrastructure in the borough does not require an increase in housing growth to be delivered.
- 4.9 We have also considered whether the local housing need figure should be revised to take account of the need for affordable housing. Providing new affordable housing is important in the borough however our evidence indicates there is no specific need to consider a housing requirement greater than the local housing need figure in order to



enable the delivery of more affordable housing. This is because affordable housing need is already accounted for in local housing need. Local housing need measures the total number of new households that will form, including those in need of affordable housing. There is therefore no additional affordable need above and beyond the already identified local housing need. In addition, many households with a need for affordable housing will already be living in housing and so providing an affordable housing option will release another home, meaning there is no overall net increase in need.

- 4.10 Hinckley & Bosworth is part of the Leicester and Leicestershire Housing Market Area. The City of Leicester has declared an unmet housing and employment need although the unmet housing need has yet to be fully quantified. The borough has actively engaged with our partners in the Housing Market Area to accommodate this need in the most sustainable way. A Statement of Common Ground is currently being prepared between the relevant partners which will set out the process by which unmet need will be distributed. Policy SS03 sets out the mechanism for how the local plan will be reviewed, and then updated once the Statement of Common Ground published, should this be necessary.
- 4.11 As well as considering the allocation of land for new housing growth, there are already a number of sites in the borough that have been built since 2020, are under construction, are allocated in made neighbourhood plans or where planning permission has already been granted. Table 1 below shows the number of dwellings that are 'committed sites' as of April 2021 and this is broken down into the urban area (based on the settlement hierarchy below) and rural area. The table shows that almost 4,200 dwellings are already committed to be developed.

Table 1: Existing Committed Housing

	Urban	Rural	Total
Completed 2020-2021 (net)	167	81	248
Large Site Commitments at 1st April 2021	1623	1144	2767
Small Site Commitments at 1st April 2021	201	192	393
Allocations in made neighbourhood plans at 1st April 2021	0	320	320
Permitted April – December 2021	233	141	374
Total	2,224	1,878	4102

- 4.12 Table 2 below shows the total amount of new houses needed in the borough. Based

on the calculated local housing need of 444 houses per year, a total of 8,436 new homes are needed between 2020 and 2039.

- 4.13 The Table then shows the existing committed housing supply in the borough. This includes the supply explained in Table 1 above, along with a small sites windfall allowance of 1,170 dwellings. Our own evidence shows that small sites make an important contribution to housing supply in the borough. This may include small scale conversions of existing buildings not currently in residential use such as agricultural buildings or former factory buildings, infill development and other development which makes sustainable use of vacant or underused land and buildings in the borough. Approximately 78 dwellings per year are supplied on such small sites in the borough. As the Plan does not look to allocate new housing on small sites it is right to include an allowance for this based on our robust and strong evidence on the supply of small sites²⁵. This shows that there is an identified supply of around 5,272 new homes in the borough.
- 4.14 In addition to the existing committed sites, two Sustainable Urban Extensions (SUEs) are currently planned in the borough at Barwell and Earl Shilton. The SUEs are strategic developments that will deliver significant housing and employment growth in Hinckley & Bosworth alongside other benefits such as schools, parks and road improvements. Over the lifetime of the development of the SUEs, it is anticipated that the Barwell SUE will deliver 2,500 new homes and the Earl Shilton SUE 1,600 new homes. However, in the period up to 2039 the two SUEs are expected to deliver close to 2,000 new homes between them.
- 4.15 Table 2 (overleaf) then shows further allocations of land in this Plan will contribute a further 1,862 homes by 2039. Further information on new housing allocations is set out in the housing chapter and Policy HO01. In total the existing committed supply, SUEs and new housing allocations means a total supply of around 9,124 new homes in the borough, from 2020 to 2039.
- 4.16 As can be seen the Plan identifies sufficient land and sites to deliver 9,124 new homes by 2039 which is above the need identified of 8,436.

²⁵ Windfall Study – 1st April 2021 - https://www.hinckley-bosworth.gov.uk/downloads/file/7460/windfall_study_april_2021

Table 2: Housing Need and Supply 2020-2039

Housing Need	
Housing requirement (444 over 19 years 2020-2039)	8,436
Housing supply	
Commitments	
Completed 2020-2021 (net)	248
Large Site Commitments (1 st April 2021)	2,767
Small Site Commitments (1 st April 2021)	393
Allocations in made neighbourhood plans (1 st April 2021)	320
Permitted April – December 2021	374
Small site windfalls (78dpa)	1,170
Total Commitments	5,272
Allocated Sites	
Strategic site – Earl Shilton SUE	1,000
Strategic site – Barwell SUE	990
Other Urban Area allocations	780
Rural areas allocations	1,082
Total Allocations	3,852
Total Supply (Commitments and allocations)	9,124

Employment Growth

- 4.17 Evidence from the Employment Land and Premises Study 2020²⁶ indicates the borough has a sufficient supply of employment land to meet needs up to 2036. However, the Study noted the majority of future supply is aimed at strategic scale distribution and warehousing employment land, with a more limited supply of smaller scale local needs employment land. The Study also noted there is a limited need for additional office space compared to general industrial and manufacturing and small local need warehousing.
- 4.18 In summary, the Study recommended that the Local Plan should consider allocating land to meet purely local employment needs, and that the urban area should be the priority focus for new local needs employment followed by the area to the north east of the borough around Groby, Ratby and Markfield. The Study also provides a high level assessment of various land options to accommodate future employment growth. The latest Employment Land Availability Monitoring Statement (April 2021)²⁷ shows that the

²⁶ [Overview | Employment land and premises review | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://www.hinckley-bosworth.gov.uk/employment-land-and-premises-review)

²⁷ [Employment Land Availability Monitoring Statement \(1st April 2021\)](https://www.hinckley-bosworth.gov.uk/employment-land-availability-monitoring-statement) (hinckley-bosworth.gov.uk)

strategic need within the borough has already been met. This is re-iterated in Table 3 below.

- 4.19 Further work is underway on a strategic distribution needs study and a Leicestershire wide employment land study which will provide updated evidence on employment land needs, and this is anticipated to be finalised in Spring 2022. We will consider the latest evidence on employment land needs in the next iteration of the draft Local Plan.

Table 3: Employment Land Need and Supply

	Class E (gi, gii and giii)(offices, R&D & light industrial)(ha)	Class B2 (general industrial) (ha)	Class B8 (Storage and Distribution) (ha)
Employment Need	35.30 - 46.80		Current need from ELPs met
Employment Supply			
Allocations			
BRW01M (AS58) Land at Stapleton Lane, Barwell (Sustainable Urban Extension)	6.2		
BUR01E (LPR44) Hinckley Sewage Treatment Works, Burbage	9.4	11.3	10.7
EAR01M (AS237) Earl Shilton (Sustainable Urban Extension)	4.5		
MKBOS01M (AS393) South of Station Road, Market Bosworth	1	0	0
Total	43.1		
Commitments			
Employment land supply at April 2021			
New sites	0.56	0.57	12.45
Extensions on existing sites	0.68	0.13	15.21
Losses	0.51	2.55	0.19
Total	0.73	-1.85	27.47
Commitments April-December 2021			
LPR117 Land at Wood Farm, Stanton Under Bardon (APP/K2420/W/21/3279939)	0	16.5	
Land North of Neovia, Peckleton Lane, Desford (21/00619/FUL)	0	0	20
Commitments Total	0.73	62.12	
Overall Total Supply (commitments + allocations)	105.95		

Need/Supply Balance	Supply exceeds need
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Locational Strategy for Development

- 4.20 The strategy is to direct development to where it is most sustainable and where it will help support our growing communities. The form and pattern of development will help deliver houses to meet needs, support our economy by providing new job opportunities, help support the vitality and viability of our services and facilities in the urban and rural areas of the borough, strengthen communities and help preserve the valued natural and built environment.
- 4.21 As discussed above, elements of several distinct spatial options have been drawn together to form the strategy for the borough. Development will be focused within the urban areas of the borough with proportionate growth in rural settlements. This distribution of development reflects the urban area as the main centre for the borough whilst maintaining sustainable managed growth within rural settlements.
- 4.22 Strategic employment growth will also be primarily focused in the urban area and areas with good transport links on key transport corridors to minimise the impact on the local road network. This approach accords with the recommendations of the Employment Land and Premises Study.
- 4.23 The Local Plan also recognises the important role neighbourhood plans play in determining local planning priorities with a number of made neighbourhood plans having already made decisions on housing allocations and development within their areas and this is reflected in the Local Plan. The Local Plan also considers the longer term merits of new settlements which, whilst they may not deliver new growth in the short to medium term, the early consideration of options for new settlements will ensure sustainability and effective planning will be built into any new settlement proposals from an early stage.
- 4.24 The strategy for growth is influenced by the hierarchy of settlements in the borough. The hierarchy groups settlements in the borough reflecting the availability of amenities, facilities and services within those settlements, and therefore the role and function of those settlements in the borough. This allows us to understand the overall sustainability of those settlements to sustain and accommodate future growth.
- 4.25 The hierarchy establishes the urban area (of Hinckley, Burbage, Earl Shilton and Barwell) at the top of the settlement hierarchy. The urban area is the focus for key facilities and services in the borough providing the widest retail offer, job and educational opportunities, leisure and health care, and key transport links whilst reducing reliance on private motor vehicles. The urban area is the most sustainable part of the borough and is the key focus for new housing and employment growth.
- 4.26 Below the Urban Area in the hierarchy are the eight Key Rural Centres. These are the main settlements within the rural area of the borough and provide a range of services and facilities serving the residents of those settlements as well as the needs of surrounding rural communities. The Key Rural Centres are the focus for new growth in the rural area, with growth to support communities and to help maintain those services

and facilities.

4.27 The next tier on the hierarchy are the eight Rural Villages. The Rural Villages, whilst providing a more limited range of services and facilities still play an important role in meeting local needs and requirements. Development in Rural Villages will tend to meet more local needs and to help maintain key services and facilities.

4.28 Rural Hamlets form the lowest tier in the hierarchy. Hamlets have limited or no services and are the least sustainable settlements in the borough. Residents of Rural Hamlets normally rely on other larger, more sustainable settlements to provide services and facilities to meet their needs. Growth will be more limited within Rural Hamlets. Table 4 below sets out the Settlement Hierarchy for Hinckley & Bosworth.

Table 4: Hinckley & Bosworth Settlement Hierarchy

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

		Settlements
		Osbaston Peckleton Pinwall Ratcliffe Culey Shackerstone Sheepy Parva Shenton Sibson Stapleton Sutton Cheney Upton Wellsborough

Settlement Hierarchy	Proposed Scale of Development
Urban Area	The urban area is the focus for new development in the borough as this is the most sustainable location for strategic level growth. The urban area will also be a focus for managed economic growth and development to support Hinckley's role as a sub-regional centre. Over 5,000 new homes will be in the urban area.
Key Rural Centres	Development in Key Rural Centres will allow for managed growth and help maintain the vitality and viability of those settlements and their rural hinterland. Around 2,600 homes are planned for in Key Rural Centres.
Rural Villages	Limited growth is proposed in Rural Villages to support key services and facilities in those settlements and to provide primarily for local needs. Around 600 homes are planned for in the Rural Villages.
Rural Hamlets	The Local Plan does not specifically allocate land for housing in Rural Hamlets as these are generally not considered as sustainable locations for further planned growth during the Plan period. Notwithstanding this limited growth may be appropriate in the plan period to meet specific identified needs which will be managed through policies of the Local Plan rather than specific land allocations. Around 109 homes are currently proposed on sites with planning permission within Rural Hamlets.

4.29 Table 5 below provides a breakdown of the planned development within each settlement within the borough, as established through the Settlement Hierarchy. The Table can also be used as a starting point for establishing housing growth for emerging neighbourhood plans in Hinckley & Bosworth. The housing allocations are set out in Policy HO01.

Table 5: Land Supply by Settlement

Settlement	Net Completions 2020/2021	Commitments as at April 2021	Allocations	Total
URBAN AREA				
Hinckley	69	1403	600	2,072
Burbage	31	206	180	417
Barwell	3	193	990	1,186
Earl Shilton	64	363	1,000	1,427
KEY RURAL CENTRES				
Barlestone	1	123	104	228
Desford	7	405	0	412
Groby	34	20	45	99
Market Bosworth	1	31	343	375
Markfield	14	292	0	306
Newbold Verdon	3	152	221	376
Ratby	2	275	0	277
Stoke Golding	0	198	25	223
RURAL VILLAGES				
Bagworth	15	23	24	62
Congerstone	0	9	35	44
Higham on the Hill	3	5	61	69
Sheepy Magna	-1	4	77	80
Stanton Under Bardon	5	6	56	67
Thornton	0	5	91	96
Twycross	0	21	0	21
Witherley	2	0	0	2

RURAL HAMLETS				
Rural Hamlets	-5	120	0	115
SMALL SITE WINDFALL				1,170
TOTAL	248	3,854	3,852	9,124

SS01 Sustainable Development

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

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

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

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

What evidence has informed the Policy?

The Policy seeks to achieve sustainable development in accordance with the NPPF. Sustainable development is central to the purpose of planning.

Which spatial objectives will the Policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan.

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy SS01 replaces Policy DM1 in the Local Plan 2006-2026.

SS02 Development Strategy

Development in the borough will be in accordance with the spatial strategy set out below and in the key diagram (Figure 2):

- 1. New housing development will be directed to the most sustainable locations based on the Settlement Hierarchy. The majority of new homes will be located in the urban areas of the borough, followed by the identified Key Rural Centres and Rural Villages to maintain the vitality and viability of those centres settlements and the role they play in the rural area of the borough. New housing growth will be limited in other locations. The Settlement Hierarchy is set out at Table 4.*
- 2. Provision will be made for a minimum of 9,124 dwellings during the period 2020-2039 including:*
 - a) 3,854 dwellings already completed or committed including allocations in made neighbourhood plans, planning permissions or resolutions to grant permission;*
 - b) 990 homes at the Barwell SUE (Policy SS04);*
 - c) 1,000 homes at the Earl Shilton SUE (Policy SS05);*
 - d) 1,862 homes at other non-strategic allocations in the Local Plan (Policy HO01); and*
 - e) 1,170 homes on small site windfalls.*
- 3. Existing important employment areas will be safeguarded in accordance with Policy EP04. Provision will be made for a minimum of 105.95 hectares of new employment land during the period 2020-2039, including:*

- a) *62.85ha of employment land already completed or committed including allocations in made neighbourhood plans, planning permissions or resolutions to grant permission;*
 - b) *32.1ha of employment land allocated within the Local Plan;*
 - c) *6.5ha at the Barwell SUE (Policy SS04); and*
 - d) *4.5ha at the Earl Shilton SUE (Policy SS05).*
4. *Development in the countryside and on designated open space within settlements will be restricted (in accordance with Policies NAT09 and NAT06).*

What evidence has informed the Policy?

Strategic Housing and Economic Land Availability Assessment (SHELAA)

Hinckley and Bosworth Town and District Centres Study (2017)

Employment Land and Premises Review 2020

Residential and Employment Land Availability Monitoring Statement

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places

2. Safe and Inclusive Communities

10. Positive Planning

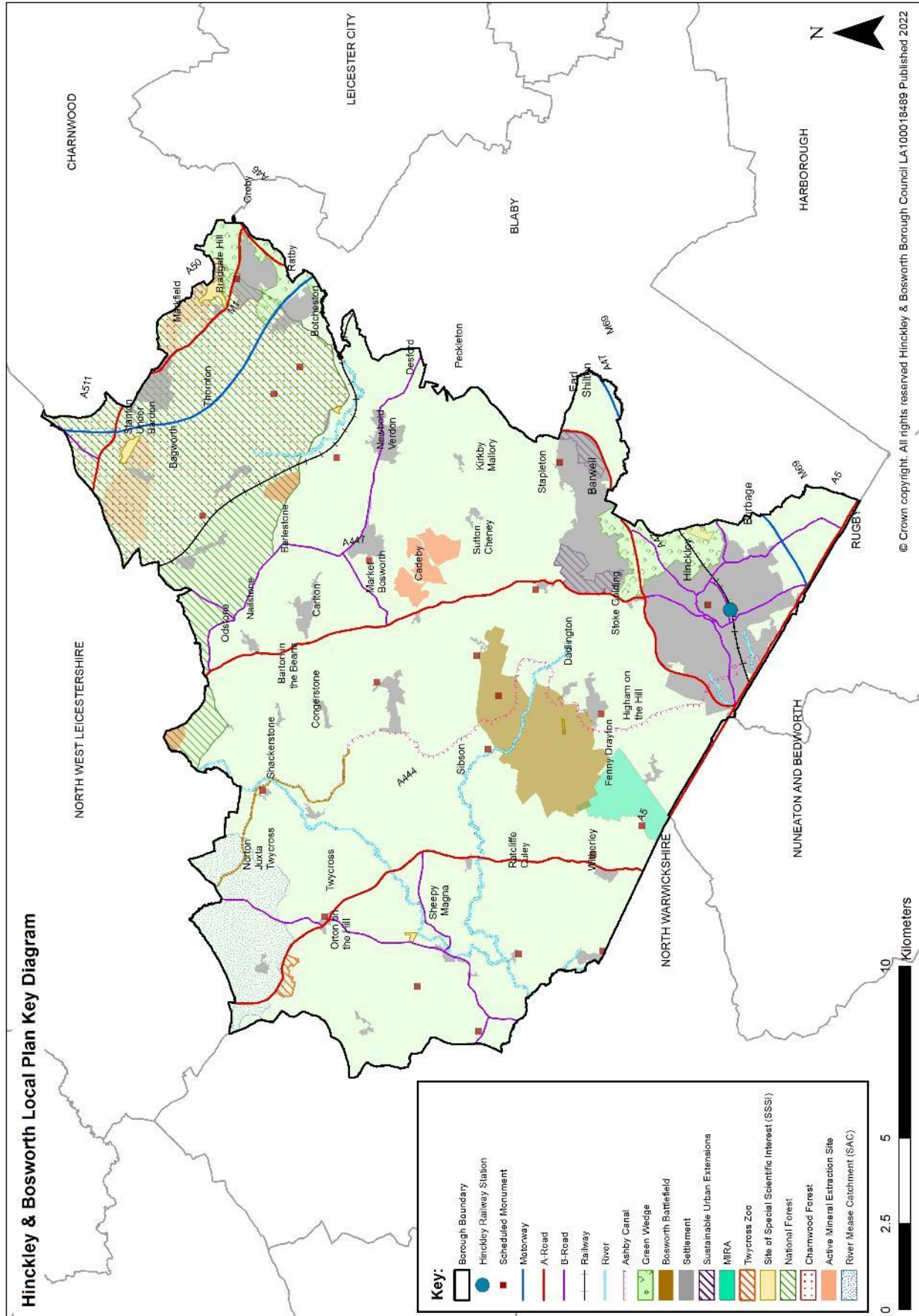
11. Land for Development

12. Economic Growth and Resilience

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy SS02 replaces Policies 1-11 in the Local Plan 2006-2026.

Figure 2: Key Diagram



SS03 Local Plan Review

Within 6 months of the publication, for consideration through respective governance processes, of the Statement of Common Ground for the apportionment of unmet housing and employment need, the Council will publish a review of this Local Plan.

Should a full or partial update be triggered by the review, the Council will commence the update (defined as being publication of an invitation to make representations in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012) within 12 months of the publication of the review. Once the update has commenced the Council will submit the Plan update to the Planning Inspectorate for Examination within a further 36 months of the date of commencement of the update.

- 4.34 As discussed earlier in this chapter, Hinckley & Bosworth forms part of the Leicester and Leicestershire Housing Market Area. The City of Leicester has declared an unmet housing need although this has yet to be fully quantified by Leicester City Council. To plan for this unmet need, the borough has actively engaged with partners in the Housing Market Area to accommodate this in the most sustainable way. A Statement of Common Ground is currently being prepared between the relevant partners which will set out the process by which unmet need will be distributed. Policy SS03 sets out the mechanism for how the local plan will be reviewed, and then updated once the Statement of Common Ground published, should this be necessary.

What evidence has informed the Policy?

Duty to cooperate discussions and development of a statement of common ground with HMA authorities.

Which spatial objectives will the Policy help deliver?

- 10. Positive Planning
- 11. Land for Development
- 12. Economic Growth and Resilience

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy SS03 is a new policy.

Hinckley

- 4.35 The urban area of the borough includes the settlements of Hinckley, Burbage, Earl Shilton and Barwell. Hinckley is the largest and most sustainable settlement within the borough, and functions as a sub-regional centre, well-connected with Leicester, Nuneaton, Coventry, Birmingham and further afield via road and rail.
- 4.36 The Council recognises the important role the town as a whole plays in providing services, employment, leisure and a range of travel modes to its surrounding population. The town centre is the borough's main shopping, administrative, commercial and entertainment centre, and in recent years has undergone major regeneration with introduction of The Crescent and the re-development of Hinckley Bus Station.
- 4.37 The urban area, including Hinckley, is the focus for new development in the borough as this is the most sustainable location for strategic level growth. The urban area will also be a focus for managed economic growth and development to support Hinckley's role as a sub-regional centre.
- 4.38 Following the success of the Hinckley Town Centre Area Action Plan (2011), the Council recognises that aspirations for the main hub of our borough is paramount to overall success and regeneration of the borough and beyond, therefore the overall strategy for Hinckley is contained in Policy SS04.
- 4.39 Policies SS04-SS10 contain the overarching aims and aspirations for Hinckley, Burbage, Barwell, Earl Shilton, the Key Rural Centres, Rural Villages and Rural Hamlets, however the policies also make reference to other Local Plan policies, and it is vital that any proposals take account of the Local Plan as a whole, and ensure all applicable policies are adhered to, to ensure the holistic approach to planning in this borough.



SS04 Strategy for Hinckley

To support Hinckley's role as a sub-regional centre and key market town the Council will:

Enhance

- a) Support Hinckley's role as a key part of the focus of development in urban areas of the borough, as per Policy SS02, to establish a spatial and sustainable pattern of growth;***

- b) Ensure development contributes to Hinckley's character, sense of place and landscape & townscape features, securing high-quality design and prioritising place-making;*
- c) Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community;*
- d) Promote its historic and community function as a market town and social hub through mechanisms such as the Public Realm Strategy, the Town Centre Masterplan and the Heritage Action Zone project; and*
- e) Re-imagine Hinckley Town Centre through the new Public Realm Masterplan to identify new opportunities that will secure the ongoing regeneration of Hinckley Town Centre.*

Enable

- f) Promote and strive for improvements and enhancements to the public realm within the town centre, through various projects/schemes, securing development contributions, and successful funding bids;*
- g) Focus timely infrastructure delivery on-site and off-site with regards to the Infrastructure Capacity Study and any other relevant policies in this Local Plan, to ensure that Hinckley's infrastructure can sufficiently accommodate any new development;*
- h) Support and strive for improvements to the strategic road network around Hinckley, in particular the A5 corridor, to reduce congestion and ensure there is sufficient capacity on the network; and*
- i) Address any deficiencies in open space, green space, community facilities, retail and green infrastructure, as per Policy PMD05. .*

Retain

- j) Promote Hinckley's importance in Leicestershire as a distinctive and characterful Market Town with physical, functional, social and economic strengths;*
- k) Require new development to respect the character and appearance of the Hinckley Conservation Areas by incorporating locally distinctive features into the development;*
- l) Retain and support community facilities, retail and business services in the town centre and beyond, to ensure there are sufficient services to encourage communities to thrive; and*
- m) Support the functions of the Green Wedge that fall adjacent to Hinckley, helping to protect settlements' individual identities and provide easy access from the urban areas into green spaces as part of a Green Infrastructure network.*

What evidence has informed the Policy?

As this is an overarching policy there are many evidence bases and supporting documents that have been used to inform this policy. Many elements of the policy are further detailed in subsequent policies, where the relevant policies have been listed.

Which spatial objectives will the Policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan.

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy SS04 replaces Policy 1 in the Local Plan 2006-2026.

Burbage

4.40 Burbage lying immediately south of Hinckley, plays an important supporting role for the Hinckley sub regional centre, providing local facilities for its immediate population. Burbage acts largely as an extension to the Hinckley urban area, with the northern part of the village being within close proximity to Hinckley railway station and the town centre.



4.41 Development in this area therefore provides an important opportunity to support Hinckley's role as a sub-regional centre, whilst recognising that Burbage is a settlement in its own right with individual characteristics, townscape/landscape, and needs. Burbage is also a key location on the strategic road network, with links to the A5 and M69.

4.42 It is importance to recognise the Burbage Neighbourhood Plan in identifying the local needs of the community, not just in terms of housing, but other elements important to the community too. The Council fully supports the neighbourhood plans in demonstrating the community's aspirations and needs during their plan period.

4.43 Policies SS04-SS10 contain the overarching aims and aspirations for Hinckley, Burbage, Barwell, Earl Shilton, the Key Rural Centres, Rural Villages and Rural Hamlets, however the policies also make reference to other Local Plan policies, and it is vital that any proposals take account of the Local Plan as a whole, and ensure all applicable policies are adhered to, to ensure the holistic approach to planning in this borough.

SS05 Strategy for Burbage

To support Burbage's role as a key local centre with strong links to the Hinckley urban area, the Council will:

Enhance

- a) Support Burbage's role as a key part of the focus of development in urban areas of the borough, as per Policy SS02, to establish a spatial and sustainable pattern of growth;*
- b) Ensure development contributes to Burbage's character, sense of place and landscape & townscape features, securing high-quality design and prioritising place-making;*
- c) Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community; and*
- d) Promote its function as a key centre for services and as a social hub, through mechanisms and schemes available to the Council, and the Burbage Neighbourhood Plan.*

Enable

- e) Fully support the Burbage Neighbourhood Plan and any future reviews of the Plan to ensure appropriate community led development and regeneration are at the forefront of the strategy for growth in those areas;*
- f) Promote and strive for improvements and enhancements in the centre, through various projects/schemes, securing development contributions, and successful funding bids;*
- g) Focus timely infrastructure delivery on-site and off-site with regards to the Infrastructure Capacity Study and any other relevant policies in this Local Plan and Burbage Neighbourhood Plan, to ensure that Burbage's infrastructure can sufficiently accommodate any new development;*
- h) Support and strive for improvements to the strategic road network around Burbage, in particular the A5 and M69 corridor, to reduce congestion and ensure there is sufficient capacity on the network; and*
- i) Address any deficiencies in open space, green space, community facilities, retail and green infrastructure, as per Policy PMD05.*

Retain

- j) Require new development to respect the character and appearance of the Burbage Conservation Area and historic core, by incorporating locally distinctive features into the development where appropriate;*
- k) Retain and support community facilities, retail and business services in Burbage, to ensure there are sufficient services to encourage communities to thrive;*
- l) Fully support the conservation and preservation of Burbage Common and Woods, in particular it's ecological, landscape and biodiversity assets and community benefits; and*

- m) Support the functions of the Green Wedge that fall within or adjacent to Burbage, helping to protect settlements' individual identities and provide easy access from the urban areas into green spaces as part of a Green Infrastructure network.*

What evidence has informed the Policy?

As this is an overarching policy there are many evidence bases and supporting documents that have been used to inform this Policy. Many elements of the Policy are further detailed in subsequent policies, where the relevant policies have been listed.

Which spatial objectives will the Policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan.

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy SS05 replaces Policy 4 in the Local Plan 2006-2026.

Barwell and Earl Shilton

The Earl Shilton and Barwell Area Action Plan (AAP) was adopted in 2014 and sets out the development framework for Sustainable Urban Extensions (SUEs) for both settlements. Due to the current stage of both SUEs the adopted AAP is critical in bringing these schemes forward and therefore will be saved as part of this Local Plan.

SS06 Barwell Sustainable Urban Extension

Development at the Barwell SUE will be in accordance with the SUE Development Framework as set out in the adopted Earl Shilton and Barwell Area Action Plan (2014). Land at the Barwell SUE is allocated for:

- a) A minimum of 2,500 homes.*
- b) A minimum of 20% affordable housing to be provided on site.*
- c) A minimum of 6.2ha of land for industrial and warehousing use within B2 and B8 use classes to primarily support local employment opportunities, including starter and grow-on units.*
- d) A neighbourhood centre, including:*
 - i. New primary school;*
 - ii. Local convenience retail provision that is complementary to, but does not detract from, Barwell District Centre;*
 - iii. Community and Recreational facilities (if appropriate and /or equivalent developer contributions towards improving the quality of or increasing*

capacity at existing facilities);

iv. Health facilities (if a location in or close to Barwell cannot be secured); and

v. A public house or equivalent; and/or nursery provision or other identified community need.

e) Local and strategic highway improvements in accordance with Policy 16 of the AAP.

f) Improvements to walking and cycling infrastructure in accordance with Policy 17 of the AAP.

g) Public realm improvements to Barwell District Centre in accordance with Policy 19 of the AAP.

h) Outdoor Sports Provision.

4.44 Barwell is located close to the A47 and supports Hinckley as a sub-regional centre. A sustainable urban extension (SUE) on the western edge of Barwell comprising 2,500 new homes, 6.2 hectares of employment land, a primary school, health centre, retail and community facilities is allocated within the Council's current Local Plan and has brought with it a focus for regeneration in the district centre of Barwell. It is one of two sustainable urban extensions allocated in the current Local Plan, the other being Earl Shilton. This development has outline planning permission (12/00295/OUT) subject to the signing of a Section 106 agreement.



4.45 Some of the figures contained within the AAP are now a little outdated but contains useful design guidance and the policy context remains sound. In addition, the existing outline planning permission is predicated on its contents.

4.46 Due to the long lead in time for bringing forward SUEs, the housing figure expected to be delivered during the plan period on Barwell SUE is a minimum 990 homes with the remaining 1510 dwellings rolling over into the next plan period.

What evidence has informed the policy?

Earl Shilton and Barwell Area Action Plan (2014)

Which spatial objectives will the policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan.

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy SS06 replaces Policy 3 in the Local Plan 2006-2026.

SS07 Earl Shilton Sustainable Urban Extension

Development at the Earl Shilton SUE will be in accordance with the SUE Development Framework as set out in the adopted Earl Shilton and Barwell Area Action Plan (2014). Land at the Earl Shilton SUE is allocated for:

- a) A minimum of 1,600 homes.***
- b) A minimum of 20% affordable housing to be provided on site.***
- c) A minimum of 4.5ha of employment land, predominantly for industrial and warehousing use within classes B2 and B8 (of which at least 0.5ha would be use class E(g)(i)) and primarily to support local employment opportunities, including starter and grow-on units.***
- d) A neighbourhood centre, including:***
 - i. A new primary school;***
 - ii. Local convenience retail provision that is complementary to, but does not detract from, Earl Shilton District Centre;***
 - iii. Community and Recreational facilities (if appropriate and / or equivalent developer contributions towards improving the quality of or increasing capacity at existing facilities); and***
 - iv. A public house or equivalent; and/or nursery provision or other identified community need.***
- e) Local and strategic highway improvements in line with Policy 10 of the AAP.***
- f) Improvements to walking and cycling infrastructure and other modes of sustainable travel in line with Policy 11 of the AAP.***
- g) Public realm improvements to Earl Shilton District Centre in line with Policy 19 of the AAP.***
- h) Outdoor Sports provision.***
- i) Play and Open Space.***

4.47 Earl Shilton is located close to the A47 and supports Hinckley as a sub-regional centre. A sustainable urban extension for 1,600 new homes, 4.5 hectares of employment land, a primary school, retail and community facilities is allocated within the Council's current local plan and has brought with it a focus for regeneration within the district centre of Earl Shilton.



4.48 Some of the figures contained within the AAP are now a little outdated but contains useful design guidance and the policy context remains sound. An outline planning application in relation to part of the Earl Shilton SUE is due to be submitted in early 2022.

4.49 Due to the long lead in time for bringing forward SUEs, the housing figure expected to be delivered during the plan period on Earl Shilton SUE is a minimum 1000 homes with the remaining 600 minimum dwellings rolling over into the next plan period.

What evidence has informed the Policy?

Earl Shilton and Barwell Area Action Plan (2014)

Which spatial objectives will the policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan.

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy SS07 replaces Policy CS Policy 2 in the Local Plan 2006-2026

Key Rural Centres

4.50 Key Rural Centres are the boroughs rural settlements that provide an important and evidenced localised provision of facilities which can be accessed by the community by foot, cycle and local bus and can minimise car journeys not only for those people who are living in those places, but also the rural villages and hamlets surrounding these centres. Focusing rural development in these villages will help to support existing facilities and provide a focal point for use by residents of surrounding smaller villages and hamlets.



4.51 It is important to recognise many of the Key Rural Centres have neighbourhood plans. These plans are key in identifying the local needs of the community, not just in terms of housing, but other elements important to the community too. The Council fully supports the neighbourhood plans in demonstrating the community's aspirations and needs during their plan period.

4.52 Policies SS04-SS10 contain the overarching aims and aspirations for Hinckley, Burbage, Barwell, Earl Shilton, the Key Rural Centres, Rural Villages and Rural Hamlets, however the policies also make reference to other Local Plan policies, and it is vital that any proposals take account of the Local Plan as a whole, and ensure all applicable policies are adhered to, to ensure the holistic approach to planning in this borough.

SS08 Strategy for the Key Rural Centres

To support the Key Rural Centres' role as a provider of localised services and a focal point for the surrounding rural locality, the Council will:

Enhance

- a) Support the Key Rural Centres as the focus for new growth in the rural area, providing opportunities for housing, employment, retail, leisure, and community facilities where required and appropriate to serve each settlement and its catchment area;***
- b) Ensure development contributes to each settlement's character, sense of place and landscape & townscape features, securing high-quality design and prioritising place-making;***
- c) Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community; and***
- d) Promote their function as a key centres for services and as a social hub, through mechanisms and schemes available to the Council and, where applicable, neighbourhood plans.***

Enable

- e) Fully support the neighbourhood plans, and any future reviews, to ensure appropriate community led development, regeneration and aspirations are at the forefront of the strategy for growth in those areas;*
- f) Promote and strive for improvements and enhancements in the centre of the Key Rural Centres, through various projects/schemes, securing development contributions, and successful funding bids;*
- g) Encourage the improvement in services provision where required, and focus timely infrastructure delivery on-site and off-site with regards to the Infrastructure Capacity Study and any other relevant policies in this Local Plan and the neighbourhood plans, to ensure that the Key Rural Centres' infrastructure can sufficiently accommodate any new development;*
- h) Support and strive for improvements to the road network to reduce congestion and ensure there is sufficient capacity; and*
- i) Address any deficiencies in open space, green space, community facilities, retail and green infrastructure, as per the policies and evidence in this Local Plan.*

Retain

- j) Require new development to respect the character and appearance of Conservation Areas and historic cores, by incorporating locally distinctive features into developments where appropriate;*
- k) Retain and support existing community facilities, retail and business services in Key Rural Centres, to ensure there are sufficient services to encourage communities to thrive; and*
- l) Support the functions of the Green Wedge where applicable, helping to protect settlements' individual identities and provide easy access from the urbanised areas into green spaces as part of a Green Infrastructure network.*

What evidence has informed the Policy?

As this is an overarching policy there are many evidence bases and supporting documents that have been used to inform this policy. Many elements of the policy are further detailed in subsequent policies, where the relevant policies have been listed.

Which spatial objectives will the policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan.

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy SS08 replaces Policies 7, 8, 10 and 11 in the Local Plan 2006-2026.

Rural Villages



4.53 Even though they may contain less services and community facilities than the Key Rural Centres, Rural Villages in Hinckley & Bosworth are still considered thriving communities that provide a community 'heart' but still have a rural sense of place.

4.54 Because Rural Villages have limited services they are, in principle, less sustainable than Key Rural Centres as car travel will be required to access employment and main services. However, some development is considered necessary to ensure existing services and community cohesion can be maintained.

4.55 It is important to recognise many of the Rural Villages have neighbourhood plans. These plans are key in identifying the local needs of the community, not just in terms of housing, but other elements important to the community too. The Council fully supports the neighbourhood plans in demonstrating the community's aspirations and needs during their plan period.

4.56 Policies SS04 – SS10 contain the overarching aims and aspirations for Hinckley, Burbage, Barwell, Earl Shilton, the Key Rural Centres, Rural Villages and Rural Hamlets, however the policies also make reference to other Local Plan policies, and it is vital that any proposals take account of the Local Plan as a whole, and ensure all applicable policies are adhered to, to ensure the holistic approach to planning in this borough.

SS09 Strategy for the Rural Villages

To support the Rural Villages' role as a provider of localised services and a community focal point, the Council will:

Enhance

- a) Support the Rural Villages in providing limited growth opportunities to support key services within those rural areas;***
- b) Ensure development contributes to each settlement's character, sense of place and landscape & townscape features, securing high-quality design and prioritising place-making;***
- c) Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community; and***
- d) Support their function as community-based centres through mechanisms and schemes available to the Council and, where applicable, neighbourhood plans.***

Enable

- e) *Fully support the neighbourhood plans, and any future reviews, to ensure appropriate community led development and regeneration are at the forefront of the strategy for growth in those areas;*
- f) *Promote and strive for improvements and enhancements in the centre of the Rural Villages, through various projects/schemes, securing development contributions and successful funding bids;*
- g) *Focus timely infrastructure delivery on-site and off-site with regards to the Infrastructure Capacity Study and any other relevant policies in this Local Plan and the neighbourhood plans, to ensure that the Rural Villages' infrastructure can sufficiently accommodate any new development;*
- h) *Support and strive for improvements to the road network to reduce congestion and ensure there is sufficient capacity; and*
- i) *Address any deficiencies in open space, green space, community facilities, retail and green infrastructure, as per the policies and evidence in this Local Plan.*

Retain

- j) *Require new development to respect the character and appearance of Conservation Areas and historic cores, by incorporating locally distinctive features into developments, where appropriate;*
- k) *Retain existing community facilities and local shops in Rural Villages to ensure there are sufficient services to encourage communities to thrive; and*
- l) *Support the functions of the Green Wedge where applicable, helping to protect settlements' individual identities and provide easy access from the urbanised areas into green spaces as part of a Green Infrastructure network.*

What evidence has informed the Policy?

As this is an overarching policy there are many evidence bases and supporting documents that have been used to inform this policy. Many elements of the policy are further detailed in subsequent policies, where the relevant policies have been listed.

Which spatial objectives will the policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan.

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy SS09 replaces Policy 12 in the Local Plan 2006-2026.

Rural Hamlets

4.57 Rural Hamlets are recognised as having limited or no services and that they generally rely on the Urban Areas, Key Rural Centres and (to a certain extent) Rural Villages for schooling, employment and the provision of goods and services. Development is confined to very limited circumstances, as demonstrated in other policies of this Local Plan.

4.58 It is important to recognise many of the Rural Hamlets are included in neighbourhood plans. These plans are key in identifying the local needs of the community, not just in terms of housing, but other elements important to the community too. The Council fully supports the neighbourhood plans in demonstrating the community's aspirations and needs during their plan period.

4.59 Policies SS04-SS10 contain the overarching aims and aspirations for Hinckley, Burbage, Barwell, Earl Shilton, the Key Rural Centres, Rural Villages and Rural Hamlets, however the policies also make reference to other Local Plan policies, and it is vital that any proposals take account of the Local Plan as a whole, and ensure all applicable policies are adhered to, to ensure the holistic approach to planning in this borough.



SS10 Strategy for the Rural Hamlets

To support the Rural Hamlets' role as smaller settlements dominated by their rural features, the Council will:

Enhance

- a) Support the Rural Hamlets in promoting limited growth only where appropriate within settlement boundaries/infill development to meet specific identified needs in line with relevant Local Plan policies; and***
- b) Ensure any development contributes to each settlement's character, sense of place and landscape & townscape features, securing high-quality design and prioritising place-making.***

Enable

- c) Fully support the neighbourhood plans, and any future reviews, to ensure appropriate community led development and regeneration are at the forefront of the strategy for growth in those areas;***

- d) Promote and strive for improvements and enhancements in areas of need in Rural Hamlets, through various projects/schemes, securing development contributions, and successful funding bids;*
- e) Focus timely infrastructure delivery on-site and off-site with regards to the Infrastructure Capacity Study and any other relevant policies in this Local Plan and the neighbourhood plans, to ensure that the Rural Villages' infrastructure can sufficiently accommodate any new development;*
- f) Support and strive for improvements to the road network to reduce congestion and ensure there is sufficient capacity; and*
- g) Address any deficiencies in open space, green space, community facilities, retail and green infrastructure, as per the policies and evidence in this Local Plan.*

Retain

- h) Require new development to respect the character and appearance of Conservation Areas and historic cores, by incorporating locally distinctive features into developments, where appropriate; and*
- i) Retain existing community facilities and local shops in Rural Hamlets to ensure there are sufficient services to encourage communities to thrive.*

What evidence has informed the Policy?

As this is an overarching policy there are many evidence bases and supporting documents that have been used to inform this policy. Many elements of the policy are further detailed in subsequent policies, where the relevant policies have been listed.

Which spatial objectives will the policy help deliver?

The Policy has links to all the strategic objectives of the Local Plan.

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy SS10 replaces Policy 13 in the Local Plan 2006-2026.

New Settlement Direction for Growth

4.60 In the preparation of the Local Plan, support for a new settlement in the borough to provide for future housing and economic growth has been established through public consultation. The Council is of a view that new settlements should be considered as a key direction for future long term managed strategic growth in the borough. Self-sustaining new settlements require significant planning to bring forward through the planning system so it is important that early consideration is given to the potential for new settlements to form part of the future spatial strategy of the borough. Work is

continuing on reviewing options for new settlements and could form part of a future revision of the Local Plan or other development plan documents. The Borough Council will work with infrastructure providers, including highway and education authorities, from an early stage to ensure that new settlements are planned comprehensively with infrastructure needs in mind.



5 Climate Change

- 5.1 Mitigating and adapting to climate change is a key challenge for society and is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. Hinckley & Bosworth Borough Council recognises that there is a climate change emergency and is acting to ensure that work takes place to reverse current trends. The Climate Change Strategy (2022-24)²⁸ sets out the actions that the Borough Council will undertake to address the climate change emergency which it declared in July 2019. These include actions the Council can take itself, and how the Council can lead others to take steps towards addressing the climate crisis through both influencing behaviours and by creating the policy and regulatory framework to ensure others take appropriate steps. The vision of the Strategy is ‘to work towards making HBBC carbon neutral by 2030 (direct council emissions) and ensure the borough is net zero by 2050, considering both production and consumption costs, minimising the environmental impacts of our activities and through our leadership role influence and empower others to take similar actions. To ensure all the Council decisions consider the carbon usage and the resulting impact’. The Local Plan is one of the key documents which can aid the accomplishment of this vision and actions contained in the Strategy.
- 5.2 The two main policy responses to climate change are adaptation and mitigation. Adaptation seeks to reduce the risks resulting from climatic changes, for example, considering the future climate risk when allocating development sites and promoting nature-based design responses including green roofs and walls, wetlands forming part of Sustainable Urban Drainage Systems (SUDs) to reduce flood risk and the planting of more street trees. Mitigation seeks to reduce the causes of climate change, such as reducing the need to travel, promoting low carbon design approaches or providing opportunities for renewable and low carbon energy technologies. Climate change cannot be considered in isolation and so the Local Plan has weaved adaptation and mitigation measures into policies throughout this Local Plan to ensure that the natural environment is conserved and enhanced and this is an approach supported by national planning policy.

CC01 Mitigating and Adapting to Climate Change

Proposals will be supported where they support Hinckley & Bosworth becoming carbon neutral by 2050; through where relevant:

Minimising carbon emissions, including by:

- a. Being located so as to minimise the need to travel and maximise the ability to make trips by sustainable modes of transport;***
- b. Ensuring the most efficient use of land through good design principles;***

²⁸ [Climate change | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/climate-change)

- c. *Supporting active design, active travel and sustainable public transport modes to reduce demand for car use;*
- d. *Incorporating electric vehicle charging points;*
- e. *Ensuring circular economy principles have informed the design and implementation of energy (including heating and cooling), water and waste design in major developments;*
- f. *Supporting sustainable construction and design;*
- g. *Integrating renewable and low carbon energy generation wherever possible; and*
- h. *In the case of existing buildings which are designated and non-designated heritage assets, retrofitting them with measures to reduce energy consumption, in a manner consistent with their heritage interest.*

Maximising carbon storage and sequestration, including by:

- i. *Increasing tree cover across the borough;*
- j. *Incorporating green infrastructure, such as trees and woodland, that helps to sequester carbon from the atmosphere; and*
- k. *Minimising degradation and erosion of soil.*

Mitigating and adapting to the impacts of climate change, including by:

- l. *Use layout, building orientation, design, and materials to ensure properties are not susceptible to overheating and include open space and vegetation for shading and cooling, and to detain surface water run-off;*
- m. *Managing flood risk associated with higher peak river flows and more extreme weather events, and relocating vulnerable uses where appropriate;*
- n. *Ensuring high levels of energy and water efficiency (Building Regulations);*
- o. *Creating a better linked habitat network by conserving, creating or enlarging existing habitats and delivering a biodiversity net gain;*
- p. *Demonstrate that flood risk from all sources has been mitigated, including use of Sustainable Drainage Systems (SuDS) and nature based solutions where appropriate;*
- q. *Incorporating recycling and waste reduction both during construction and occupation; and*
- r. *Inclusion of high speed broadband to facilitate home working.*

Applicants must submit a Sustainability Statement to demonstrate how these principles have been addressed within the development proposal. The level of information provided in the Sustainability Statement should be proportionate to the scale and nature of the proposed development.



- 5.3 The Policy requires applicants to submit a Sustainability Statement to demonstrate how the principles of climate change mitigation and adaptation have been embedded within the development proposal. A Sustainability Statement will be required for all developments within the borough and should provide details of sustainable design, construction measures and be carbon costed to demonstrate that it will contribute to a reduction in carbon emissions. It is recommended that the BREEAM Communities assessment is undertaken as part of demonstrating how sustainable design has been integrated into the proposal.
- 5.4 Further guidance on what should be included in a Sustainability Statement will be provided in the Hinckley & Bosworth Borough Council Validation Requirements for Planning Applications.

What evidence has informed the Policy?

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

The NPPF and the NPPG

Hinckley & Bosworth Renewable Energy Capacity Study (2014)

Hinckley & Bosworth Climate Change Strategy (2022-24)

Hinckley & Bosworth Climate Change Implications for Local Plan (2021)

UK Government Transport Decarbonisation Plan

TCPA and RTPI: The Climate Crisis – A Guide for Local Authorities on Planning for Climate Change (2021).

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
3. Infrastructure
5. Transport

- 6. Natural Environment
- 7. Climate Change
- 8. Achieving Good Design
- 9. Built Environment and Townscape
- 10. Positive Planning
- 11. Land for Development

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy CC01 replaces Policies DM 1, 2, 7 and 10 in the Local Plan 2006-2026.

CC02 Flood Risk

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

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

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

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

All development proposals should, wherever possible, include measures to reduce and manage surface water through appropriate sustainable drainage systems (SuDS) so as to minimise and manage flood risk and improve water quality in accordance with Policies CC03 and PMD03.

- 5.5 The Borough Council's Strategic Flood Risk Assessment (SFRA)²⁹ has not identified high levels of flood risk in Hinckley & Bosworth compared to other parts of the country, and the higher risks relate primarily to surface water and culverted watercourses. The main rivers associated with fluvial flooding in or close to the borough are the River Anker and River Sence, which pose a flood risk to settlements including Sheepy Magna, Shackerstone, Witherley and the outskirts of Atherstone. Additionally, there is fluvial flood risk posed to the borough by several smaller watercourses. Within Hinckley and Burbage, the Battle Brook, Harrow Brook and Sketchley Brook pose a fluvial flooding risk. In the east of the borough, the Rothley Brook poses a risk to the urban areas of Groby and Ratby. Groundwater flooding and flooding from reservoirs were identified, but at a lower risk level.
- 5.6 National policy seeks to ensure that flood risk from all sources and flood risk management should be taken into account in preparing local plans and development proposals, including the potential impact from climate change. Climate change can contribute to increases in local flood risk in a number of ways, including rising river levels and surface water run-off, with additional risk of sewer overflow and potential for damage to property and risk to people. Climate change is likely to alter the flood risk profile for the borough, with peak river flow and peak rainfall intensity expected to increase. In addition to national guidance, the Borough Council's SFRA includes local guidance on the impact of climate change on flooding in the borough, including the borough's climate change allowances. Developers should apply the latest Environment Agency climate change guidance and the guidance contained in the SFRA and ensure the development has taken into account climate change adaptation measures. The Borough Council will also use its influence in drawing up flood related public initiatives and interventions, including those of a regional or sub-regional scale, to press for upstream planting and other measures to slow rainwater run-off from hills and fields into rivers that pose a downstream flood risk in Hinckley & Bosworth.

Flood Risk Assessment (FRA)

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

²⁹ [Overview | Strategic flood risk assessment \(SFRA\) 2020 | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](#)

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

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

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

Sequential Test

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

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

- A strategic allocation and the test has already been carried out by the LPA;
- A change of use (except to a more vulnerable use);
- A minor development (householder development, small non-residential extensions with a footprint of less than 250m²); or
- A development in flood zone 1 unless there are other flooding issues in the area of the development (i.e. surface water, ground water, sewer flooding).

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

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

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

Exception Test

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

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

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

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

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

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

Which spatial objectives will the Policy help deliver?

6. Natural Environment

7. Climate Change

10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy CC02 replaces Policy DM7 in the Local Plan 2006-2026.

CC03 Sustainable Drainage Systems

Development proposals are required to integrate well-designed and naturalised Sustainable Drainage Systems (SuDS) or Integrated Water Management (IWM) within major developments, to manage flood risk and water quality in accordance with national standards and having regard to local standards unless it can be clearly demonstrated:

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

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

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

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

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

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

5.17 Sustainable Drainage Systems (SuDS) are designed to maximise the opportunities and benefits that can be secured from surface water management practices. SuDS provide a means of dealing with the quantity and quality of surface water and can also provide amenity and biodiversity benefits. Given the flexible nature of SuDS they can be used in most situations within new developments as well as being retrofitted into existing developments. SuDS can also be designed to fit into most spaces. For example, permeable paving could be used in parking spaces or rainwater gardens as part of traffic calming measures. In addition to controlling run-off they also offer opportunities to enhance the biodiversity in an area, reduce flood risk and improve water quality and preference will be given to systems that contribute to the conservation and enhancement of biodiversity and green infrastructure in the borough where practicable. Integrated Water Management (IWM) as opposed to a traditional SuDS scheme would improve resource and energy input on the site. Further information about IWM can be found regarding CIRIA's guidance at www.ciria.org.

5.18 It is a requirement for all new major development proposals to ensure that sustainable drainage systems for management of runoff are put in place. Likewise, minor developments should also ensure sustainable systems for runoff management are provided.

5.19 The developer is responsible for ensuring the design, construction and future/ongoing maintenance of such a scheme is carefully and clearly defined, and a clear and comprehensive understanding of the existing catchment hydrological processes and current drainage arrangements is essential. Developers should incorporate SuDS and provide details of adoption, ongoing maintenance and management on all development sites. Proposals will be required to provide reasoned justification for not using SuDS techniques, where ground conditions and other key factors show them to be technically feasible.



5.20 Leicestershire County Council is the Lead Local Flood Authority and Leicestershire County Council as LLFA will review Surface Water Drainage Strategies, having regard to their local requirements for major and non-major developments. These should take into account all sources of flooding to

ensure that future development is resilient to flood risk and does not increase flood risk elsewhere.

What evidence has informed the Policy?

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

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

Hinckley & Bosworth Green Infrastructure Strategy (2020)

Leicestershire Local Flood Risk Management Strategy (2015)

Which spatial objectives will the Policy help deliver?

5. Transport

6. Natural Environment

7. Climate Change

10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy CC03 replaces Policies DM1, 2, 7 and 10 in the Local Plan 2006-2026.

CC04 Renewable and Low Carbon Energy

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

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

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

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

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

5.21 The Climate Change Act 2019 adopted a net zero greenhouse gas emissions target by 2050. National planning policy requires the planning system to support the transition to a low carbon future in a changing climate and help to shape places in ways that contribute to radical reductions in greenhouse gas emissions and support renewable

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

- 5.22 The Renewable Energy Capacity Study (2014)³⁰ identified that the borough consumed 1,509 Gwh/Yr in 2010 and produced only 1% of this energy from renewable sources. This stands significantly lower than the national target. This demonstrates the borough requires a step-change in the delivery of renewable energy developments to provide a meaningful contribution to the UK's renewable energy target.
- 5.23 Planning applications for the development of wind energy will be considered in line with the National Planning Policy Framework and the National Planning Practice Guidance.
- 5.24 In all other cases, the Renewable Energy Opportunity Area Maps within the Renewable Energy Capacity Study identify areas which have the greatest potential for energy delivery based upon resource availability with the fewest constraints. These areas should form the primary consideration for the location of the identified renewable energy technologies but each site will be assessed on a case-by-case basis, judged on the merit of the proposal, and in line with other policies of the Plan.
- 5.25 Particular regard will be had for the landscape sensitivity of the area to which the proposal relates and the cumulative impacts of the proposed and existing schemes on this sensitivity. With reference to the Council's latest landscape sensitivity assessment, applicants should demonstrate the level of sensitivity and the proposed impact upon this through a Visual Impact Assessment.
- 5.26 Where development proposals come forward outside of these identified opportunity areas applicants must demonstrate the suitability of the site in relation to the criteria used in determining the opportunity areas. These criteria are identified in Chapter 3 of the Renewable Energy Capacity Study.
- 5.27 National policy places particular support for community-led initiatives for renewable and low carbon energy development. It is also recognised that such developments can contribute to meeting the renewable energy target, whilst ensuring community support through the delivery of direct benefits to the host community. Such community led initiatives will be particularly supported even where they fall outside opportunity areas or have some limited conflict with other policies in the Local Plan such as Policy PMD01: High Quality Design.

³⁰ [Overview | Renewable energy capacity study | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](#)

What evidence has informed the Policy?

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

Hinckley & Bosworth Renewable Energy Capacity Study (2014)

Which spatial objectives will the Policy help deliver?

- 7. Climate Change
- 8. Achieving Good Design
- 9. Built Environment and Townscape
- 10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy CC04 replaces Policy DM2 in the Local Plan 2006-2026.

CC05 Sustainable Design and Construction Measures

Proposals for new development and refurbishments will be supported where they promote and measure sustainable design and construction by:

- a) Ensuring development schemes demonstrate how adaptation measures and sustainable development principles have been incorporated into the design and proposed implementation;*
- b) Ensuring all developments demonstrate actions taken to reduce embodied carbon and maximise opportunities for re-use through the provision of a Circular Economy Statement;*
- c) Encourage new build residential development to achieve a reduction in CO² emissions in line with the Target Emission Rate of the 2021 Edition of the 2010 Building Regulations (Part L);*
- d) Encouraging new build residential development to use the Home Quality Mark and Passivhaus design standards;*
- e) Encouraging conversions and extensions of 500 sq. m of residential floor space or above, or five or more dwellings, to achieve “excellent” in BREEAM domestic refurbishment; and*
- f) Encouraging non-domestic developments of 500 sq. m of floor space or above to achieve “very good” in BREEAM assessments and encouraging zero carbon in new development.*

5.28 The Borough Council will require all schemes to consider sustainable development principles from the start of the design process and include these in their Sustainability Statement's as set out in Policy CC01. Policy CC01 sets out adaptation and mitigation measures to climate change to ensure a more resilient borough.

- 5.29 Embodied carbon is the carbon associated with both building materials and the construction and maintenance of a building throughout its whole lifecycle. The majority of embodied carbon emissions take place at the start of a development project and a way of minimising these emissions is by understanding the carbon life cycle of a building and through establishing a circular economy. The Government are committed to the delivery of the circular economy through the 'Circular Economy Package Policy Statement' (July 2020), 'Build Back Better – Plan for Growth' and is also supported through The 25 Year Environment Plan for England. There are many benefits of a circular economy: it lessens the impact on our natural environment and reduces greenhouse gas emissions, from disposal and embodied emissions relating to our consumption, and also in terms of competitiveness, resilience and growth. A circular economy is an alternative to the traditional linear economy which is characterised by a take, make, and waste approach to the use of resources and materials. The linear economy has delivered rapid economic growth, but it has also contributed to climate change, waste, pollution and degradation of the natural environment.
- 5.30 A circular economy moves away from the throwaway economy and is part of the solution to the climate emergency declared by the Borough Council. Simply put, it can be described as make, use and remake with the goal of creating zero waste. The NPPF supports moving towards a low carbon economy and is identified in the within the objectives of sustainable development. The Circular Economy Statement should be submitted as part of the Sustainability Statement and applicants should set out how the development proposal seeks to minimise embodied carbon and how the circular economy has been considered through the life cycle of the building from design, through to construction and beyond.
- 5.31 The Government has stated in the Net Zero Strategy (2021) that *'by 2050, buildings will need to be almost completely decarbonised, by making use of a combination of technologies to minimise their carbon emissions and maximise their energy performance'*. To achieve this it is important that emission reductions are achieved in new homes. Under the 2008 Planning and Energy Act local planning authorities may require development in their area to comply with energy efficiency standards that exceed the energy. A 19% improvement beyond Part L 2013 is economically viable and can be achieved entirely through energy efficiency measures (enhanced insulation, glazing, airtightness and high efficiency heating and hot water heat recovery).
- 5.32 The Borough Council are promoting the use of certified assessment frameworks to enable the delivery of better quality and driver forward higher standards in developments. BREEAM (Building Research Establishment Environmental Assessment Method) is a tool that enables us to assess the environmental sustainability of a development. The use of BREEAM will enable the Borough Council to ensure that that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme as set out in paragraph 135 of the Framework.
- 5.33 The Borough Council will encourage all conversions and extensions of 500 sq. m of

residential floor space or above or five or more dwellings to achieve “excellent” in BREEAM domestic refurbishment. The sustainability of residential development arising from conversions, extensions and changes of use can be assessed through the use of BREEAM domestic refurbishment.

- 5.34 The Building Research Establishment has developed an assessment method and rating system (BREEAM) for non-residential buildings which considers a wide range of sustainability considerations. BREEAM as a tool determines the performance of new buildings against a list of categories. Credits can be achieved in each BREEAM assessment category which are added together then percentage weighting applied to produce a final score and rating percentage. In considering planning applications for non-residential schemes over 500 square metres the Borough Council will encourage proposals to achieve at least a BREEAM ‘very good’ rating.
- 5.35 The Home Quality Mark was launched in 2015 and provides an overarching five-star rating, including an ‘indicator’ scoring on health and wellbeing, running cost, and environmental footprint. The use of the Home Quality Mark can demonstrate the standard of a new residential dwelling, which includes measures for low CO₂, sustainable materials, good air quality and natural daylight. The Borough Council will strongly encourage schemes to use the Home Quality Mark. The use of Passivhaus standard is also encouraged in demonstrating energy efficient design.

What evidence has informed the Policy?

UKGBC New Homes Policy Playbook (2021)

TCPA and RTP1 the Climate Crisis – A Guide for Local Authorities on Planning for Climate Change (2021)

BREEAM, Home Quality Mark and CEEQUAL Practitioner Guidance for Planning Professionals

Which spatial objectives will the Policy help deliver?

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

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy CC05 replaces Policy DM10 in the Local Plan 2006-2026

6 Place Making and Design



6.3 High quality design extends beyond an area or space being visually appealing, and the implications can be widespread and significant.

6.4 Poor design continues to be well documented across the country, for example low quality housing, derelict or run-down industrial estates, failing town centres, poor connectivity, loss of

or lack of green space, limited resilience to climate change and the fear of crime or antisocial behaviour. The consequences of poor design are detrimental to the daily quality of life and long-term prospects of the people and communities that live, work and play in those spaces.

- 6.5 Conversely high quality design can fundamentally enhance social, economic and environmental sustainability. Creating a balanced well designed development can have significant positive impacts on both the lives of the individuals and the wider community.
- 6.6 It is particularly important that local people are at the start of the process, and at the heart of decision making. The Borough Council will strive for effective engagement between the local planning authority, communities, developers, landowners, applicants and other interested parties throughout the process.
- 6.7 The National Model Design Code, introduced in 2021 following the Building Better, Building Beautiful commission, expands on the ten characteristics of good design set out in the National Design Guide, which reflects government's priorities and provides a common overarching framework for design. Together with the Hinckley & Bosworth Good Design Guide SPD 2020³¹ they will provide a framework for creating first-class places, with a consistent and high-quality standard of design, to inform development proposals.

PMD01 High Quality Design

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

Development will be supported where it positively takes into consideration the adopted Hinckley & Bosworth Good Design Guide (SPD), the National Design Guide and National Model Design Code, any Design Guide contained in a made

³¹ [The Good Design Guide Supplementary Planning Document 2020 | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk)

neighbourhood plan, and any other relevant national design guidance.

Development will be supported where the following requirements are met:

- a) The development is supported by a Design Statement having regard to the site survey and design assessment in the Hinckley & Bosworth Good Design Guide SPD, which demonstrates the understanding and implementation of local context, distinctiveness and character, including the local pattern of development, building form and landscape character, style details and materials, and the archaeology, history and culture of the local area;*
- b) The amenity and privacy of nearby residents are not materially adversely affected, including by matters of lighting, air quality, odour, noise, vibration and visual intrusion;*
- c) The amenity of the proposed users of the development would not be materially adversely affected by activities in the near vicinity of the site;*
- d) The development complements or enhances the character of the surrounding area with regards to scale, layout, density, massing, design, high quality materials and architectural features;*
- e) All elements of the development are designed with climate change in mind, maximising opportunities for active travel and sustainable transport methods to help reduce car dependency, renewable and low/net-zero carbon energy technologies, including electric vehicle charging points as per Policy HT03, use of sustainable and low-carbon materials where feasible, building in flexibility to respond to change, and mechanisms for reducing energy consumption within buildings;*
- f) Appropriate sustainable drainage solutions have been implemented within the design, in line with Policy CC03, including but not limited to wildlife areas, ponds, green roofs, swales, permeable surface materials, rain water harvesting, and tree planting and landscaping;*
- g) Development encourages ease of movement for all users, including people with disabilities, by providing legible, accessible, efficient and safe connections and green infrastructure linkages within the development but also to surrounding streets, communities and neighbouring development;*
- h) The development encourages active design for healthy communities, including both physical health and the well-being of residents, in line with Policy PMD02;*
- i) It is designed with logical, legible and inclusive layouts which support active street frontages where appropriate, improves the public realm for all, and provides distinction between public and private space;*
- j) Provides an appropriate level of well-designed and well-located high quality landscaping, including all new streets to be tree-lined where appropriate, and the implementation of green and/or blue infrastructure in line with, in particular, Policies NAT01 and NAT11;*
- k) Creates safe, secure and manageable environments which help to reduce opportunities for crime and minimise the fear of crime by providing natural surveillance and functional accesses;*
- l) Ensures a sufficient level of well-integrated and imaginative solutions for*

vehicle parking and recycling and waste management; and

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

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

- 6.8 The Hinckley & Bosworth Good Design Guide SPD 2020 states that when approaching any form of design, the starting point should always be the people who will use or be impacted upon by the development, followed by acknowledging the power of the public realm, connectivity and social spaces. Final considerations should then be how the buildings are used to define that place, and how they interact with the space around them and the people who use them. The Hinckley & Bosworth Good Design Guide SPD 2020 will be central to delivering high design quality across the borough. The design guide covers existing residential developments, new residential developments, converting agricultural buildings, commercial/mixed use development and shopfronts. The Design Guide also sets out design objectives that provides the structuring principles that characterise good design. The second half of the document comprises a summary of the design attributes and characteristics that make each of our settlements special, of which we want applicants to acknowledge and enhance through any new development.
- 6.9 The NPPF states³² that plans should “set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable.” Using The Good Design Guide SPD 2020 as a core document and a basis for policy, we can set out the Local Plan’s vision and expectations for high quality design across the borough for 2020-2039 and beyond. If the Good Design Guide SPD is update or replaced with an equivalent document, the replacement document will take precedence.
- 6.10 Proposals for new development will be required through this Policy to show how they will make a positive contribution to high quality design and place making, including arrangements for future maintenance of design features in the public realm. To achieve this, applicants will need to show how they have responded to the design objectives in the Good Design Guide 2020, summarised below, in turn demonstrating that their proposal is a suitable response to the site and its setting.
- 6.11 Be **FUNCTIONAL**. A building or place should:

- Be fit for purpose and deliver the intended function;

³² NPPF paragraph 127

- Achieve long-term value for money;
 - Be intuitive, comfortable, safe and easy for all to use; and
 - Relate well to its environment.
- 6.12 Support mixed uses and tenures ensuring a place can be **ECONOMICALLY AND SOCIALLY SUCCESSFUL**. The community should also have good access to local facilities, encouraging a healthier environment. This should:
- Reduce the need for travel;
 - Help social integration between communities; and
 - Allows places and communities respond to change.
- 6.13 **PUBLIC SPACES** such as streets, squares and parks should be **AVAILABLE FOR EVERYONE** to see, use and enjoy. They should be functional, attractive, have both hard and soft landscaping, and have efficient and legible connections. This will:
- Bring neighbourhoods together providing space for social interaction;
 - Provide good accessibility to light, air, and the public realm/setting of the surrounding buildings; and
 - Make a space interesting and exciting; public art, seating, play equipment can play an important role in this.
- 6.14 Be **ADAPTABLE** and **RESILIENT** to changing circumstances and demands, to ensure efficient use of resources and stability of an area. Changing conditions can include:
- Working and shopping practices;
 - Demographic and household changes;
 - Climate change;
 - Change of building use;
 - Construction methods; and
 - Safety and maintenance.
- 6.15 Have **DISTINCTIVE** character which makes a space **SPECIAL** and **VALUED**, linked into the way an area works, its history, culture and need for change. Physical attributes on a site that can contribute to this include:
- Local pattern of development;
 - Building forms, details and materials;
 - Style and vernacular;
 - Landform, gardens, parks, trees and plants; and
 - Wildlife habitats and micro-climates.

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

- Light and shadow;
- Cleanliness;
- Colour;
- Texture; and
- Shapes and patterns.

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

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

Figure 3: Urban Design Objectives - From Hinckley & Bosworth Good Design Guide SPD 2020



- 6.18 The Good Design Guide SPD sets out in more detail what is required in the various criteria of Policy PMD01. In particular, more detail behind criteria m relating to private amenity space can be found in the Good Design Guide SPD. New residential development should also be designed with sufficient private external space to promote health and wellbeing. Private amenity space can include elements such as separation distances like back-to-back and back-to-side distances, garden proportions, and other ways of incorporating private amenity space into a design such as balconies, terraces, courtyards etc.
- 6.19 Criteria j regarding tree lined streets is in response to the Government's Building Better Building Beautiful agenda, and the amendments made to the NPPF following the publication of the National Model Design Code. NPPF paragraph 131 now states that planning policies and decisions should ensure that new streets are tree-lined, with further clarification stating this would apply unless in specific cases where there are clear, justifiable and compelling reasons as to why this would be inappropriate.
- 6.20 In addition to our local Good Design Guide SPD, made neighbourhood plans may also include more locally specific design characteristics, design policy, and/or design guide. These should be taken into account where applicable.
- 6.21 Overall, Hinckley & Bosworth is aiming to deliver sustainable developments that are beautiful, efficient and fit-for-purpose, designed in a way that delivers the intended function, whilst being intuitive and flexible enough to respond to economic, social, environmental and technological change.

What evidence has informed the Policy?

The Good Design Guide 2020 Supplementary Planning Document (SPD)

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

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
5. Transport
6. Natural Environment
7. Climate Change
8. Achieving Good Design
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy PMD01 replaces Policy DM10 in the Local Plan 2006-2026.

PMD02 Active Design and Travel

Development proposals for major development should demonstrate how they can help to support healthy lifestyles and as far as is relevant to the proposal following the Active Design Principles. Where a Design and Access Statement and/or a Transport Assessment is required to support a development proposal it should explain how the development incorporates and achieves the Active Design Principles.

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

- 6.22 The aim of active design is to achieve active environments that make physical activity the easiest and most practical option in everyday life. It is closely linked to creating places which enable active travel - encouraging people to make journeys by physically active means, like walking or cycling. Public Health England have identified that even small increases in physical activity can make a marked improvement on health and this can be facilitated through active travel and design. Another benefit of planning for active travel is that it can help reduce greenhouse emissions by giving people opportunity to make trips without using private vehicles. Active Design can also give positive enhancements to the lives of senior citizens and those with disabilities through changes to movement in their everyday lives.
- 6.23 Policy PMD02 will apply to proposals considered to be major development. The definition contained within the NPPF (2021) for 'major development' will apply: *'For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floor space of 1,000 m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015'.*
- 6.24 Active Design³³, developed by Sport England and supported by Public Health England, provides a set of principles for creating the right conditions within existing and proposed development for individuals to be able to lead active and healthy lifestyles. Active Design can be used as a tool to inform the design and layout of development and assist in pre-application discussions. The active design principles which will be

³³ [Active Design | Sport England](#)

used in the determination of planning applications are as follows:

- a) Activity for all - Enabling those who want to be physically active whilst encouraging those who are inactive to become active;
- b) Walkable communities - Creating the conditions for active travel between all locations;
- c) Connected walking, running and cycling routes - Prioritising active travel through safe integrated walking, running and cycling routes;
- d) Co-location of community facilities - Creating multiple reasons to visit a destination and minimising the number and length of trips and increasing the awareness and convenience of opportunities to participate in sport and physical activity opportunities;
- e) Network of multifunctional open space - Providing multifunctional spaces opens up opportunities for sport and physical activity and has numerous wider benefits;
- f) High quality streets and spaces - Well-designed streets and spaces support and sustain a broader variety of users and community activities;
- g) Appropriate infrastructure - Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity;
- h) Active buildings - Providing opportunities for activity inside and around buildings, rather than just between buildings; and
- i) Management and maintenance - A high standard of maintenance is essential to ensure the long-term attractiveness of sports facilities along with open and public spaces. Spaces should be designed with longevity in mind to ensure that they remain safe and secure for users.

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

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

6.26 The Green Infrastructure Strategy (2020)³⁴ identified that a key challenge for the borough is to encourage more active travel opportunities. There is significant car dependency for relatively short journeys coupled with weak gateways on the urban edge and poor connectivity between the Key Rural Centres and Rural Villages making active travel links very fragmented. Incorporating active travel opportunities into new developments will help to improve the health and wellbeing of residents and reduce the emissions associated with car use.

6.27 Routes within the Public Rights of Way network (PRoW) provide valuable green links throughout the country and their protection and enhancement should be strongly endorsed within local plans, especially as they can help to contribute towards increasing active travel. The protection and enhancement of PRoW is required by paragraph 100 of the NPPF: '*Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails*'.



What evidence has informed the Policy?

Sport England Active Design (2015)

Hinckley & Bosworth Green Infrastructure Strategy (2020)

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

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

Sport England: Uniting movement (2021)

Department of Transport: Gear Change Vision for Cycling and Walking 2020

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
3. Infrastructure
5. Transport
7. Climate Change
8. Achieving Good Design

³⁴ [Green Infrastructure Strategy | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/green-infrastructure-strategy)

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for this Local Plan.

PMD03 Preventing Pollution

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

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

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

6.29 The effects of development that might cause the release of pollutants to water, land or

air, or from noise, dust, vibration, light, odour or heat, are material considerations when deciding whether or not to grant planning permission. The planning system has an important role to play in preventing new and existing development from contributing to or being put at an unacceptable risk from various sources of pollution or where proposals result in land instability, including the consideration of cumulative effects. Development can however offer opportunities to remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land and result in improved environments.

- 6.30 The Borough Council will apply relevant legislation and guidance and liaise with pollution control authorities including the Coal Authority in considering proposals for development which have the potential to pollute or result in land instability.

Noise Pollution

- 6.31 National policy³⁵ seeks to avoid, mitigate and minimise the adverse impacts on health and quality of life arising from noise from new development and, where possible, encourages schemes which can contribute to improvements to amenity by using development to mitigate against existing impacts.
- 6.32 National guidance states³⁶ that consideration should be given to whether or not a significant adverse effect is occurring or likely to occur; whether or not an adverse effect is occurring or likely to occur; and whether or not a good standard of amenity can be achieved. The noise exposure hierarchy can be used as guidance to determine whether noise is likely to be a concern³⁷.
- 6.33 Rural and tranquil areas are more sensitive to disturbance from noise where the ambient noise levels are lower compared to urban areas. National policy specifies that planning policies should identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are valued for their recreational and amenity value for this reason.
- 6.34 The Borough Council considers natural and semi-natural open spaces, the Ashby Canal and Bosworth Battlefield to be areas of tranquillity as they are identified for their recreational, biodiversity and heritage conservation value. The Canal in particular is characterised by slow moving narrow boats, walking and cycling. Cemeteries and churchyards provide a place for quiet contemplation, relaxation and a haven for wildlife and these spaces are also considered areas of tranquillity.

Light Pollution

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

³⁵ NPPF (2019) and Noise Policy Statement for England (2010)

³⁶ Noise Policy Statement for England (DEFRA, 2010)

³⁷ Planning Policy Guidance paragraph: 005 Reference ID: 30-005-20190722 – [Noise Exposure Hierarchy Table](#)

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

6.36 The guidance notes for the Reduction of Obtrusive Light 2020³⁸ identifies forms of obtrusive light which may cause nuisance to others, or adversely affect fauna and flora as well as waste money and energy. These are defined as:

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

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

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

Air Quality

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

Contamination of Water and Land

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

³⁸ Institute of Lighting Professional – Guidance Note 01/20 – Guidance Notes for the Reduction of Obtrusive Light (2020)

contribute to the objectives of the WFD.

- 6.41 The key concepts underpinning the WFD are integrated river basin planning and management. All parts of the water cycle are connected, and actions in one part of a river basin can impact in other parts. Integrated River Basin Management Plans (RBMP) aim to avoid the difficulties that can result from a piecemeal approach to water management. Hinckley & Bosworth lies within the Humber River Basin District. The respective River Basin Management Plan³⁹ includes examples whereby land management techniques have been designed to reduce flood risk whilst also reducing sediment loss and improving water quality through habitat restoration techniques. The core environmental aims of the WFD and RBMP applicable to the borough are to prevent the deterioration of aquatic ecosystems and protect, enhance and restore polluted waters and groundwater.
- 6.42 Contamination of land or groundwater can result from land formerly used for development or inappropriate uses and/or water management techniques. Land formerly used for industrial or waste management purposes could contain contaminants which can escape from the site and result in water pollution or pollution of nearby land. National policy reaffirms that where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner, through appropriate remediation. Groundwater Source Protection Zones (GSPZs) protect areas of groundwater used for drinking water. The majority of the borough is outside of a source protection zone. There is a small area of rural land to the north-west of the borough which is within Zone 3 (total catchment). The only other Source Protection Zone near the study area is to the north of Bardonia in the north-east of the borough, although this is not within the boundary. Depending on the type and location of development in proximity of the SPZs only certain types of SuDS may be appropriate and will need to be agreed with the Environment Agency.
- 6.43 The Strategic Flood Risk Assessment identifies several recommendations regarding the provision of SuDS for multiple benefits, including the benefit of improving water quality. The use of SuDS is explored further as part of Policy CC03.
- 6.44 The use or storage of substances such as oils, fuels and chemicals pose a risk to watercourses and groundwater resources through surface water run-off, from leakage and inadequate storage measures. Where a development proposal poses a risk of contamination, remedial action will be necessary. To this end, appropriate conditions may be imposed requiring certain remedial measures prior to construction or appropriate design and wastewater management schemes. As a minimum, development proposals should ensure that in the future land will not be designated as contaminated land under Part IIA of the Environmental Protection Act 1990. Where development proposals pose a risk to the deterioration in water quality, the Borough Council will seek the appropriate measures to ensure development does not compromise the objectives of the RBMP and where possible, contributes to

³⁹ Humber River Basin District River Basin Management Plan (2015)

improvements to water quality status.

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

Land Instability

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

What evidence has informed the Policy?

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

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

Noise Policy Statement for England (DEFRA, 2010)

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
6. Natural Environment
7. Climate Change
8. Achieving Good Design
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy PMD03 replaces Policy DM7 in the Local Plan 2006-2026.

PMD04 Redundant Rural Buildings

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

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

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

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

6.54 The re-use of existing rural buildings will be particularly supported where they are located close to settlements and sustainable modes of transport.

What evidence has informed the Policy?

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

Which spatial objectives will the Policy help deliver?

- 6. Natural Environment
- 8. Achieving Good Design
- 9. Built Environment and Townscape
- 10. Positive Planning
- 11. Land for Development

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy PMD04 replaces Policy DM15 in the Local Plan 2006-2026.

PMD05 Open Space, Sport and Recreation Facilities

The borough's open space and recreational provision (as shown on the Policies Map and/or evidence base documents) and any future additional provision provided through new development will be safeguarded.

Development resulting in the loss of, or reduction in, defined open space, sport and recreational provision (including buildings), as identified in the most recent Open Space, Sport and Recreational Study, will not be permitted unless it can be clearly demonstrated that:

- a) A robust assessment shows that the space or recreational provision is surplus to local requirements and will not be needed having regard to the local standards table within the Play and Open Space (POS) study;*
- b) Replacement areas will be at least equivalent in terms of quality and quantity, in a suitable location and there will be no overall negative impact on the provision of open space having regard to local standards;*
- c) The proposal is for alternative recreational provision which is required having regard to the Council's most up to date evidence of local need; or in such a way as to outweigh the loss; or*
- d) The development of a small part of a larger site in recreational use would result in the enhancement of recreational provision on the remainder of the site, or on a nearby site serving the same community.*

Local standards and local need within criteria a-d is as set out within the most recent Open Space, Sport and Recreation Study.

Where there are existing deficiencies in one or more of the measures of existing open space, sport and recreational facilities identified in the local standards table of the Open Space, Sport and Recreational Facilities Study, contributions must be made to:

- e) The provision of specific new open space, sport and recreation typologies having regard to local standards and the requirements within criteria a-d; and/or***
- f) The enhancement of identified existing typologies to meet the relevant local standards.***

New open space, sport and recreational provision should be provided within residential development sites (unless otherwise agreed by the Council) and should:

- g) Be informed by the Borough Council's most up to date Open Space, Sport and Recreation Study and Playing Pitch Strategy;***
- h) Be multi-functional, accessible, usable, of a high-quality design, visible and safe and include facilities for a range of ages;***
- i) Enable links to be created between new development and surrounding recreational networks and facilities (including Public Rights of Way); and***
- j) Provide an appropriate landscaping and landscape maintenance scheme.***

New open spaces and contributions to existing open spaces should be sought having regard to the most up to date Open Space and Recreational Facilities Study.

In order to ensure that the social and environmental benefits of open space and green infrastructure provision continue to be achieved in perpetuity all new major development proposals will be required to put in place arrangements securing the long-term maintenance of the open space.

6.55 Paragraphs 98 and 99 of the NPPF (2021) explain that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Existing open space, sports and recreational buildings and land should not be built on unless clearly surplus to requirements, or their replacement would be at least equal in quantity and quality, or the development is for alternative sports and recreation provision. Policy PMD05 reflects this and applies



to all existing open space, sport and recreation facilities as identified on the Policies Map and/or evidence base documents, as well as to all forthcoming new facilities. 'Open Space and recreational facilities' refers to all of the typologies within the local standards table within the latest Open Space, Sport and Recreational Study.

6.56 In terms of the quality of open spaces the Open Space,

Sport and Recreational Study sets out a quality target for all typologies. Outdoor Sports quality assessments can be found within the Playing Pitch Strategy which complements the findings of the Open Space and Recreational Study. While the Open Space, Sport and Recreational Study considers the role of open spaces in general terms, the Playing Pitch Strategy considers the specific needs for football, rugby, hockey, cricket, tennis, golf and bowls and follows a detailed methodology set by Sport England. It sets out site specific priorities and actions which should be read in conjunction with the recommendations in the open space assessment.

6.57 The Open Space, Sport and Recreation Study (and any subsequent iterations) sets out the local standards for each of the open space typologies and forms the basis on which provision in accordance with Policy PMD05 will be sought (see local standards table within the Study). To ensure that the contribution is fairly and reasonably related in size and scale to the new development, the amount of open space (or off-site contribution towards improvement of existing open space in specified exceptional circumstances) is linked to the anticipated final population of the new development concerned. The document provides a methodology for the application of these standards to individual planning applications.

6.58 The Council's preference is for provision to be made on-site. However, off-site provision can be made where a site is constrained or too small to enable appropriate on-site provision. Any off-site provision must be within a suitable distance from the development it is intended to serve, as set out in the accessibility standard for the relevant typology (see local standards table within the Study). In relation to criterion 4b, the term 'accessible' refers to the implementation of the accessibility standards for new open space, sport and recreation facilities that are set out in the Study, which also

explains the other quality requirements in this criterion.

- 6.59 The Policy ensures that any new open space, sport or recreation facility has an identified responsible organisation for management and maintenance of development. The responsibilities may fall to a private management company set up by the developer, a community group, the Town or Parish Council or the Borough Council. If a Borough, Town or Parish Council adopts an open space, sport or recreation facility, a commuted sum for maintenance will be required to be paid by the developer in accordance with the Study. Section 106 agreements will be used to ensure that the responsibilities for management and maintenance of the development are secured in perpetuity.
- 6.60 It is vital that both the built and natural facilities provided within new developments are properly managed and maintained to ensure they remain assets for communities living there both now and in the future. Management companies are one way of undertaking management and maintenance, normally financed through S106 payments and service rent charges on the individual properties. The Council has a strong preference for the long term stewardship of major developments to be undertaken by a public body or charitable trust where the level of community involvement in the ongoing management of the area can help to ensure that the right facilities are maintained for the benefit of the residents who are living there.

What evidence has informed the Policy?

Open Space and Recreational Facilities Study (2020)

Playing Pitch Strategy (2020)

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
3. Infrastructure
6. Natural Environment
7. Climate Change
8. Achieving Good Design
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy PMD05 replaces Policy DM8 in the Local Plan 2006-2026.

PMD06 Indoor Sports Facilities

Healthy lifestyles will be encouraged across the borough to increase sport and physical activity through the provision of indoor sports facilities.

Developer contributions will be sought from proposals for major development in line with Policy INF01 to support the provision of new indoor sports facilities, or improvements to existing facilities, based on an assessment of need and our evidence of quantity, quality and accessibility of provision. We will support the provision of new indoor sports facilities that are designed to respond to changing participation trends and opportunities.

Where provision of new indoor sports facilities is located within school and college sites, public access to these facilities will be sought and secured through community use agreements.

6.61 Paragraph 92 of the NPPF (2021) states that aim to achieve healthy, inclusive and safe places which *‘enable and support healthy lifestyles, especially where this would address identified local health and well-being needs’*. Evidence shows that being active through sport and physical activity can achieve health benefits. At a time when there is unprecedented high levels of overweight and obesity (and associated risks of long term health conditions), an ageing population and increasing prevalence of mental illnesses, the need for access to high quality sport and recreation opportunities has never been greater.

6.62 The Hinckley & Bosworth Sport and Recreation Facilities Framework 2019-2036 (2020) assesses the level of provision of indoor sport and recreation facilities across the borough. It considers the existing supply of facilities measured against both current and future demand for facilities. The Framework sets out the following vision:

‘This framework will help secure access to high quality opportunities for sport and recreation across the borough, contributing to the improvement of the health and wellbeing of communities. The framework will help to ensure that the planning policies in the Hinckley and Bosworth Local Plan are based on a robust and up-to-date assessment of needs for sports and recreation facilities’.

6.63 To achieve the vision, the Framework sets the following objectives:

Planning – for future growth

- Inform the development and implementation of planning policy by adding to the evidence base for the review of the Local Plan and associated documents;
- Inform the assessment of planning applications that affect the existing facilities or the creation of new facilities to help protect and enhance existing provision; and
- Assess future supply and demand for facilities as a result of new housing

developments and population growth.

Asset improvement and management – enhancing use of existing facilities

- Improve the quality of current assets; and
- Optimise use and the economic viability of existing facilities.

Sports Development – widening the reach and social impact

- Identify where community use of school facilities is feasible and most needed to address any identified deficits in facility provision;
- Promote sports development and unlock latent demand by identifying where the lack of facilities might be suppressing participation levels; and
- Use insight to identify future trends in sports provision and align this to social need.

6.64 To support these objectives, we will seek contributions from new developments towards new or enhanced provision either on site or off site, having regard to viability and our evidence of need. This should also be supported by information on how management and maintenance of the facility will be undertaken. We will calculate the contributions required from new developments using our evidence of needs and priorities.

6.65 We will ensure that any contributions sought are based on a tailored approach to each development, using our evidence to justify our approach including the most up to date 'Priority Projects' identified in the Hinckley & Bosworth Sport and Recreation Framework. In assessing whether new provision is required consideration will be given to the quantity, quality and accessibility of existing provision in the local area.

What evidence has informed the Policy?

Hinckley & Bosworth Sport and Recreation Facilities Framework 2019-2036 (2020)

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
3. Infrastructure
6. Natural Environment
7. Climate Change
8. Achieving Good Design
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for the Local Plan

PMD07 Health and Well-being

Development proposals will promote, support and enhance positive mental and physical health and wellbeing and thus contribute to reducing health inequalities. Where any potential adverse impacts are identified, they will need to be addressed and mitigated in an appropriate manner.

Proposals for major development, or other development likely to have a potentially significant health impact in relation to either its use and/or location, will be accompanied by a fit for purpose Health Impact Assessment (HIA) having regard to the most up to date guidance from Public Health England, and/or locally adopted standard procedures. The level of information required should be proportionate to the scale and nature of the development proposed. Development proposals should demonstrate how the conclusions of the HIA have been taken into account in the design of the scheme. Development that would have an unacceptable impact on the health or wellbeing of existing or new communities will not be permitted.

6.66 One of the Borough Council's priorities in the Corporate Plan is to help people to stay healthy, active and protected from harm. Good health is not just the absence of illness it also relates to a person's level of good physical and mental health, and the extent to which individuals in a society are enabled to live healthy and flourishing lives.

6.67 Tackling health and well-being is a multi-agency approach. The Joint Health and Wellbeing Strategy 2017-22 was prepared by the Leicestershire's Health and Wellbeing Board is made up of local councillors, GPs, health and social care officials and representatives of patients and the public. This Strategy outlines the Leicestershire Health and Wellbeing Board's approach to reducing health inequalities and improving health and wellbeing outcomes for the people of Leicestershire.

6.68 The Local Plan has a crucial role to play in ensuring that opportunities exist for people to be able to make healthier lifestyle choices and address health inequalities. Research has shown that socio-economic and physical environments can determine up to two thirds of health outcomes in our populations. Focusing on these 'wider determinants of health' such as our homes and the wider built environment is essential for improving population health and wellbeing and reducing inequalities.

6.69 Policy PMD07 ensures that specific consideration is given to the potential overall impact of development on health, with individual proposals encouraged to maximise their overall contribution towards a healthier environment and healthier communities. Health Impact Assessments (HIA) will be an important tool for assessing



any effect on health and in addressing health inequalities by protecting those who are vulnerable to the negative effects of development. A HIA gives the opportunity to ensure the creation of sustainable developments for the community by:

- Demonstrating that health impacts have been properly considered when preparing, evaluating and determining development proposals;
- Ensuring developments contribute to the creation of a strong, healthy and just society;
- Helping applicants to demonstrate that they have worked closely with those directly affected by their proposals to evolve designs that take account of the views of the community;
- Identifying and highlighting any beneficial impacts on health and wellbeing of a development scheme; and
- Identifying and acting to minimise any negative impacts on health and wellbeing of a development scheme.

6.70 A HIA is required for all major development, or other development likely to have a potentially significant health impact in relation to either its use and/or location. Leicestershire County Council are working to establish a standard HIA procedure for Leicestershire around health considerations in planning.

What evidence has informed the Policy?

Hinckley & Bosworth Corporate Plan 2017-2021

Leicestershire Joint Health and Wellbeing Strategy 2017-22

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
3. Infrastructure
8. Achieving Good Design
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for the Local Plan.

PMD08 Recycling and Refuse Storage

New development and conversion schemes should be designed to minimise waste arising through providing adequate internal storage capacity (to avoid products being disposed of prematurely) and home composting facilities. In addition, they should include sufficient refuse storage space to allow segregated waste collection. Storage space for refuse bins and recycling facilities should be integral to the design of new development and, where possible, conversion schemes.

Refuse storage space for bins and recycling facilities should be secure, conveniently located for occupiers and for collection purposes, and the impact on the street scene should be minimised. Where bins can only be stored at the front of properties, provision should be made for them to be screened from the street.

Residential development should, where appropriate, allow for home composting facilities to be provided.

6.71 The integration of modern standard bin storage plays a significant role in the street scene and as such is a critical aspect of the delivery of well-designed places. It is essential that new homes have adequate outside space for the storage of segregated waste and the storage of bins should be a key design consideration from the outset, designed to be functional, convenient and visually pleasing. Their location should be convenient for both occupants and refuse collection purposes. Further guidance on refuse storage is included in the Hinckley & Bosworth Good Design Guide (SPD).

What evidence has informed the Policy?

Climate Change Strategy

Leicestershire Minerals and Waste Local plan

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places

7. Climate Change

8. Achieving Good Design

10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for the Local Plan.

7 Housing

HO01 Provision of New Housing

To meet the strategy for housing set out in Policy SS02, planning permission will be granted for residential development on the sites allocated on the Policies Map and as set out below, provided the development is in accordance with other relevant policies of the Development Plan.

Residential development within the identified settlement boundaries will be supported where it accords with relevant development plan policies.

Table 6: Housing Allocations

Site Allocation Reference	SHELAA Ref.	Settlement	Site	Minimum Housing to be delivered (2020-2039)
URBAN AREA				
HIN01H	AS1021	Hinckley	Land at junction of Normandy Way and Triumph access road, Hinckley	100
HIN02H	LPR31	Hinckley	Land West of Hinckley West	500
BUR01H	AS134	Burbage	Land at Manor Farm, Aston Flamville Road	75
BUR02H	AS135	Burbage	Land off Sapcote Road	105
BRW01M	AS58	Barwell	Land at Stapleton Lane (Sustainable Urban Extension)	990
EAR01M	AS237	Earl Shilton	Earl Shilton (Sustainable Urban Extension)	1,000
TOTAL				2,770
KEY RURAL CENTRES				
BARL01H	AS455	Barlestone	Land at Barton Road, Osbaston	55
BARL02H	AS41/42	Barlestone	Land at Spinney Drive	49
GRO01H	AS705	Groby	Laurel Farm, Land south of Leicester Road	45
MKBOS01M	AS393	Market Bosworth	Land South of Station Road	100
MKBOS02H	LPR139	Market Bosworth	Phase 2 of Land South of Station Road	243
NEW01H	LPR38	Newbold Verdon	Land east of Brascote Lane	221
STG01H	NDP SG2*	Stoke Golding	Mulberry Farm	25
TOTAL				738
RURAL VILLAGES				
BAG01H	AS3	Bagworth	The Silk Forest, Barlestone Road	7
BAG02H	AS16	Bagworth	Land at Station Road	17

<i>Site Allocation Reference</i>	<i>SHELAA Ref.</i>	<i>Settlement</i>	<i>Site</i>	<i>Minimum Housing to be delivered (2020-2039)</i>
CON01H	LPR79	Congerstone	Land North & West of Chapel Lane	35
HIG01H	LPR90	Higham on the Hill	Land adjacent Cherry Orchard Estate, Main Street	61
SHE01H	AS616	Sheepy Magna	Land to North of Main Road	18
SHE02H	AS618	Sheepy Magna	Land to South of Main Road	59
STA01H	LPR154	Stanton Under Bardon	Land off Main Street	56
THO01H	AS36	Thornton	Thornton Nurseries, South of Reservoir Road	21
THO02H	AS33	Thornton	Land off Warwick Close, St Peters Drive and Sharp's Close	53
THO03H	AS22	Thornton	Manor Farm, Main Street	17
TOTAL				344
OVERALL TOTAL				3,852

7.1 The spatial strategy has identified the most appropriate locations for development to meet the borough's housing needs while meeting our other strategic objectives and the wider aims of sustainable development. We have used a site selection process informed by a sustainability appraisal to identify the most suitable housing sites from those that are available to achieve the distribution of development set out in our spatial strategy. That process has also been informed by the need to secure the provision of the infrastructure necessary to support sustainable development.

7.2 Site reference STG01H (NDP SG2) Mulberry Farm, Stoke Golding is a neighbourhood plan housing allocation that the Local Plan will be bringing forward.

What evidence has informed the Policy?

The Standard Method for assessing housing needs

Hinckley and Bosworth Housing Needs Study 2019

Strategic Housing and Economic Land Availability Assessment 2021

Residential Land Availability Monitoring

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places

10. Positive Planning

11. Land for Development

Which Policy from the Local Plan 2006-2026 will this Policy replace?

HO02 Housing Mix, Size and Type

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

- 7.3 It is important that new market housing provision reflects actual needs of Hinckley & Bosworth's population as it grows rather than market demand. The biggest growth in households is forecast to be couples and single people over 65, but the borough will also see growth in other household types including families with children.
- 7.4 The most recent Housing Needs Study will be the basis for considering a suitable mix of house type and sizes for both market and affordable housing. The current evidence on housing mix is drawn from the 2019 Housing Needs Study⁴⁰ with adjustments for affordable home ownership and affordable housing for rent to take into account higher turnover rates and management issues, as well as acknowledgement of under-occupation by 1 bedroom for affordable home ownership products.

Table 7: Suggested Mix of Housing by Size and Tenure

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

- 7.5 Where up-to-date neighbourhood plans set out a need for a different mix of house sizes, the neighbourhood plan will take precedence as a reflection of local need in that area. If a developer wants to provide an alternative mix of housing from the latest

⁴⁰ [Housing Needs Study Overview | Housing Needs Study 2019 | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](#)



evidence of the borough (or of a neighbourhood plan) this will need to be justified through the submission of evidence setting out the housing needs of local people rather than market demand.

- 7.6 One bedroomed properties, where provided, should be one bedroomed houses or apartments without communal areas.
- 7.7 Bungalows should form part of the mix in appropriate circumstances where there is evidence of a local need. The type of circumstances where bungalows will be appropriate include locations where there is evidence of under-occupancy of large houses and rural locations where low-density housing suits the character. There is evidence in some Neighbourhood Plan areas that older people could be tempted to down-size and release larger houses to the market if smaller bungalows were available locally. Specialist accommodation for older people will not be expected to provide the full range of sizes of dwellings expected of other developments.
- 7.8 Rural Exception Sites should deliver a mix of tenure and types to respond to a local Housing Needs Survey. Any market housing to cross subsidise the Rural Exception Site should consist of smaller homes.

What evidence has informed the Policy?

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

Which spatial objectives will the Policy help deliver?

- 1. Healthy Communities and Places
- 2. Safe and Inclusive Communities
- 10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy HO02 replaces Policy 16 in the Local Plan 2006-2026.

HO03 Space Standards

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

- 7.9 New homes in England are amongst the smallest in Europe and houses that are too small, or that are overcrowded, can impact on the quality of life of the residents of those homes. The Government has introduced national minimum house standards to help the delivery of houses that are of a sufficient size for the occupiers of those homes. Our own evidence indicates that new homes in the borough often fall short of these national standards and we consider it important that new homes should provide an adequate living environment for their occupiers.
- 7.10 All new dwellings should meet the nationally described space standards (NDSS), including conversions. Validation of full and reserve matters planning applications should ensure submission of a schedule to including the following
- Unit number;
 - Number of persons that can be accommodated (according to the number of single and double bedrooms);
 - The number of floors in the dwelling;
 - The minimum required floor space (according to NDSS); and
 - The proposed floor space.
- 7.11 Where submitted plans have rooms labelled as “studies” these will normally be regarded as bedrooms. New residential development should also be designed with sufficient private external space to promote health and wellbeing as expected by part (m) of Policy PMD01.

What evidence has informed the Policy?

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

Research by RIBA, Shelter and Julia Parkes

The Local Plan will also be subject to viability testing

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
8. Achieving Good Design
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for this Local Plan

HO04 Housing Density

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

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

7.12 The intention of this Policy is to optimise the use of housing land so that no more land has to be used than is absolutely necessary. But drawing upon the National Design Guide the expectation is that good design, which responds effectively to context, accessibility, the proposed building types, form and character of the development, will be the principal determinant of appropriate density. Good design will always be prioritised above numerical density targets which serve as a back-up to ensure the efficient use of land.

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

What evidence has informed the Policy?

The National Model Design Code (Consultation Draft January 2021)⁴¹ sets out density standards in Figure 10 and the Built Form section:

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

Densities achieved on major residential developments in the borough between 2006 and 2019

⁴¹ [National Planning Policy Framework and National Model Design Code: consultation proposals - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/national-model-design-code)

averaged 34dph (net) in urban areas and 24dph (net) in rural areas, although the averages mask some large variations between schemes, particularly in the urban areas. See RLA 2019 Appendix 15.

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

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
5. Transport
6. Natural Environment
7. Climate Change
8. Achieving Good Design
10. Positive Planning
11. Land for Development

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy HO04 replaces Policy 16 in the Local Plan 2006-2026.

HO05 Accessible Housing

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

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

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

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

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

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

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

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

- 7.14 Evidence shows that in general, Hinckley & Bosworth has similar levels of disability compared with other areas, however an ageing population means that the number of people with disabilities is likely to increase substantially in the future, so new housing will have to meet required accessibility standards.
- 7.15 Where the 5% requirement means there will not be enough M4(3) dwellings to provide a mix that fully reflects that of the development as a whole, the required M4(3) dwellings should reflect the most common sizes and types of dwelling proposed on a site. Where the 5% requirement generates more than 2 M4(3) dwellings these should be pepper potted around the development.
- 7.16 Developments of less than 10 dwellings will not have to provide any M4(3) dwellings. This is because the policy requirement of 5% of dwellings applied to a development of 9 dwellings or less would generate less than 0.5 of a dwelling.
- 7.17 To be approved, submitted plans must clearly illustrate which dwellings are to be built to M4(3) standard. Also, a planning condition must be applied to ensure that no M4(2) or M4(3) dwelling can be occupied until the authority for checking building regulations has confirmed that the required standards have been met.
- 7.18 Wheelchair user dwellings (M4(3)) can be provided to two standards: adaptable or accessible. Wheelchair adaptable dwellings are homes that are designed to be easily adapted to meet the needs of wheelchair users. Wheelchair accessible dwellings are homes



which are readily usable by wheelchair users at the point of completion and provide all the necessary fixtures and fittings specified by the standard.

- 7.19 National policy states that planning policy requirements for wheelchair accessible homes should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. Unless the



Local Authority has this responsibility, wheelchair user dwellings required by this Policy should be M4(3) wheelchair adaptable dwellings. In most cases it is expected that market housing for sale and specific affordable dwellings provided through planning requirements will be wheelchair adaptable. Only where Hinckley & Bosworth Borough Council is nominating a wheelchair user as an occupier will wheelchair user accessible dwellings be required, and this should be achieved through the use of a condition.

What evidence has informed the Policy?

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

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
10. Positive Planning
11. Land for Development

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for this Local Plan.

HO06 Self-build and Custom Housing

Self-build and custom housing will be supported to provide a mix of house types and meet self-build and custom housing needs.

Sites providing 100 or more dwellings must include the provision of 5% of plots for self-build and custom housing as part of an appropriate mix of dwellings. All plots for self-build and custom housing must be fully serviced.

- 7.20 It is recognised that there is demand from people to build or commission their own homes and that this could help boost the supply of new housing. These schemes may involve the development of individual homes on a single plot or a number of homes as part of a community housing project. The Local Plan supports the development of self-build and custom housing through this Policy. Neighbourhood plans could also play a role in identifying land for self-build and custom housing particularly where this would help meet local needs as identified in the self-build register.
- 7.21 Local planning authorities are required to maintain a register of those people who have expressed an interest in a serviced plot of land for self-build and custom housebuilding. The Council is required to grant sufficient development permissions in respect of serviced plots to meet the demand. As of October 2021, 17 expressions of interest have been registered, of which none were registered prior to October 2018. Permission has however been granted for 5 self-build plots up to October 2021. This means the self-build delivery requirement for the borough has been met to date, but there is a requirement to provide at least 12 self-build plots by October 2024 to meet the residual requirement.
- 7.22 To help meet this demand self-build and custom housebuilding will be supported on any sites where conventional housing is also suitable. In addition sites of 100 or more dwellings will be specifically expected to provide a proportion of serviced plots to help meet demand for self-build and custom housebuilding. The percentage of plots should be rounded up to the nearest whole number (e.g., 5% of 50 would be 3 plots).
- 7.23 Unless agreed otherwise the Council, development of serviced plots must commence within one year from when the plots were made first available and capable of being developed, and when the Council was notified the plots were made available. Adequate marketing, the format of which will be agreed with the Council (for example, an appropriate Marketing Strategy), must take place from when the plots are made available. Any plots where development has not commenced within the one year period may revert to conventional housing.

What evidence has informed the Policy?

Hinckley and Bosworth Housing Needs Study 2019

Hinckley and Bosworth Self-build Register (updated October 2021)

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places

2. Safe and Inclusive Communities

10. Positive Planning

11. Land for Development

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for this Local Plan.

HO07 Gypsies, Travellers and Travelling Showpeople

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

They are located within or adjacent the settlement boundary of Hinckley, Burbage, Earl Shilton, Barwell, a Key Rural Centre or Rural Village, or are extensions to existing gypsy, traveller and travelling show people sites, and:

- a. Provide a safe and convenient pedestrian and vehicular access to the site and sufficient space for parking and vehicle manoeuvring and storage;***
- b. Provide for convenient access to schools, shops, healthcare and other local facilities, preferably by walking, cycling or by public transport;***
- c. Provide appropriate landscaping to maintain visual amenity and provide privacy for occupiers;***
- d. Provide a safe and healthy environment for residents;***
- e. Include an appropriate level of essential services including access to drinking water, electricity, refuse storage and collection and sewage disposal;***
- f. Are sympathetic to its surroundings and do not have an unacceptable adverse effect on the character or appearance of the locality; and***
- g. Plots for Travelling Show People are of sufficient size to enable the storage, repair and maintenance of equipment.***

The Council will prepare a Gypsy and Traveller Site Allocation Development Plan Document (DPD) and will work with partners to identify and allocate suitable sites to meet the identified pitch needs as contained in the latest Gypsy and Traveller Accommodation Needs Assessment.

7.24 It is important to ensure that provision is made for the housing needs of a range of specific groups including gypsies and travellers and travelling show people.

7.25 The Government's Planning Policy for Gypsy and Traveller Sites (PPTS 2015) sets out that in preparing their local plan, local planning authorities should set pitch targets for gypsies and travellers, and plot targets for travelling show people, which address the likely permanent and transit site accommodation needs of travellers in their area.

7.26 Local planning authorities should:

- Identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets;
- Identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and where possible for years 11-15;
- Relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density; and
- Protect local amenity and environment.

7.27 The criteria will be applied to all applications for new gypsy, traveller and travelling show people pitches plots and sites. This includes applications for temporary stopping places and transit sites, which will still be required to meet all of the criteria, although the level of facilities provided on site should be appropriate to the type of site proposed.

7.28 It is important that accommodation for gypsies and travellers and travelling show people provides a suitable living environment with access to important services and facilities. Sites should be designed in such a way as to minimise its impact on the local area whilst ensuring sufficient provision is made for the storage of vehicles and equipment with particular regard to the needs of Travelling Show People.

7.29 A Gypsy and Traveller Accommodation Assessment has been prepared to provide a robust assessment of the current and future need for Gypsy, Traveller and Travelling Show People accommodation in Hinckley & Bosworth. The Study identifies a need for 53 households that meet the planning definition to 2039. Through development of the Local Plan, there have been 3 formal call for sites exercises to seek land for a variety of uses including sites for Gypsy or Traveller households. Unfortunately this has not identified any suitable sites. The Council have commissioned some further work to look at pitch delivery opportunities such as the extensions to or expansion of existing sites in the borough. The potential for either of the allocated SUEs to accommodate pitches was also explored but consideration of the SUEs and what they can deliver is at an advanced stage. In order to identify suitable sites to meet these identified needs, the Council will need to work with partners across Leicestershire and with its neighbours along its Warwickshire border and produce a separate Gypsy and Traveller Site Allocation Development Plan Document.

7.30 Neighbourhood plans can also play a role in identifying land for gypsy, traveller and travelling show people plots and pitches, particularly where this would help meet identified local needs.

What evidence has informed the Policy?

Hinckley and Bosworth Gypsy and Traveller Accommodation Assessment 2021

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places

2. Safe and Inclusive Communities

10. Positive Planning

11. Land for Development

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy HO07 replaces Policy 18 in the Local Plan 2006-2026.

HO08 New Housing in the Countryside

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

- a) *Housing to meet the needs of a rural worker(s), providing that:*
 - i. *It is essential for one or more workers to live at, or be in close proximity to, their place of work to ensure they are readily available at most times for the effective operation of an agricultural, forestry or similar land-based rural enterprise;*
 - ii. *There is evidence the rural enterprise is viable and has a clear prospect of remaining so for the foreseeable future;*
 - iii. *There are no available existing dwellings or buildings suitable for conversion to residential use on the site of the enterprise or within close proximity of the enterprise;*
 - iv. *The proposed dwelling is of a size and scale appropriate to the proper functioning and needs of the rural enterprise; and*
 - v. *The permitted dwelling is subject to an occupancy condition restricting its occupation to a person who is directly employed by the rural enterprise on a permanent full time basis;*
- b) *The rebuilding or replacement of an existing dwelling where it leads to an enhancement of the character and appearance of the area and is proportionate to the size, scale, mass and footprint of the original dwelling and situated within the original curtilage;*
- c) *Housing in accordance with Policy HO10 Rural Exception Sites;*
- d) *The subdivision of an existing dwelling;*
- e) *The re-use of redundant or disused buildings which enhances the immediate setting, in accordance with Policy PMD04 Redundant Rural buildings; or*
- f) *A dwelling of exceptional design quality in that it is truly outstanding, reflecting*

the highest standards in architecture, and would significantly enhance its immediate setting, and be sensitive to the defining character of the local area.

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



What evidence has informed the Policy?

NPPF – Rural Homes – paragraphs 77-79

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

Which spatial objectives will the Policy help deliver?

- 1. Healthy Communities and Places
- 6. Natural Environment
- 8. Achieving Good Design

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy HO08 replaces Policy DM4 in the Local Plan 2006-2026.

HO09 Affordable Housing

To support the provision of mixed, sustainable communities, a minimum level of affordable homes will be required on new residential developments of 10 or more dwellings or on sites at least 0.5 hectares in size as detailed in Table 8 below.

In line with Government guidance 25% of all affordable homes on qualifying sites will be sought as First Homes.

Table 8: Minimum Affordable Housing Provision Requirement Levels

Location	Total Affordable housing on site target	% of First Homes	% of Affordable Homes for Rent	% of Affordable Home Ownership
<i>Urban - Within or adjacent the settlement boundaries of Hinckley, Barwell, Earl Shilton and Burbage excluding Sustainable Urban Extensions</i>	20%	25%	56%	19%
<i>Sustainable Urban Extensions at Barwell and Earl Shilton</i>	20%	Negotiated on a site-specific basis		
<i>Rural areas (all sites not in the above categories)</i>	40%	25%	56%	19%

A clear justification supported by an independent viability assessment at the cost of the applicant will be required if the applicant considers that particular circumstances justify the need for a lower level or variation to the minimum affordable housing provision outlined in Table 8.

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

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

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

Developers are expected to make efficient use of land and attempts to artificially reduce the scale of development to below the threshold for providing affordable housing will not be acceptable.

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

Legal agreements with the Council will ensure that affordable housing, for both affordable housing for rent and affordable home ownership, is secured for first and subsequent occupiers and retained as affordable.

- 7.32 Affordable housing is housing that is for sale or for rent for those whose housing needs are not met by the market. Affordable housing includes affordable housing for rent, products which provide a discount on the open market value of properties, and shared ownership homes. For clarity, urban sites include land adjoining urban areas, even where that land comprises countryside.
- 7.33 Evidence on the need for affordable housing is set out in the most up to date Housing Needs Study (2019). The 2019 Study provides an estimate of the need for affordable housing of 271 dwellings per year to meet existing and newly arising needs.
- 7.34 There may be instances where affordable accommodation is required to support the needs of specific groups in one location, such as cluster homes for people with learning disabilities or mental health issues. Where evidence of such a need exists, provision will be supported as part of the affordable housing offer where self-contained units can be delivered, which can be converted back to general needs housing if the specialist accommodation is no longer needed in the future. Information on the type of support to be delivered as part of the scheme should be identified as part of the request for the provision to be delivered in preference to general needs accommodation.
- 7.35 To help meet the identified affordable housing need, alongside affordable housing secured through developer contributions schemes for 100% affordable housing in the borough will be supported. It will be expected that any affordable housing scheme will provide a mix of affordable housing for rent and affordable home ownership on site.
- 7.36 On 24 May 2021, the Government published a Written Ministerial Statement and updated Planning Practice Guidance setting out details of their First Homes policy and procedures and confirmed an implementation date of 28 June 2021. First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of affordable housing for planning purposes. Specifically, First Homes are discounted market sale units which:
- At least 25% of affordable homes delivered on each site must be delivered as First Homes. Some exemptions apply, including developments that provide solely for Build to Rent homes, 100% affordable housing schemes, rural

exception sites, developments that provide specialist accommodation for a group with specific needs such as the elderly, and self-build developments;

- Purchasers must be first time buyers;
- The discount must be at least 30% of open market value. Local authorities can set policies that seek discounts of 40% or 50% if they can evidence the need and viability through the Local Plan process;
- The discount and first time buyer eligibility requirement will be held in perpetuity and secured through legal mechanisms, i.e. when any First Homes are sold to subsequent purchasers the same level of discount and first time buyer eligibility criteria will apply;
- There will be a price cap for qualifying properties, and the maximum purchase price after the discount will be £250,000;
- Local authorities can apply their own local connection criteria and other criteria such as giving priority to keyworkers, subject to providing evidence of the need to include such restrictions;
- Purchasers are eligible to purchase a First Home if they have household income of less than £80,000 (this is the same as the qualifying criteria for shared ownership housing);
- Local connection criteria can only be applied for the first 3 months of marketing, after which a property can be sold to any purchaser from anywhere in England, subject to meeting the criteria around household income, first time buyer eligibility, and with the discount still being held in perpetuity;
- A First Home must be a purchaser's only home; and
- At least 50% of the discounted value of the property must be financed via a mortgage or other similar form of finance.

7.37 In the event that a First Home cannot be sold to a qualifying purchaser within six months of marketing, the property can be sold as an open market home and the seller pays the Council a cash contribution in lieu of the 30% discount. This requirement will be secured in the S106 agreement. First Homes are the Government's preferred discounted market tenure, so in policy terms the Government expects a minimum of 25% of all affordable housing through developer contributions to be First Homes. Further guidance will be provided in the Council's updated Affordable Housing SPD.

What evidence has informed the Policy?

Hinckley and Bosworth Housing Needs Study 2019

Written Ministerial Statement 24 May 2021

Planning Practice Guidance

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places

2. Safe and Inclusive Communities

10. Positive Planning

11. Land for Development

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy HO09 replaces Policy 15 in the Local Plan 2006-2026.

HO10 Rural Exception Sites

In Rural Villages and Rural Hamlets as defined in the Settlement Hierarchy, minor developments that meet a 'local need' for housing will be supported adjacent to the settlement boundary provided that:

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

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

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

7.39 In rural areas, local plans should be responsive to local housing needs. The Plan

supports opportunities to bring forward rural needs housing to provide for affordable housing needs in rural areas where there is an identified local need.

7.40 By supporting rural exception sites adjacent to existing settlements as set out in the Policy, the housing will help address identified need whilst supporting the vitality of rural communities and local services in those settlements.

7.41 Should no one residing in the parish/settlement who meets the definition of local need set out in the Policy need the affordable home at the time it is made available, then any person with a strong local connection to the parish/settlement would be considered. A Local Connection is defined in the Council's Housing Allocation Policy and examples include households:

- With immediate family living in the parish/settlement;
- Who work in the parish/settlement; or
- Who need to move to the parish/settlement to provide care or receive care.

7.42 If a property cannot then be released to a resident who meets the Local Connection criteria to the parish or settlement, a cascade mechanism will be put in place to ensure that an affordable dwelling is not left empty. This will allow for the letting or sale of affordable dwellings delivered on rural exceptions sites to residents who have a local connection to neighbouring parishes which lie within Hinckley & Bosworth borough. The final cascade would be to people who have a connection to the borough of Hinckley & Bosworth.

7.43 All rural exception sites must remain as affordable housing for local people in perpetuity. This will be secured through a Section 106 legal agreement which is specific to the site concerned.

7.44 Where site or financial viability constraints indicate that cross-subsidy through an element of market housing provision may be necessary, the need for this must be evidenced and justified to the Council. This should include an economic viability assessment to demonstrate the economic need for inclusion of market housing and clear evidence of local need for the types of market housing proposed. The Council will need to be satisfied that there are no other options available (e.g., funding from other sources). It must be evident from the proposal that the local affordable housing need is the focus of the proposal so market housing cross-subsidy should be no more than 20% of the overall scheme.

What evidence has informed the Policy?

Hinckley and Bosworth Housing Needs Study 2019

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
6. Natural Environment

8. Achieving Good Design

11. Land for Development

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy HO10 replaces Policy 17 in the Local Plan 2006-2026.

8 Economic Prosperity

Introduction

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

Hinckley & Bosworth Economic Portrait

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

The Corporate Plan also feeds into the Economic Regeneration Strategy (2021-2025) (ERS)⁴².

- 8.4 As a result, to be a sustainable borough of opportunity, the Local Plan will continue to encourage and support the local economy, but also ensure that there is a balance between jobs and housing. The Local Plan aims to support the provision of jobs for the increasing population of the borough and encourage flexible business space that fulfils

⁴² [Hinckley & Bosworth Economic Regeneration Strategy 2021 to 2025 \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/hinckley-bosworth-economic-regeneration-strategy-2021-to-2025)

an increasing demand due to changing ways of working.

- 8.5 The Borough Council will seek growth in sectors where the borough currently has strengths, and in sectors where there is expected to be growth during the plan period, based on evidence in the Employment Land and Premises Study (ELPS, 2020). The Council will also seek to attract wider investment and support through the Economic Regeneration Strategy.
- 8.6 Although it has been identified in the ELPS that sufficient employment land is available in the borough to support the identified growth over the period of the Local Plan, it is important that further employment proposals are given opportunity to flourish to encourage sustainable economic growth. Providing employment provision in communities has many benefits, including providing local jobs for local people, in turn reducing out commuting, something prevalent in this area with a number of cities and larger towns surrounding the borough easily accessible by car, bus and train, e.g., Leicester, Nuneaton, Coventry and Birmingham etc. It is an aspiration of the Council through both the Corporate Plan and the Economic Regeneration Strategy to have a vibrant location with a competitive and thriving sustainable local economy across the whole of the borough, not just in particular locations, to address any unevenness in the spatial distribution of employment supply throughout the borough.
- 8.7 Essentially the Borough Council will need to address issues such as: which employment sites should be protected from alternative uses, which sites can be flexible for alternative uses, and the implications from recent changes to the Use Class Order which allows permitted development changes to and from 'employment' uses.



- 8.8 The changes to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 created two new use classes, which came into effect on 1 September 2020. One of the new Use Classes is E: 'Commercial, Business and Service'. Use Class E broadly covers uses previously defined in the revoked classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), D1 a-b (Non-residential institutions) and D2 (indoor sport). The changes to the Use Classes Order 1987 (UCO), particularly the creation of the broad Class E, will have implications

for the protection of both existing and proposed employment sites and for town centres. Further consideration will be needed on the introduction of Class E, this could include further consideration into whether conditions could be applied to prevent change to other uses within E use class when the location is considered inappropriate.

- 8.9 In addition, it is also important that we work with other local authorities to determine any unmet need from Leicester City and the requirements for Strategic Distribution//Warehousing sites across Leicester and Leicestershire. The Borough Council will also be looking on both a strategic and local scale to determine the impact on potential and existing employment sites, such as transport impacts, infrastructure delivery, environmental impacts, and the viability and deliverability of sites.

EP01 Scale and Distribution of New Employment Sites

In addition to the delivery of existing commitments, the Borough Council will allocate a minimum of 43.1 hectares of employment land in this Local Plan, following the recommendations of the most up to date Employment Land and Premises Study and other local evidence base studies including the Strategic Housing and Economic Land Availability Assessment. The Borough Council will consider a wide range of factors to determine the scale and distribution of new employment sites, including the wider Leicestershire strategy, transport and infrastructure evidence, environmental impacts, site constraints and the viability and deliverability of sites submitted to us in various call for sites.

What evidence has informed the Policy?

Hinckley & Bosworth Employment Land and Premises Study (2020)

Hinckley & Bosworth Economic Regeneration Strategy (2021-2025)

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

Which spatial objectives will the Policy help deliver?

10. Positive Planning

11. Land for Development

12. Economic Growth and Resilience

13. Town and Village Centres

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for the Local Plan.

EP02 New Employment Development

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

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

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

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

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

rural economy, or support the delivery of new local services or the retention of existing local services and community facilities.

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

- 8.10 The scale and distribution of employment sites, and the local vs strategic split is yet to be determined across the functional economic market area. The ELPS states that while the strategic market remains strong in the borough, and some big companies are working to meet their own needs, stakeholder consultations and market analysis suggest unmet demand, particularly for small/mid-sized industrial properties of up to 1,000 sq. m to meet local business needs, and units up to 500 sq. m for new businesses. This is to be considered further through the analysis of evidence base studies and wider discussions with authorities across the Leicestershire Functional Economic Market Area (FEMA).
- 8.11 As a result, the Borough Council will support the provision of new employment development which cannot be accommodated on designated employment areas within the parameters set by Policy EP02.
- 8.12 In some instances, land may be required outside of settlement boundaries on greenfield land/countryside. In these circumstances, if previously developed land is not available, then it may be considered acceptable adjacent to or expansions of existing employment areas. The Borough Council will only support such developments where they are acceptable in planning terms in line with Policy EP02, and it can be demonstrated that all other sites do not meet the needs of the occupier/businesses.
- 8.13 The applicant will be required to submit a sequential assessment including an appraisal of the suitability of the proposed development against the employment areas identified in the most up to date ELPS. The appraisal should set out justification why sequentially preferable alternative sites are not suitable for the scheme in terms of the operational requirements of the business, including relevant planning and sustainability considerations such as the impact of traffic movements or accessibility for workers.

What evidence has informed the Policy?

Hinckley & Bosworth Employment Land and Premises Study (2020)

Hinckley & Bosworth Economic Regeneration Strategy (2021-2025)

Which spatial objectives will the Policy help deliver?

5. Transport

6. Natural Environment

7. Climate Change

8. Achieving Good Design

10. Positive Planning

11. Land for Development

12. Economic Growth and Resilience

13. Town and Village Centres

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy EP02 replaces Policy DM20 in the Local Plan 2006-2026.

EP03 Existing Employment Areas

Proposals for the development of employment uses within existing employment areas will be supported where they accord with other policies of the Local Plan.

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

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

Category A - Key Employment Areas:

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

Category B Areas:

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

- a. The proposed proportion of uses falling outside of employment use classes would have regard to any recommendations in the most up-to-date Employment Land and Premises Study; or*
- b. The applicant can demonstrate that:*

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

Category C Areas:

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

What evidence has informed the Policy?

Hinckley & Bosworth Employment Land and Premises Study (2020)

Which spatial objectives will the Policy help deliver?

- 10. Positive Planning
- 11. Land for Development
- 12. Economic Growth and Resilience
- 13. Town and Village Centres

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy EP03 replaces Policy DM19 in the Local Plan 2006-2026

EP04 Existing Non-Identified Employment Areas

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

employment uses will only be given positive consideration where it can be demonstrated that:

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

8.14 In relation to the provisions of Policy EP03, existing employment areas in Hinckley & Bosworth are listed in the latest Employment Land and Premises Study. MIRA Technology Park Enterprise Zone is of national significance and is justified on its own merits. Policy EP05 set out criteria to assess development at MIRA.

8.15 Hinckley & Bosworth's existing employment land stock is characterised by a varied range of employment sites, in terms of their age, size, and condition. Because of this diverse variety of employment, it is vitally important that this is safeguarded and sustained to offer choices of employment opportunities to both businesses and employees. The most effective way to achieve a stable, competitive, innovative economic portfolio is by safeguarding existing key employment areas, and those sites that are currently fit-for-purpose. However, we also require a flexible policy that will allow sites that are of lower quality to be able to adapt to potentially changing conditions over the course of the plan period.

8.16 The NPPF states that planning policies should avoid the long-term protection of allocated employment sites where there is no reasonable prospect of a site being used for that purpose.

8.17 The Employment Land and Premises Study supports the categorisation of allocated employment areas:

- Category A areas are key employment areas that are in good quality and/or are of exemplar standard.
- Category B areas are fit-for-purpose and provide a good basis for employment use, and therefore should be retained where possible. However the Borough Council will consider proposals of partial/total loss of areas for uses other than employment use classes where the proposals meet the criteria in Policy EP03 and is considered appropriate in line with other local and national policies.
- For Category C areas a more flexible approach has been taken to help facilitate a broad range of economic development, to achieve future sustainability and flexibility of the local area's economy. In some cases, the size, location and characteristics of an area may mean that a more mixed-use approach would

provide greater benefits and address local needs. If a category C area is redeveloped to mixed-use or non-employment uses, then it must retain an equivalent number of jobs. However, if an area has been vacant or underused for a significant amount of time, then consideration will be given to future job creation and skills enhancement, rather than loss of existing jobs.

8.18 To summarise, employment areas are categorised as follows:

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

- 8.19 Policy EP03 therefore ensures that the most appropriate areas continue to be safeguarded whilst not seeking to stifle alternative development on land which is unlikely to be delivered or remain fit for purpose during the plan period. It also includes flexible provisions for the release of employment land previously in B use class where there is no reasonable and viable prospect of an area continuing to be used for this purpose.
- 8.20 The borough is rural in nature, and this means it is challenging to identify new sites for employment and housing development, particularly beyond settlement boundaries. The Borough Council seeks to ensure the most efficient and sensible use of employment land as once it is lost it is difficult to replace.
- 8.21 The Borough Council regularly prepares and updates a review of the existing and future supply of land available for economic development through an Employment Land and Premises Study. The Study is used to assess the quality and suitability of existing employment areas, and inform the amount, location and type of employment land and premises required to support future housing growth in the borough.
- 8.22 Where an area or premises is to be marketed for employment uses, this should be done in line with standards outlined in the Employment Land and Premises Study. This outlines the various marketing tools that should typically be used to monitor the interest. Only following the full opportunity of using these marketing tools could it be considered that there is a lack of demand for the area or premises in question.
- 8.23 The Borough Council recognises the national picture of non-B use class development appearing in amongst 'traditional' employment uses on sites around the UK. Sui

generis and some E uses, such as vehicle hire businesses, fuel stations, shops selling and/or displaying motor vehicles, non-residential institutions including training centres, nurseries/children's play facilities, activity centres, and indoor sport/recreation or fitness do generate employment opportunities. Such applications within the borough should be treated on their individual merits, including employment outputs and compatibility with surrounding uses, but should be restricted to sequentially Category C and then Category B employment areas.

What evidence has informed the Policy?

Hinckley & Bosworth Employment Land and Premises Study (2020)

Which spatial objectives will the Policy help deliver?

- 10. Positive Planning
- 11. Land for Development
- 12. Economic Growth and Resilience
- 13. Town and Village Centres

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for the Local Plan.

Strategic Distribution and Logistics

- 8.24 The borough sits within what is termed the 'golden triangle' between the M1, M6 and M42 motorways making it and partners within the functional economic market area (FEMA) of Leicestershire an attractive location for the distribution and logistics industry. Strategic distribution commercial building (strategic warehouses or sheds) required for this sector are usually very large scale with unit sizes over 9,000 sq. m which is a commercial property sector standard.
- 8.25 The distribution and logistics industry is a significant part of the UK's economy and operates at a national and sub-regional scale rather than district level. Because of this, the council are working with our neighbouring authorities in the FEMA to investigate Leicestershire's employment and strategic distribution needs going forward. This cross-boundary work will provide the evidence base to look at the current and future needs of the sector. Once the evidence studies are complete the FEMA districts will collaborate through our strategic partnership working to identify opportunity sites and support delivery of strategic employment sites.
- 8.26 The borough has currently met its current need for large scale distribution, so will not be allocating further sites until the cross-boundary employment work and agreement on distribution of needs has concluded. Further allocations to meet identified needs

will be achieved via a review of the Plan. Where speculative proposals are put forward, these will be determined in line with the vision and objectives. Impacts of such proposals will take account of other policies in this Plan to ensure they do not impact adversely in terms of the borough's natural environment, heritage, residential amenity, and landscape and character

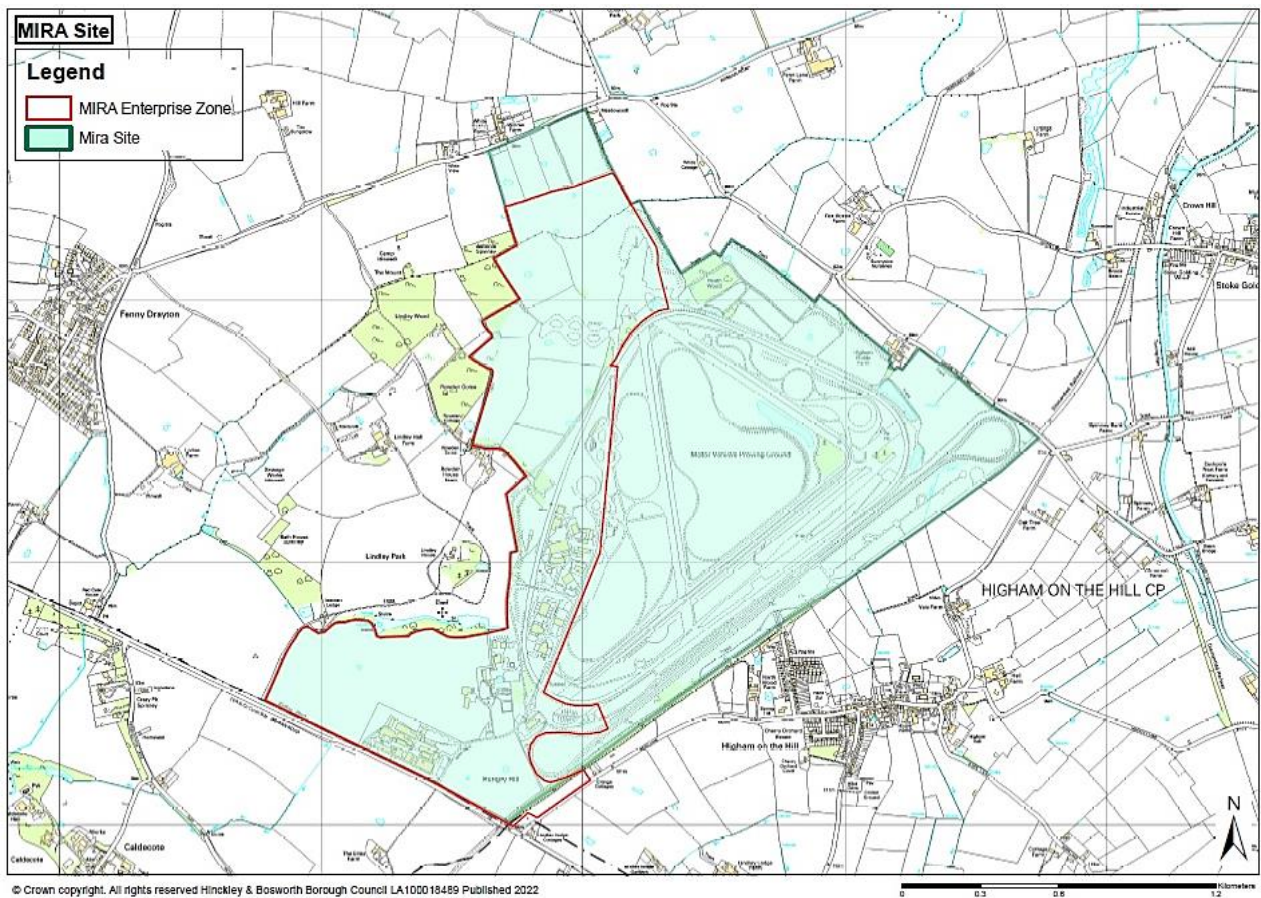


EP05 MIRA Site

Within the MIRA site in Figure 4, the Borough Council will continue to support high quality employment (in line with the overall strategy of the Enterprise Zone), as follows:

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

Figure 4: MIRA Site Boundary



- 8.27 Situated in the geographic centre of the UK, MIRA site extends over 345 hectares and has over 40 major companies on site. It is a unique world-renowned facility and incorporates the largest technology park in Europe. It enables a collaborative environment where businesses engaged in research and development within the transport sector can establish a technical presence in the UK.
- 8.28 The site comprises of a proving ground test track, Connected and Autonomous Vehicle testing facilities and associated services, major laboratory facilities, serviced office suites, workshops, bespoke stand-alone research & developments facilities and a Technology Institute and is continually expanding to suit all requirements.
- 8.29 MIRA was awarded Enterprise Zone status in August 2011 by the UK government and is the only transport sector focused Enterprise Zone in the UK. The Government introduced Enterprise Zones with many benefits, including removing barriers for growth, alongside business rates discounts, unrivalled locality, simplified planning and access to a large skilled workforce.
- 8.30 The Council is proud to host MIRA Technology Park in the borough, in particular because it offers a range of skilled jobs for the local workforce, and globally recognised research and development. The Midlands is strong in advanced manufacturing and engineering so the 19 Universities that work with the technology park and the MIRA

Technology Institute (opened in 2018) ensure future talent availability in this sector, whilst encouraging young people to consider skilled career choices when moving through education on to their future careers.

- 8.31 The Borough Council will work closely with MIRA to determine the boundary of the special policy area and to confirm their aspirations for growth and development. The borough will continue to work collaboratively to ensure that we are delivering a strategy that works for everyone. We will co-operate closely with other local authorities, such as Nuneaton & Bedworth and North Warwickshire where our administrative boundary immediately abuts the southern extent of the A5 Watling Street, which is the main access for MIRA's facilities.
- 8.32 It is important to note the proximity of the MIRA site to nationally important and internationally significant registered Bosworth Battlefield. Whilst the Enterprise Zone may not encroach upon the battlefield, the significance of the battlefield may be detrimentally affected by ill-considered development within its setting, therefore the Borough Council will work with MIRA on any proposed development to ensure there are no significant detrimental impacts on Bosworth Battlefield.

What evidence has informed the Policy?

Hinckley & Bosworth Employment Land and Premises Study (2020)

Hinckley & Bosworth Economic Regeneration Strategy (2021-2025)

Which spatial objectives will the Policy help deliver?

10. Positive Planning

11. Land for Development

12. Economic Growth and Resilience

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for the Local Plan.

Education and Skills

- 8.33 Education and training can play a pivotal role in reducing unemployment and in developing a flexible and adaptable local economy. It helps by enabling business access to an appropriately skilled workforce. The Council's Economic Regeneration Strategy 2021-2025 also supports the Council's ambition for continued economic prosperity, education and training.

8.34 In the last decade, the borough has seen significant growth in the overall proportion of the population in employment, reaching a peak of 87.6% in December 2019. Unemployment rates indicate figures of 3% (Dec 2019) and 3.4% (June 2020), which reflects national level increases in unemployment rates during this period but remains below both the national and regional average of 3.9% in June 2020⁴³.



8.35 However, there are pockets of high levels of deprivation in the borough, particularly in urban areas. This is often linked to income deprivation, potentially made worse by unemployment and/or lower levels of education. Leicestershire has a comparatively low economic productivity (lower than the national and regional averages), a low pay structure and high levels of commuting out of the borough to the various surrounding cities including Leicester, Birmingham and Coventry.

8.36 Policy EP07 aims to highlight the social value of new development, and how the Borough Council is aiming for a stronger, flexible and innovative workforce.

8.37 The Borough Council will work with its partners including, but not limited to, Leicestershire County Council, Leicester & Leicestershire Enterprise Partnership (LLEP), local businesses, SMEs, the Hinckley BID, and schools, colleges and academies to sustain and improve the local work force, in turn providing local people the best chance to succeed in the job market. The Borough Council will also work with partners to continue to encourage discussion between employees and young people across various sectors.

EP06 Education and Skills for a Strong Local Workforce

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

⁴³ NOMIS. 2020. Official Labour Market Statistics. [Online]. [Accessed 20 January 2021]. Available from: https://www.nomisweb.co.uk/reports/lmp/la/1946157144/subreports/ea_time_series/report.aspx?

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

The Local Employment & Training Strategy should also set out how the proposal will support employment opportunities for local people.

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

What evidence has informed the Policy?

Hinckley & Bosworth Employment Land and Premises Study (2020)

Hinckley & Bosworth Economic Regeneration Strategy (2021-2025)

Which spatial objectives will the Policy help deliver?

10. Positive Planning

11. Land for Development

12. Economic Growth and Resilience

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for the Local Plan.

Strategic Rail Freight Interchange

- 8.40 A proposal for a Strategic Rail Freight Interchange close to Hinckley is at the pre-application stage of the Development Consent Order process, which is with the Government as a Nationally Significant Infrastructure Project. This means a decision on whether or not to grant permission for the proposal will be made by the Government

rather than the relevant local authorities. The site is to the south and east of Hinckley & Bosworth borough and, although it is known as the Hinckley National Rail Freight Interchange (HNRFI), the majority of the site falls within the administrative area of Blaby District Council. The proposals for the HNRFI include industrial and storage/distribution units, a rail port and lorry park, dedicated road access directly from Junction 2 of the M69 and associated highway works, and landscaping including footpath and cycle links. A formal consultation on these proposals is scheduled to be held by the developers of the proposal later in 2021.

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

The Rural Economy

- 8.42 Agriculture contributes around 0.5% to the United Kingdom's economy, but provides half of the food we eat, and employs almost half a million people⁴⁴. In 2020, the total income from farming is estimated to have been £4,119 million, and its contribution to the UK economy was £9,435 million⁴⁵.
- 8.43 It plays an important role in supporting other businesses: it provides essential materials for many different industries, such as food, wood, flora & fauna etc., and it maintains the beauty, character and diversity of the countryside upon which recreation, rural hospitality and tourism depend. It also contributes towards creating a high quality environment capable of attracting inward investment and a varied and skilled workforce.
- 8.44 As of July 2019, the total income from farming in the East Midlands increased by 33% between 2015 and 2019 to £751 million, and the East Midlands had a total farmed area of 1192 (thousand hectares), with a total of 33,897 employed in the farming industry⁴⁶. Specifically, Hinckley & Bosworth has a total farmed area of 22,369 hectares as of 2016, with 304 holdings in total⁴⁷. In addition, as of 2016, a total of 773 people were employed on farms in Hinckley & Bosworth, across full-time, part-time and casual roles.

⁴⁴ Source: Defra, Agriculture in the UK Evidence Pack, August 2020 -

<https://www.gov.uk/government/publications/farming-and-environment-evidence-packs-latest-editions>

⁴⁵ Source: Defra, 'Total Income from Farming in the UK, first estimate for 2020', Published May 2021 -

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/989701/agricultural-income-tiffstatsnotice-27may21.pdf

⁴⁶ Source: Defra, Farm Business Survey, March 2021 (excludes farms with less than 25,000 euros of standard output).

⁴⁷ Source: Defra June Survey of Agriculture, December 2017 - <https://www.gov.uk/government/statistical-data-sets/structure-of-the-agricultural-industry-in-england-and-the-uk-at-june>

- 8.45 The borough has an evident agricultural nature which continues to define a high proportion of positive identity, community spirit and historical background for the borough's residents. 38% of the borough's population reside in areas primarily rural in nature. Over the years many of the borough's parishes and neighbourhood plan groups have expressed their fondness of the agricultural nature of the borough's landscapes and their wish to support it. The Hinckley & Bosworth Economic Regeneration Strategy (2021-2025) states that the Council will continue to support the sustainable economic growth of rural enterprises.
- 8.46 Rural areas support a range of businesses, including micro and small enterprises, which make a vital contribution to the strength and diversity of the district's economy. In addition to farming, the range of jobs and businesses in the rural area is extensive including tourism, food, shops, workshops, distribution, ICT, education, manufacturing, property, corporate and offices. The nationwide increase in internet business and working from home demonstrates the diversity in the borough's rural economy. The Council supports the view that all forms of business can be appropriate in the countryside where they are sustainably located and designed. Small rural businesses need to be supported so they can remain in rural areas, especially if they choose to expand, as this plays an important role in the development of the rural economy.

EP07 Growing and Diversifying the Rural Economy

In order to support economic growth in rural areas, proposals that grow and diversify the rural economy, particularly where this will secure employment locally and enable agricultural growth and diversification, will be supported where they accord with all other relevant local and national policies, and:

- a) The scheme is supported by a Rural Economy Statement which provides detailed information and justification demonstrating that the proposals will contribute to the viability of the existing business as a whole and its continued operation;***
- b) They accord with the vision and policies of any relevant Neighbourhood Plan in the area;***
- c) It is for the change of use and/or extension to an existing suitable permanent building or for a new building of suitable scale appropriate to the rural area, in accordance with PMD01, NAT09 where appropriate, and any other relevant local policies; and***
- d) The proposal does not involve permanent residential uses.***

All development proposals must be of a use and scale that is appropriate to the site and location and must consider;

- I. Landscape, natural environment, and historic environment impacts;***
- II. Impacts on the amenity of surrounding uses;***
- III. The accessibility of the site, including via sustainable modes of transport;***

and

- IV. The impact on the local highway network, including the type of traffic generated, adequate off-road parking, and the appropriateness for the local highways network to accommodate the development.**

The delivery of new buildings, structures and infrastructure that the agricultural industry requires to grow, modernise and function efficiently, especially where contributing to the climate change agenda, will be supported.

Proposals will be expected to provide additional community, cultural or tourism benefits where opportunities exist. In particular, proposals that accord with the 'A National Forest Design Guide; Sustainable Tourism Accommodation' will be supported.

8.47 The NPPF, Section 6, Building a strong competitive economy, paragraph 84 states that planning policies and decisions should enable:

- a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) The development and diversification of agricultural and other land-based rural businesses;
- c) Sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

8.48 The Borough Council are committed to supporting the rural economy, but importantly recognise that diversification is important for the land-based sector to remain viable, to thrive and be more resilient. Nationally, 66% of farms already have some form of diversified activity to provide wider economic opportunity to support farming families and the rural economy⁴⁸. Diversification can include a whole host of avenues for farmers, including: renewable energy, storing energy for local network use, eco-farming & sustainable farming methods, retailing of farm produce, tourism, and digital infrastructure being some examples. The type of diversification and innovation could also potentially change over the years to meet new markets, consumer demands and the challenges a rapidly changing natural environment presents. Following the Coronavirus pandemic, it is also recognised that much of the rural economy will include increased home-working and rising numbers of the self-employed. The rural economy policy, Policy EP07, seeks to maintain and enhance prosperity of the rural area by recognising that the need for new jobs is not limited to the urban areas. In

⁴⁸ Source: DEFRA Farm Business Survey 2017/18, published 31st October 2018 - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/851799/fbs-farmacountsengland-13dec18.pdf

addition, existing businesses may need to expand or re-locate, and these can be vital to local employment provision and local services in rural areas.

8.49 Policy EP07 states that a Rural Economy Statement must be provided for proposals intending to grow or diversify a rural business. The Rural Economy Statement should be proportionate in detail to the scheme proposed, i.e. the larger the scheme, the more evidence should be provided. The information required can include, but is not limited to:

- Why the scheme proposed is of an appropriate scale and is located appropriately within that rural area;
- How the scheme will provide additional employment for the local community, including improving the skills set of employees;
- How the scheme will contribute to the viability of the business as a whole and its continued operation;
- How the scheme incorporates innovative solutions to current or future challenges, i.e. business growth, consumer demands or market changes; and
- How the scheme contributes to meeting climate change targets, via implementing green methods of farming, digitising elements of the business, using/creating sustainable energy on site and/or meeting carbon neutral targets.



8.50 This Policy applies to business, general industrial, storage, distribution and other proposals for rural economic development, including rural tourism and leisure activities. The Policy also applies to farm diversification schemes which can contribute a significant source of income for farmers, sustaining their main agricultural enterprise.

8.51 The Local Plan seeks to focus development in sustainable locations which have access to services and facilities. However, there may be cases where a small scale, well designed new building to support a rural enterprise may be appropriate. As above, proposals will need to provide clear justification as to why a new building or extension is required, including information on the business requirement for the new building and on the long term viability of the enterprise.

What evidence has informed the Policy?

Various DEFRA Agricultural datasets

Hinckley & Bosworth Economic Regeneration Strategy (2021-2025)

Which spatial objectives will the Policy help deliver?

4. Tourism

6. Natural Environment

7. Climate Change

10. Positive Planning

11. Land for Development

12. Economic Growth and Resilience

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for the Local Plan.

9 Town Centres

- 9.0 A key objective of national and local policy is to protect and enhance the vitality and viability of town centres. To achieve this, a hierarchy of town, district, local and neighbourhood centres has been defined to allow them to grow and diversify in ways that are appropriate for the scale and range of uses offered and the settlements for which they serve. The settlement centre hierarchy⁴⁹ is defined as the following:

Centre Hierarchy Centre Definition

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

- 9.1 Small groupings of shops which are not large enough to form a centre, together with individual shops may also be important locally to the community outside defined Neighbourhood Centres.

⁴⁹ District Local and Neighbourhood Centre Review (2021)

TDC01 Town, District, Local and Neighbourhood Centres

The hierarchy of centres in Hinckley & Bosworth borough is defined below in Table 9, and their boundaries are identified on the Policies Map and/or within evidence base documents:

Table 9: Classification of Town/District/Local/Neighbourhood Centres

Classification	Centres
Town Centres	Hinckley
District Centres	Barwell Earl Shilton Market Bosworth
Local Centres	Barlestone Village Centre, Burbage Boyslade Road, Burbage Windsor Street. Groby Village Centre, Hinckley Clifton Way, Hinckley Rugby Road, Markfield Main Street, Newbold Verdon Village Centre, Ratby Village Centre.
Neighbourhood Centres	Burbage Atkins Way, Burbage Brookside, Burbage Church Street, Burbage Rainbow Way Desford High Street, Desford St Martins Drive Earl Shilton Belle Vue Road Groby Laundon Way, Groby Lawnwood Road, Hinckley Coventry Road and Northfield Road, Hinckley Trent Road, Hinckley Tudor Road, Markfield Chitterman Way, Stoke Golding High Street and Station Road.

In order to contribute to vitality and viability, development will be supported in Town, District and Local Centres that:

- a) Widens the range of main town centre uses in the centre;**
- b) Attracts visitors and activity throughout the day and into the night, subject to the impact on residential amenity;**
- c) Attracts residents to live in centres with the exception of core and thriving ground floor frontages;**
- d) Avoids prolonged vacancy of units;**

- e) *Enhances existing or creates new street markets;*
- f) *Promotes walkability and access;*
- g) *Maintains active street frontages;*
- h) *Introduces tree planting at appropriate locations;*
- i) *Introduces or contributes to a high quality public realm;*
- j) *Maintains and enhances the historic character of centres, including street patterns and features of heritage value; and*
- k) *Provides appropriate facilities and access for servicing.*

For Hinckley Town Centre, these intentions will be promoted through the preparation of a Town Centre Strategy and Masterplan (Development Plan Document) which will have detailed policies to guide development and future interventions including collecting and spending development contributions. The Primary Shopping Area and Core Frontages are defined on the Policies Map and/or evidence base documents.

The Borough Council will consider the use of Article 4 directions to help promote the vitality and viability of centres.

Conditions will be applied to permissions for E class use in Town, District and Local Centres preventing use for light industry

Neighbourhood Centres

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

- 9.2 In the settlement centre hierarchy, Hinckley is classed as a Town Centre and recognised as 'the heart' of the borough. The borough has three District Centres, Earl Shilton, Barwell and Market Bosworth with Earl Shilton District Centre forming the largest of the three. There are 9 Local Centres and 14 Neighbourhood Centres in the borough.
- 9.3 In line with national policy, Neighbourhood Centres are not included under the definition of 'town centres' as they are usually a small parade of shops which serve a purely local purpose. Their designation is largely one of protection and not promotion for significant additional development of main town centre uses.

9.4 Main town centre uses, and their respective Use Class, are defined in Table 10.

Table 10: Main Town Centre Uses and Their Use Class

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

9.5 In September 2020, the Government introduced changes to the Use Classes Order, primarily to enable the repurposing of vacant buildings on high streets and within town centres, to allow for a mix of uses and provision of services without the need for planning permission. The new Class E mostly includes uses appropriate to town centre

locations⁵⁰, with the exception of light industry, that the Borough Council does not consider appropriate to be promoted as a town centre use. Changes between uses within Class E do not require planning permission.

9.6 Policy TDC01 is designed to promote the vitality and viability of Town, District, Local and Neighbourhood Centres where the development of town centre uses is supported. It responds positively to national Government's dilution of planning control and to the sea change in the state of the retail market up to 2021. The Policy embraces the idea that vitality of town centres requires flexibility for the market to respond to new interests; it seeks to promote a concentration of a wider mix of town centre uses and let landowners determine which ones. It also encourages residential use in centres; this will improve the health and vitality of centres by introducing additional custom, footfall outside of trading hours and a presence of people to aid surveillance and reduce crime. However, the Borough Council wishes to discourage conversion of town centre uses to residential use in thriving prime ground floor frontages as this is likely to undermine the vitality of centres. This means Core Frontages in Hinckley Town Centre and thriving frontages in all other centres. Thriving means low levels of vacancy, interest from operators of town centre uses and good levels of passing footfall. The borough will explore the introduction of Article 4 directions to withdraw permitted development rights for residential use in appropriate locations.

9.7 Prolonged vacancy of units should be avoided. Where units in main town centre use have been vacant and marketed for more than 6 months, changes of use should be considered favourably unless the proposed use would be generate unacceptable harm to amenity.

9.8 To maintain the health and vitality of the centres, the Borough Council will employ a multi-disciplinary approach involving town centre management, promotion of tourism, arts, leisure, sport and education, investment in improvements to street infrastructure including better facilities and connections for active travel. Collaboration with landowners, businesses and other operators in centres will be sought including the creation and support of business improvement districts as appropriate.



9.9 Further to Objective 13 of this Plan, the regeneration of Hinckley Town Centre will be supported through preparation of the Hinckley Town Centre Strategy, Masterplan and Development Plan Document (DPD). This will address the following planning matters:

⁵⁰ Class E uses includes shops, financial & professional services, food & drink, business (office, research and development and light industrial process), non-residential institutions (medical or health services, crèches, day nurseries and centres) and assembly and leisure (indoor sport, recreation or fitness, gyms)

- Promote the town centre as a destination for shopping, leisure, tourism, culture, health and education and as a place to live;
- Review the town centre area boundary;
- Review the Primary Shopping Area (PSA) and Core Frontages to promote the concentration of active town centre uses in the heart of the town centre;
- Identify spatial opportunities for new development of all main town centre uses and other appropriate uses including health, education and residential use;
- Seek to enhance the cultural and heritage offer of the centre;
- Promote the evening economy;
- Improve Hinckley's tourism offer, including improved visitor facilities that complement the wider visitor attractions of the borough and North Warwickshire;
- Encourage provision of centrally located accommodation for overnight stays with appropriate provision or arrangements for car parking;
- Seek to improve the public realm, including streets and spaces for activities and events;
- Seek to enhance the quality of key approaches and gateways into the town centre;
- Improve active travel connectivity with surrounding neighbourhoods, employment areas and open spaces; and
- Promote the attractiveness, accessibility and inclusivity of the centre to all age and user groups.



What evidence has informed the Policy?

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

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

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
4. Tourism

10. Positive planning

12. Economic Growth and Resilience

13. Town and Village Centres

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy TDC01 replaces Policy DM22 in the Local Plan 2006-2026.

TDC02 Sequential and Impact Tests

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

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

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

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

- i. Small scale rural development;***
- ii. Light industry and large footprint indoor sport facilities, providing a permission is conditioned to prevent change of use to other E class uses; and***
- iii. Those which demonstrably relate to the enhanced provision of tourism related activities in line with Policy CLT03.***

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

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

9.10 To pass the sequential test an assessment should demonstrate that the nearest Town, District or Local Centre has no suitable and available sites to accommodate small scale (<500 sq. m) town centre use proposals. For larger proposals the assessment should include assessment of Hinckley Town Centre, the District Centres and, if

closer, the closest Local Centres and defined centres of neighbouring local authorities. Proposals for edge of centre locations should assess the availability of in-centre sites and proposals for out-of-centre locations should assess availability of in-centre and edge of centre sites. In all instances, preference will be given to sites which are well connected to the town centre by sustainable modes of transport.

- 9.11 The sequential approach will not be applied to applications for small scale rural offices or farm diversification. The Borough Council defines small scale rural offices as being individual premises of no more than 200 sq. m in size created either by conversion, extension or new build and a maximum of 1,000 sq. m of office space on a single site.
- 9.12 Light industry means industry that can be carried out without nuisance to neighbours. Proposals for light industry in suitable locations outside of town centres will not be subject to a sequential test because such proposals do not attract visitors and normally require large building footprints that are difficult to accommodate in defined centres. However, to prevent permissions for light industrial units being used for other town centre uses in the E class, they should be conditioned to prevent such change of use without obtaining planning permission. The same applies to large volume indoor sports uses such as gyms and sports halls which are difficult to accommodate in-centre.
- 9.13 The majority of tourism related activities in the borough stand within the rural area as identified in the Community, Cultural and Tourism Facilities Review, and contribute significantly to the local economy. It is due to this spatial distribution of tourism facilities that a sequential approach will not be applied to applications which relate to the enhanced provision of tourism activities for both new and existing facilities. Proposed tourism related facilities must also be in accordance with Policy CLT03.
- 9.14 In order to protect the vitality and viability of the Council's network of town and district centres, applications for new main town centre uses resulting in an increase of 500sqm gross floor space or more will be required to be accompanied by an impact assessment. This will help protect the network of town and district centres from inappropriate edge and out-of-centre retail development.
- 9.15 In line with national policy, this impact assessment should include:
- An assessment of the impact of the scheme on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
 - An assessment of the impact of the proposal on the centre's vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.
- 9.16 The Borough Council will resist any applications for the development of new main town centre uses that fail the sequential or impact tests.

What evidence has informed the Policy?

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

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

Which spatial objectives will the Policy help deliver?

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

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy TDC02 replaces Policy DM21 in the Local Plan 2006-2026.

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

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

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

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

Betting Offices

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

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

influence the built environment to improve health and reduce obesity and excess weight in local communities.

- 9.18 Hot food takeaways can be one contributing factor towards unhealthy lifestyles, particularly where there is a limited variety of healthy food options and retail provision. This is particularly important within rural villages and local and neighbourhood centres where readily available food choices may be limited. Whilst town, district, local and neighbourhood centres are a sustainable location for hot food takeaways, an over proliferation can also contribute to unhealthy lifestyles and undermine the amenity of adjoining occupiers, including the cumulative impacts of similar uses. Furthermore, some takeaways may only operate during late opening hours which can result in a lack of daytime activity, adversely affecting vitality and activity in areas where this is important, such as within the Hinckley Town Centre's Primary Shopping Area and prime locations of other centres.
- 9.19 Public Health England advises that local planning authorities should restrict the location of hot food takeaways in specific locations, such as around schools. In accordance with national guidance, limiting the number of hot food takeaways that are permitted within an area is one mechanism to ensure that there is not an over proliferation of this use and maintain a variety of uses.
- 9.20 Policy TDC03 ensures that no hot food takeaways are permitted within 400m of the boundary of secondary schools, colleges and youth centres. The 400m distance is recognised as a reasonable walking distance, which equates approximately to a 5-minute walking time and is suitable given the length of normal school break times. The 400m buffer will not apply when the application site is within a designated centre.
- 9.21 Betting offices were reclassified from Class A2 to 'Sui Generis' in the 2015 Use Classes Amendment Order to differentiate the function of traditional financial and professional services and the gambling industry. It is recognised that betting offices have an economic role in that they contribute to the local economy and that they in some respects have a social role in so much that betting is a popular past time. However, The Royal Society of Public Health has undertaken a research project on 'Health on the High Street' and has assessed a range of businesses for their impacts on health. The research concludes that the health impacts of problem gambling can be severe³⁹, including impact on mental health and wellbeing. Furthermore, the clustering of betting offices can have a negative impact on the character of the high street and local amenity. Similarly with hot food takeaways, the over proliferation of betting shops can be detrimental to the character of the high street.
- 9.22 Over proliferation means no more than 30% of street frontage in hot food takeaway use. Given the diversity of centres in the borough, the following guidelines will help determine how the standards are applied in practice:
- In Neighbourhood and Local Centres, the 30% standard means that not more than 30% of the entire length of street frontage of the centre should be in hot food takeaway use. Street frontage means the street facing length of all units,

whether in parades or free standing, within the defined centre boundary. Side frontages should not normally count, unless containing an active shopfront / doorway of significance to the centre. Units without street frontages, for example free-standing buildings in car parks and back-land areas should not normally count.

- In Hinckley Town Centre⁵¹ and the District Centres, the 30% standard applies to individual street frontage lengths rather than whole centres. It will be a matter of judgement to determine frontage lengths, but their ends will normally be defined by boundary lines of centre maps or by major breakages such as side roads or other physical gaps. The measurement of street frontage should include all street facing frontages of the units in that frontage length. Side frontages should not normally count, unless containing an active shopfront/doorway of significance to the centre. Units without street frontages, for example free-standing buildings in car parks and back-land areas should not normally count.

9.23 Assessments involving measurement of total frontage lengths and the length of frontages in hot food takeaway use would be necessary for each new planning application to see whether a proposal would result in over-proliferation. Any proposals for hot food takeaways or betting offices outside of defined centres will be subject to the sequential test under Policy TDC02.

What evidence has informed the Policy?

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

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

Which spatial objectives will the Policy help deliver?

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

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for this Local Plan.

⁵¹ The Hinckley Town Centre Masterplan DPD may introduce more detailed policy that will supersede the over-proliferation control of Policy TDC03.

TDC04 High Quality Shop Fronts and Advertisements

To maintain high levels of design and ensure local distinctiveness, proposals for new and refurbished shop fronts will be supported where:

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

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

Outdoor advertisements which require consent will be supported where:

- i. They have no detrimental impact on public safety;***
- ii. They do not represent an over proliferation of unnecessary advertisements singularly or cumulatively;***
- iii. They have no adverse impact on amenity;***
- iv. They maintain or enhance the character of the area; and***
- v. They are proportionate to the scale of each affected building elevation.***

9.24 It is important that all of the borough's retail areas are attractive to both shoppers and

investors. Shop frontages and signs are important visual features of the retail environment and the Borough Council wishes to promote the use of good design and materials to ensure they encourage further investment and spending and do not detract from the street scene.

- 9.25 Shop fronts form a dominant visual feature in settlement centres, many of which are conservation areas. They have a considerable impact on the general appearance of centres, affecting perceptions of their overall attractiveness both as a place to shop and invest. Care and sensitivity is therefore needed in all proposals for new shop fronts, particularly in conservation areas and where buildings of architectural or historic interest would be affected.
- 9.26 When proposing a new shop front it should not be viewed in isolation but in the wider context of the building and the street scene in which it stands. This is important both inside and outside conservation areas.
- 9.27 Design principles relating to shop fronts are equally applicable to restaurants, bars, public houses, clubs and other buildings with uses containing a shop like frontage or signage.
- 9.28 A well-designed shop front can draw attention away from a poor quality building. Successful shop front design will take account of both the changeable area and upper floors, which can set a context for the shop front. Conversely, an inappropriate modern shop front placed within a traditional building will detract seriously from the character of the building. Use of inappropriate rendering or painting can be equally detrimental.
- 9.29 Clear and specific guidance for what will be expected from the design of shop fronts is contained within the Borough Council's Good Design Guide (2019).

Advertisements

- 9.30 The objective of the Borough Council in controlling the display of advertisements is to safeguard local amenity by minimising the obtrusive nature of advertisement displays. This will be done by:
- Protecting the architectural integrity of the building on which they are displayed; and
 - Ensuring public safety by, for example, avoiding confusion with traffic signs and signals.
- 9.31 Within conservation areas, the Local Planning Authority will generally seek to resist the replacement of existing traditional advertisements, signs and fascia's which make a positive contribution to the character of the conservation area and will encourage the replacement of inappropriate advertisements and signs. In considering the display of advertisements, care must be taken over the size, colour and materials. Internally illuminated signs and lettering will not normally be acceptable in conservation areas.
- 9.32 The lighting of advertisements should enable the sufficient illumination of the signage

but should not result in excess light spilling out into the surroundings. Such light pollution (also known as obtrusive light) will be controlled and minimised in line with Guidance Note 1 for the reduction of obtrusive light 2021 | Institution of Lighting Professionals (theilp.org.uk)⁵² which sets out standards and best practice for the environmental zones for exterior lighting control. The recommended light levels identified for each zone within the guidance both pre curfew (before 23:00 hours) and post curfew should be followed and applied as part of this Policy.

What evidence has informed the Policy?

This policy is carried forward and updated from the Local Plan 2006-2026

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
8. Achieving Good Design
13. Town and Village Centres

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy TDC04 replaces Policy DM23 in the Local Plan 2006-2026.

⁵² [Guidance Note 1 for the reduction of obtrusive light 2021 | Institution of Lighting Professionals \(theilp.org.uk\)](https://www.theilp.org.uk/guidance-note-1-for-the-reduction-of-obtrusive-light-2021/)

10 Communities, Leisure and Tourism

CLT01 Community Facilities

New Community Facilities:

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

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

Retention of Existing Provision:

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

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

Loss of Existing Facilities:

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

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

10.1 Community services and facilities provide essential support for the borough's residents and help to create viable, healthy and sustainable communities. The provision of such facilities can therefore have an impact on the quality of people's lives and can be important for the social and economic wellbeing of the borough as a whole.

10.2 The Borough Council supports proposals for new or extensions to existing community facilities, particularly in the rural settlements, to support the variety of facilities and

services available and enable communities to meet their day-to-day needs.

10.3 Community facilities are identified and defined through the Community, Cultural and tourism Facilities Review and include the following:

- A community, village, parish or church hall;
- Places of Worship;
- Educational facilities including primary schools (Infants and Juniors); secondary schools; grammar schools; independent schools and colleges / further education facilities including training facilities;
- Healthcare Facilities including Health/medical Centres and GP Surgeries; and
- Libraries.



10.4 Public houses are also included as community facilities but are considered separately under Policy CLT02.

10.5 Wherever possible, community facilities should be situated within a reasonable walking distance of the community it intends to serve, accessible by public transportation, and enables access and opportunities for active travel referred to in PMD02

10.6 The loss of an existing facility should not result in a reduction in the community's ability to meet its day-to-day needs, particularly where there are no equivalent facilities available such as the loss of a community hall which is used for a range of functions and events and provides the only congregational space. Community facilities should be retained wherever possible and replaced if lost.

10.7 Prior to considering the loss of existing facilities, applicant will need to demonstrate that the premises have been appropriately marketed in line with the Developer Marketing Standards set out in the most up-to-date Employment Land and Premises Study for a period of at least 12 months for the existing or alternative community uses.

10.8 Where the community facility is a heritage asset, the Council will seek retention of the building and any features of interest or representative of its character in accordance with Policies HE01 and HE02.

What evidence has informed the Policy?

Community, Cultural and Tourism Facilities Review (2021)

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
3. Infrastructure
10. Positive Planning
13. Town and Village Centres

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy CLT01 replaces Policy DM25 in the Local Plan 2006-2026.

CLT02 Public Houses

The Borough Council will support the diversification of public houses where this will not result in adverse impact on amenity in accordance with Policy PMD01.

Diversification includes:

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

The diversification should be subordinate to the main use of the property as a public house. Any proposals involving the alteration and/or the extension of a public house must ensure any proposed alteration does not affect the viability of the pub, the vitality of the area, or detract from the character and appearance of the building and the street scene.

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

- g) ***The public house use is no longer economically viable; marketing and viability evidence must be submitted and this must include evidence of active and appropriate marketing over a continuous period of at least 12 months and include consideration of pub diversification as set out in criteria a-f;***
- h) ***Evidence has been submitted that demonstrates the respective parish/town council and other local interest groups have been approached and confirmed they have no intention to purchase the property within the***

12 month period covered by the marketing and viability evidence in criterion g); and

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

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

- 10.9 Public houses can represent a focal point for communities and community activities, usually on an informal basis and especially where there are limited facilities for the community to meet and congregate. This is particularly the case in rural settlements, where the public houses can offer a range of facilities and services,



either related to the function as a public house or unrelated such as a small convenience shop or additional space for local clubs.

- 10.10 The Borough Council will support the diversification of public houses to maintain the viability of the business and improve the range of services available to the local community. Pub is The Hub⁵³

is a not-for-profit organisation dedicated to offering advice to communities who are looking to relocate, re-open or introduce vital services and activities in their local pub, as well as to communities considering the options for acquiring their local pub and the range of responsibilities involved. Additional functions and facilities could include internet provision, café, community room or space for clubs and community groups, crèche, post office, school meals service, convenience shop and youth centre.

- 10.11 This diversification can provide significant benefits to rural communities in particular with limited service provision. Therefore, such strategies should be explored before the disposal of public houses into other uses such as residential, and the alternatives considered should be included within supporting material to the marketing and viability evidence.
- 10.12 Any proposal that would result in the loss of a public house would need to demonstrate that it is not viable and it has been subject to marketing for a period of at least 12 months. Evidence of marketing should be completed in line with the Developer Marketing Standards in the Borough Council's Employment land and

⁵³ Pub is the hub - <https://www.pubisthehub.org.uk/>

Premises Study and the Campaign for Real Ale (CAMRA) Public House Viability Test⁵⁴.

- 10.13 It has also become increasingly popular for 'community pubs' to be established, where residents can become shareholders and operate their own pub. The Community Right to Bid (asset of community value) is a government policy to help community groups to save local facilities. The Community Right to Bid gives community groups a fairer chance to save assets (buildings or land) that are important to them in their community. If a property or land is listed as an Asset of Community Value (ACV) and then comes up for sale, this new right will give communities six months to put together a bid to buy it. Listing of an ACV can be a material consideration in determining planning applications.

What evidence has informed the Policy?

Community, Cultural and Tourism Facilities Review (2021)

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
3. Infrastructure
9. Built Environment and Townscape
10. Positive Planning
13. Town and Village Centres

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This Policy is a new policy for this Local Plan.

CLT03 Cultural and Tourism Facilities

Provision of New and extended Facilities

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

- a) The development adds to the economic wellbeing of the area and helps to support existing local community services and facilities;***
- b) Is of a design and at a scale which is appropriate to minimise impact, and assimilate well with the character of the surrounding area with acceptable landscaping;***

⁵⁴ Public House Viability Test (CAMRA, January 2020)

- c) The development adds to the local distinctiveness of the borough; and***
- d) It is well connected to other destinations and amenities by sustainable modes of transport such as public transport, walking and cycling and have incorporated active design principles in accordance with Policy PMD02.***

Retention of Existing Facilities

- e) The Borough Council will seek to resist the loss or change of use of cultural and tourism facilities including ancillary areas. The redevelopment or loss of cultural and tourism facilities would only be appropriate where it can be demonstrated that: The existing facility can no longer operate in a viable manner and all attempts of diversification have been exhausted; and***
- f) The facility cannot be retained through voluntary, charitable or community organisations or ventures; or***
- g) The proposal would result in an appropriate replacement cultural, tourism and leisure resource; or***
- h) The loss of a small portion of the site for alternative uses would result in enhanced facilities for culture and tourism on the remainder of the site.***

- 10.14 Hinckley & Bosworth contains several significant tourist attractions and areas of historic importance, including Twycross Zoo and Bosworth Battlefield. These are complemented by a range of smaller visitor attractions such as the Battlefield Line, Bosworth Country Park, Bosworth Water Park and Tropical Birdland. The Ashby Canal is a key feature of the landscape, with visitor facilities focused at Sutton Cheney Wharf, Stoke Golding and Bosworth Marina, where there are significant leisure moorings for canal boats.
- 10.15 Market Bosworth is well recognised as an attractive market town and is popular with tourists and day visitors, whilst the borough has a range of smaller attractive villages such as Dadlington, Sutton Cheney and Stoke Golding with traditional village pubs and pleasing architecture. Recently, Bosworth 1485 launched a new project in this area of the borough; a landscape of world-class artworks and sculptures telling the stories of five remarkable places and their role in the incredible story of Richard III, of which the borough played a key role during the discovery in Leicester in 2012. Meanwhile the countryside of the borough is attractive and offers excellent opportunities for walking, cycling and horse riding in particular.
- 10.16 Hinckley is continuing to develop its tourism and leisure offer – such as the new leisure centre, cinema and Triumph Motorcycles visitor centre and has seen increased footfall in recent years. The Hinckley BID has developed an excellent and varied year-round programme of events which attracts many visitors to the town.
- 10.17 In 2018 there were an estimated 4.16 million visitors to the borough and the total value of tourism to the borough's economy was around £206 million, supporting

almost 2,525 full time equivalent jobs.

- 10.18 The North Warwickshire and Hinckley & Bosworth Destination Management Plan 2017-2022 identifies several key drivers for future growth in the tourism industry within the borough:
- The regeneration of Hinckley Town Centre – The Crescent development and new Hinckley Leisure Centre are attracting significantly more people from the surrounding towns, villages and rural areas to come into Hinckley for shopping, meals out, evening entertainment and leisure activities;
 - The plans for the expansion and development of Twycross Zoo will double the number of visitors to the zoo and provide opportunities to attract families to stay in the area for short breaks;
 - The development of MIRA Technology Park is set to provide a significant boost to business demand for hotel accommodation and could provide a boost to residential conference business for the larger hotels in the area; and
 - Population growth will result in growth in day visitor, visiting friends and relatives and wedding and family occasion demand.
- 10.19 The Leicester and Leicestershire Tourism Growth Plan⁵⁵ sets out how the city and county will be positioned as a leading destination for leisure and business tourism up to 2025. It provides the framework for the city and county efforts to attract an increasing number of both leisure and business visitors to the area therefore retaining visitors longer and increasing tourism spend.
- 10.20 As set out above, the borough is home to a number of tourist facilities and attractions and tourism and tourism facilities play an important role in the local economy and in defining the character of the borough. The Local Plan will aim to support the development of new and existing tourism facilities along with visitor accommodation in a managed and sustainable way.

What evidence has informed the Policy?

North Warwickshire and Hinckley & Bosworth Destination Management Plan 2017-2022
Leicester and Leicestershire Tourism Growth Plan

Which spatial objectives will the Policy help deliver?

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

⁵⁵ [Leicester and Leicestershire Tourism Growth Plan](#)

4. Tourism

9. Built Environment and Townscape

10. Positive Planning

12. Economic Growth and Resilience

Which Policy from the Local Plan 2006-2026 will this Policy replace?

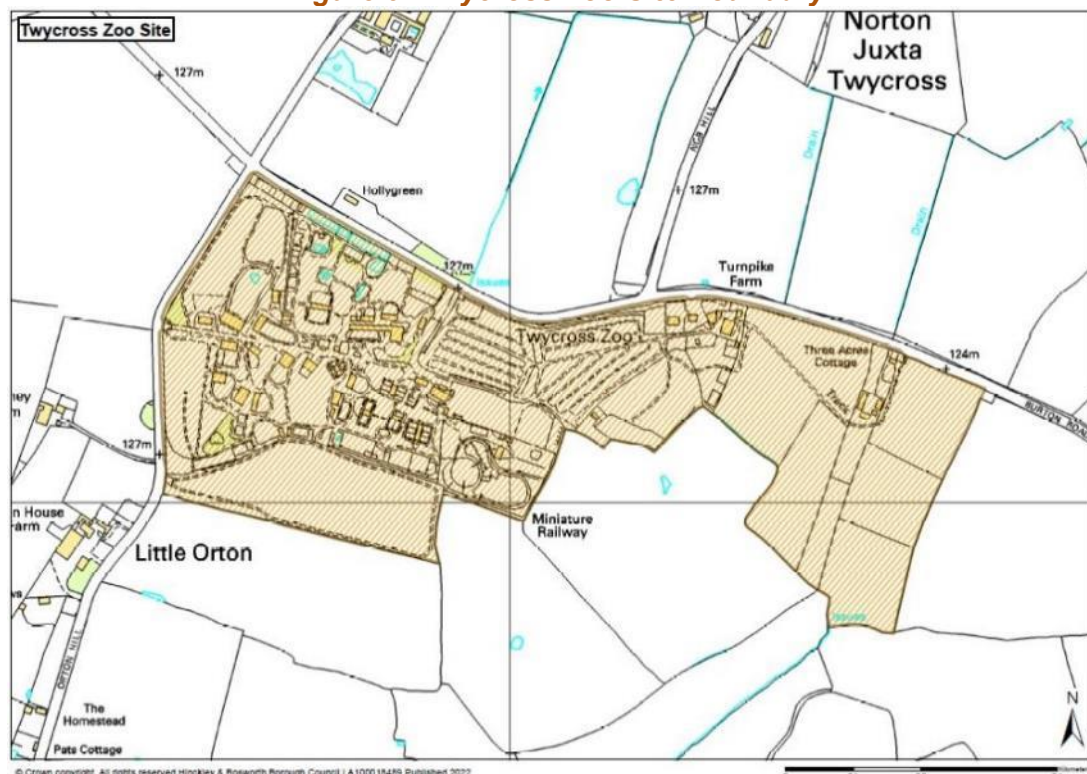
Policy CLT03 replaces Policy 23 in the Local Plan 2006-2026.

CLT04 Twycross Zoo

Within the Twycross Zoo Special Policy Area, as shown in Figure 5 below, proposals for the following will normally be supported:

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

Figure 5: Twycross Zoo Site Boundary



10.21 Twycross Zoo is the largest conservation zoo in the Midlands and is a major tourism asset attracting over 660,000 visitors in 2019. Development that provides enhanced

visitor opportunities will be supported.

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

What evidence has informed the Policy?

Through proactive engagement between the Borough Council and Twycross Zoo

Twycross zoo vision 2030⁵⁶

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places

4. Tourism

10. Positive Planning

12. Economic Growth and Resilience

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for this Local Plan.

⁵⁶ Twycross zoo vision 2030 - [tz-vision-2020-brochure-online.pdf \(twycrosszoo.org\)](https://www.twycrosszoo.org/tz-vision-2020-brochure-online.pdf)

11 Heritage and Conservation

HE01 Conserving and Enhancing the Historic Environment

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

- a) *Giving great weight to the conservation or enhancement of designated heritage assets and their settings in accordance with national policy and the Planning (Listed Buildings and Conservation Areas) Act 1990⁵⁷. Great weight shall be applied irrespective of the level of potential harm to the asset;*
- b) *Requiring the submission of a Heritage Statement to accompany all proposals that may affect a heritage asset. A Statement should be proportionate to the asset(s) significance and the complexity of the proposal, identify all assets likely to be affected, the significance of those assets and the level of impact with explanation provided to demonstrate how any harm to significance has been avoided, minimised or mitigated;*
- c) *Supporting development which makes a positive contribution to the character and local distinctiveness of the historic environment;*
- d) *Ensuring the historic landscape of Bosworth Battlefield and its setting is positively conserved or enhanced and supporting efforts to better reveal its significance;*
- e) *Seeking to preserve the positive contribution that heritage assets can make to sustainable communities including their economic vitality;*
- f) *Supporting and developing innovative initiatives that identify, conserve, sustain or return to beneficial use designated or non-designated heritage assets;*
- g) *Capitalising on in an appropriate and sensitive manner the regeneration, tourism and energy efficiency potential of heritage assets;*
- h) *Taking a positive and proactive approach to securing the conservation and re-use of heritage assets 'at risk', including working with owners and partner organisations to develop measures and schemes that will address the 'at risk' status of the assets and exploring opportunities for grant-funding to deliver viable schemes;*
- i) *Reviewing existing local heritage designations, such as conservation areas, and making new designations to protect and conserve heritage assets, where justified by appropriate surveys and evidence;*
- j) *Recognising the role of the Leicestershire & Rutland Historic Environment Record (HER)⁵⁸ and identifying non-designated heritage assets and adopting a List of Local Heritage Assets;*
- k) *Supporting the use of pro-active enforcement measures, including Article 4 Directions, where appropriate, to preserve and where possible enhance the*

⁵⁷ [The Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

⁵⁸ [Leicestershire & Rutland Historic Environment Record \(HER\)](#)

historic environment; and

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

HE02 Heritage Assets

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

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

Designated Heritage Assets

- a) Proposals affecting designated heritage assets and/or their settings should:
 - i. Be sympathetic and complementary to local context, distinctiveness, and character, in terms of the pattern of development and urban grain, building form, siting and layout, building technique(s) and materials, and landscape character;*
 - ii. Complement or enhance the historic character of the area through its design with matters including scale, height, density, massing, siting, layout, form, architectural detailing, and high-quality materials;*
 - iii. Use landscaping, boundary treatments and surfacing appropriate to the historic setting;*
 - iv. Ensure significant views and vistas away from, through, towards and associated with the heritage asset(s) are preserved or enhanced; and*
 - v. Consider any further defining characteristics and elements of significance as identified in relevant documents including, but not limited to, the National Heritage List for England (NHLE)⁵⁹, Conservation Area Appraisals and Management Plans, Heritage Statements, Landscape Character Assessments, and Characterisation Studies.**
- b) Any harm to, or loss of, the significance of a designated heritage asset, including from development within its setting, will require clear and compelling justification.*
- c) Proposals that result in substantial harm to or loss of grade II listed buildings should be exceptional and proposals that result in substantial harm to or loss of grade I and II* listed buildings, scheduled monuments, and the Bosworth Battlefield (these being assets of the highest*

⁵⁹ [National Heritage List for England \(NHLE\)](#)

significance) should be wholly exceptional.

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

Non-Designated Heritage Assets

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

Heritage Assets at Risk

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

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

11.2 The borough's evolution from agricultural origins is reflected through particular components of the historic environment which provide tangible evidence of the development of settlements and landscapes within the borough. Assets which reflect farming, the mining of local aggregates with associated infrastructure including the Ashby Canal and railways, and the establishment of domestic and industrial hosiery and boot and shoe production are particularly important in defining the distinctive character of the borough. The borough was also the location for an iconic event in English history as the Battle of Bosworth (1485) brought the Tudor dynasty to the throne and saw the last death of an English king in battle. Further detailed context identifying the heritage of the borough is provided within the Borough Council's Heritage Strategy.



11.3 Heritage assets (buildings, monuments, sites, places, areas or landscapes) are components of the historic environment that are valued for their archaeological, architectural, artistic and historic interest. Each heritage asset has a degree of significance because of their heritage interest. Heritage assets are categorised as designated (such as a listed building) and non-designated (such as assets recorded on the HER or identified by the local planning authority).

11.4 As of April 2021, the number of designated heritage assets in the borough comprised of 353 listed buildings, 22 scheduled monuments, 1 registered battlefield and 28 conservation areas. In addition to designated heritage assets there are potentially a considerable number of non-designated heritage assets of local heritage significance. The Borough Council are preparing a formal Local Heritage List working alongside stakeholders including Neighbourhood Planning Groups to identify assets as guided by adopted selection criteria. The HER provides the most comprehensive register of archaeological remains and historic buildings within the borough, the majority of which are non-designated. The HER should also be used to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. A list of

documents and links to external records and registers identifying the heritage assets within the borough can be found in the supporting documents section.

- 11.5 The Local Plan and the Borough Council's Heritage Strategy set out a positive strategy for the conservation and enjoyment of the historic environment. Policy HE01 is a strategic policy that sets out the priorities and mechanisms for conserving, enhancing and managing the historic environment and how the aims of the Heritage Strategy can be achieved. Policy HE02 provides the decision-taking process for development proposals that affect the historic environment.
- 11.6 The Borough Council acknowledges that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. The National Planning Policy Framework defines the conservation of heritage assets as '*the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance*'. Not all heritage assets have the same degree of significance: the more important a heritage asset is, the greater the weight that should be given to its conservation.
- 11.7 To enable planning decisions to be based on a full understanding of the significance of the heritage asset(s) affected, Policy HE01 will expect a Heritage Statement to have been undertaken and accompany proposals. The Statement should describe the significance of the affected heritage asset, the impact of the proposals on its significance, and demonstrate how any harm to significance has been avoided, minimised or mitigated against. This Statement should reflect any relevant national and local guidance and utilise relevant information from sources including but not limited to the National Heritage List for England (NHLE), Conservation Area Appraisals and Management Plans and the Leicestershire and Rutland Historic Environment Record (HER).
- 11.8 Appropriate expertise should be used to undertake a Heritage Assessment where necessary. Detailed documentation may be required to accompany an application, for example a schedule of works for a complex proposal affecting a listed building. Where a Design and Access Statement is required for a development proposal, the Heritage Statement could form part of this. The relevant statutory historic bodies including Historic England and the National Amenity Societies will be consulted where required as part of a development proposal.
- 11.9 Any development affecting heritage assets (whether designated or non-designated) and their settings should seek to preserve their significance by causing no harm. In determining planning applications, the Borough Council will identify and assess the particular significance of a heritage asset. When assessing the impact of a proposal a judgement will be made on the degree of harm (i.e., no harm, less than substantial, substantial or total loss), with measures sought to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal where required. Where harm to a designated heritage asset is unavoidable it shall require clear and convincing justification.

11.10 The setting of a heritage asset is the surroundings in which it is experienced, and it can often make an important contribution to its significance. Setting may be limited to the physical surroundings of a heritage asset, such as the functional relationship between buildings, but may also include how the significance of a heritage asset is appreciated and experienced, such as via significant views towards, or away from the asset, or whether it is tranquil or noisy. The extent of setting is not fixed, and it may change as the asset and its surroundings evolve. Proposals for development in the setting of a heritage asset should be carefully assessed to ensure that important features (including views) that make a positive contribution to the significance of the asset are preserved or seek to enhance that setting where it has been compromised.

11.11 Where a development proposal would result in substantial harm to (or total loss of) the significance of a designated heritage asset, Policy HE02 requires evidence that there are substantial public benefits to justify its loss or that there are no other mechanisms for supporting the retention of the asset. Where a proposal would result in less than substantial harm to the significance of a designated heritage asset it will only be supported where it is demonstrated that the public benefits arising from the proposal will outweigh any harm identified. Any mitigation measures proposed are not considered to be public benefits. A balanced judgement will be applied when weighing development proposals that affects non-designated heritage assets.



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

Listed Buildings

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

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

them.

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

Scheduled Monuments

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



Registered Battlefield

- 11.16 The borough is the location of the Battle of Bosworth (1485) which brought the Tudor dynasty (Henry VII) to the throne and saw the last death of an English king in battle (Richard III). The battlefield is included within Historic England's Register of Historic Battlefields and is a designated heritage asset of national importance and of the highest significance.
- 11.17 The Register does not offer statutory protection but is a material consideration in the determination of planning applications. Great weight will be afforded to the conservation of the significance of the battlefield including its setting. Particular regard will be had to preserving the principal reasons for its designation, those being its historical importance, topographic integrity, archaeological potential and technological significance.
- 11.18 Development proposals within or adjacent to the battlefield should seek to better reveal the significance of the area where possible. Particular regard will also be had to the potential expansion of the battlefield. Proposals which seek to enhance the educational or tourism provision associated with the Battlefield will be encouraged

where they comply with other policies in the Local Plan.

Conservation Areas

- 11.19 Conservation Areas are designated as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Borough Council has a programme of Conservation Area Appraisals and Management Plans to identify their significance and actively manage change within these areas so that their character and appearance is preserved and enhanced. The Borough Council will look for opportunities for new development within conservation areas and their setting to enhance or better reveal their significance.
- 11.20 Not all elements of a conservation area will necessarily contribute to its significance. The loss of a building or other element which makes a positive contribution to the significance of a conservation area will be treated as either substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the element affected and its contribution to the conservation area as a whole.



Local Heritage Assets

- 11.21 Local heritage assets are valued elements of the historic environment that merit protection due to their contribution to local character and distinctiveness. Although these are non-designated heritage assets, the impact upon their local heritage significance is a material planning consideration and every effort should be made to conserve their significance.
- 11.22 Local heritage assets within the borough will primarily be identified on a Local Heritage List but can also be identified through the local and neighbourhood-plan making processes, within conservation area appraisals and reviews and as part of the decision-making process on planning applications. Identification will be guided by an assessment against adopted selection criteria with the significance of each asset clearly articulated.

Heritage assets 'at risk'

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

planning to develop a local At-Risk Register.

- 11.24 The Borough Council will continue to work collaboratively with partners, property owners and developers to agree solutions for assets 'at-risk'. This will include seeking to maximise funding opportunities, but where sufficient funding is not available, innovative and sustainable proposals or change of use may be supported to secure the asset's conservation and viability, provided that it would be appropriate to and does not adversely impact on its significance. This could include proposals which promote tourism, economic benefits and public accessibility.
- 11.25 The Borough Council will, if required, use its statutory powers to ensure heritage assets at risk are appropriately maintained and repaired. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset will not be taken into account in any planning decision.
- 11.26 Where securing the conservation of a heritage asset conflicts with other planning policy, the Borough Council will assess whether the benefits of a development proposal for enabling development to secure the future of the asset will outweigh the dis-benefits from departing from those policies. Such proposals will be considered in accordance with Historic England guidance on Enabling Development and Heritage Assets.

What evidence has informed these Policies?

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

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

Hinckley & Bosworth Borough Council: Heritage Statements Guidance

Hinckley & Bosworth Borough Council: Battlefield Conservation Management Plan 2013

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

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

Historic England: Heritage at Risk Register 2020

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

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

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

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

MHCLG: Planning Practice Guidance (Historic Environment)

Which spatial objectives will these Policies help deliver?

1. Healthy Communities and Places

4. Tourism

- 6. Natural Environment
- 8. Achieving Good Design
- 9. Built Environment and Townscape
- 10. Positive Planning
- 13. Town and Village Centres

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policies HE01 and HE02 replace Policies DM11 and DM12 in the Local Plan 2006-2026.

HE03 Preserving the Borough's Archaeology

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

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

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

- 11.27 The borough's archaeological heritage is a valuable educational and community resource for understanding our past but are often fragile and vulnerable to damage. Archaeological remains above and below ground are important surviving evidence of the borough's past, and once removed are lost forever.
- 11.28 When assessing the development potential of a site, developers should, in all cases, assess whether a site is known to or is likely to contain archaeological remains. Where there is good reason to believe there are remains of archaeological importance on a site, the Borough Council will consider directing applicants to supply further details, including the results of an archaeological desk-based assessment and field evaluation.
- 11.29 Where archaeological remains are found and their preservation on site is justified, the Borough Council will seek to resist development which adversely affects their significance. Where preservation is not required, mitigation may include excavation, analysis of remains, and public dissemination of results, which will be undertaken by an archaeological organisation approved by The Leicestershire County Council's

Archaeological Team and the Borough Council before any works can start. If granted permission, the loss through development of any archaeological remains will need to be recorded with the Historic Environment Record, and any archives with a local museum or other public depository.

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

What evidence has informed the Policy?

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

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

Which spatial objectives will the Policy help deliver?

- 4. Tourism
- 9. Built Environment and Townscape
- 10. Positive Planning
- 13. Town and Village Centres

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy HE03 replaces Policy DM13 in the Local Plan 2006-2026.

12 Natural Environment

NAT01 Green Infrastructure

Development proposals are required to create high quality places people can enjoy living and working in and which contribute positively to healthy lifestyles and wellbeing, nature, climate resilience and prosperity for disadvantage neighbourhoods through the growth and enhancement of the borough's multi-functional green infrastructure network, in line with the following requirements:

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

- 12.1 Green infrastructure is the network of natural and semi-natural spaces and corridors within an area. This can include open spaces, such as parks but also allotments woodlands, fields, hedges, water courses, bridleways, cycle routes and foot paths/public rights of way. It is multi-functional and can deliver numerous benefits to people as well as to biodiversity and the wider landscape.
- 12.2 The NPPF (2021) provides strong support for enhancing green infrastructure due to the wide range of benefits it provides. The Borough Council has a duty to act on climate change, generate employment, maintain healthy functioning ecosystems, maximise physical and mental health (particularly in light of the Coronavirus pandemic) and protect and promote cultural and heritage assets. Green infrastructure helps to achieve all of these objectives. The NPPF (paragraph 20) sets out that strategic policies should set out an overall strategy for the pattern, scale and quality of development and sufficient provision of green Infrastructure should be made. The NPPG adds that ‘strategic policies can identify the location of existing and proposed green infrastructure networks and set out appropriate policies for their protection and enhancement’. It continues to state that green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals and will require sustainable management and maintenance if it is to provide benefits and services in the long term.
- 12.3 The Government’s 25 Year Environment Plan (2018) highlights that ‘The provision of more and better quality green infrastructure, 23 including urban trees, will make towns and cities attractive places to live and work, and bring about key long term improvements in people’s health’. Increased use of flowerbeds/tubs and living roofs in appropriate areas such as bus shelters can also contribute to the greening of town centres. The Plan sets out that there will be a national framework of green infrastructure standards, ensuring that new developments include accessible green spaces and that any area with little or no green space can be improved for the benefit of the community. Natural England are in the process of drawing up a set of national standards for local planning authorities to utilise.
- 12.4 To ensure high quality multi-functional green infrastructure is delivered in the borough, Policy NAT01 requires proposals for green infrastructure to be designed in accordance with the most up to-date ‘Building with Nature’ standards. There are 12 ‘Building with Nature’ Standards (Appendix 1) and together they define what high-quality green infrastructure looks like and provide a set of design principles to guide and assess the quality of development. The individual Standards should not be read in isolation, but instead treated as a framework of interdependent drivers of quality at each stage of the planning and development process.
- 12.5 There are a number of overarching issues which underline the need for a robust green infrastructure network within Hinckley & Bosworth. This includes the Climate Emergency declared by the Borough Council and that the green infrastructure network can play a pivotal role in both mitigating against climate change and boosting resilience to its impacts. Additional growth within the borough and socio-demographic

changes will also place additional pressures on the green infrastructure network. This includes threats to pollinators, for instance seasonal changes such as disrupted flowering patterns can affect food sources; and extreme weather such as more frequent and severe floods, drought or changes in temperature, can also have a huge impact. Green infrastructure proposals which are pollinator friendly will incorporate native flower species which are rich in nectar into its landscaping schemes and will positively improve and increase local biodiversity.

12.6 The Green Infrastructure Strategy (2020)⁶⁰ identifies three green infrastructure (GI) zones:

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

12.7 Figure 5.1 of the Green Infrastructure Strategy shows the three green infrastructure zones along with the distribution of the borough's multi-functional green infrastructure assets.

12.8 The Green Infrastructure Strategy identifies 11 priority opportunities, and these are illustrated in Figure 1.1 of the Strategy. These can be used as a starting point in master planning and negotiations with developers as a way of directing developer contributions and the Strategy provides further detail on how these green infrastructure gains can be achieved. A number of these priority opportunities can be provided on-site as part of new development, and this will vary depending on the nature and type of development proposed. The opportunities set out below can be 'designed in' at the early stages of a proposal as on-site green infrastructure gains:

On-Site Green Infrastructure Gains

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

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

Off-Site Green Infrastructure Gains:

⁶⁰ [Green Infrastructure Strategy | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/green-infrastructure-strategy)

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

What evidence has informed the Policy?

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

Hinckley & Bosworth Green Infrastructure Strategy (2020)

NERC Building with Nature Standards

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
4. Tourism
6. Natural Environment
7. Climate Change
8. Achieving Good Design
9. Built Environment and Townscape
10. Positive Planning
12. Economic Growth and Resilience

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy NAT01 replaces Policy 20 in the Local Plan 2006-2026.



NAT02 Green Wedges

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

- i. Preventing the merging of settlements;***
- ii. Guiding Development Form;***
- iii. Providing a green lung into urban areas; and***
- iv. A recreational resource.***

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

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

Any land use or associated development in the Green Wedge must:

- h. Retain the function of the Green Wedge;***
- i. Retain and create green networks between the countryside and open spaces within the urban areas;***
- j. Retain and enhance public access to the Green Wedge, especially for recreation;***
- k. Retain the visual appearance of the area; and***
- l. In the case of Rothley Brook Meadow, retain and enhance function as a floodplain and infiltration basin.***

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

12.11 The National Planning Policy Framework states that '*Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living*

conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development'. The NPPF also highlights that plans should '*enable and support healthy lifestyles, especially where this would address identified local health and well-being needs*' – for example through the provision of safe and accessible green infrastructure' (paragraph 92). The purpose of Green Wedges is not to restrict the growth of an urban area but to ensure that, as urban development extends, open land is incorporated within it. It is a multi-functional designation which provides the following uses:

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

12.12 There are two green wedges within the borough which will be identified on the Policies Map and/or evidence base documents, these are:

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

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

12.14 The Rothley Brook Meadow Green Wedge is adjacent to Groby and Ratby and extends beyond the borough boundary into the administrative areas of Charnwood Borough Council, Blaby District Council and Leicester City Council. Work has been undertaken within sections of the green wedge to improve its recreational and biodiversity functions; however, there are still opportunities for further enhancement to increase its amenity as well as its ecological and functional flood plain value.

12.15 The Hinckley/Barwell/Earl Shilton Burbage Green Wedge Review (2020)⁶¹ and the Rothley Brook Meadow Green Wedge Review (2020) undertook a full assessment of the green wedges and evaluated whether boundary amendments were required within the Local Plan. In relation to Hinckley/Barwell/Earl Shilton Burbage Green Wedge to reflect planning application decisions the following areas have been removed: Dorothy Goodman Upper School, Barwell Lane and Land at Crabtree Farm, Barwell. In regard to Rothley Brook Meadow Green Wedge the boundary has

⁶¹ [Overview | Green Wedges | Hinckley & Bosworth Borough Council \(hinckley-bosworth.gov.uk\)](https://hinckley-bosworth.gov.uk/Overview-Green-Wedges)

been amended on Ratby Road to reflect a recent planning decision. The green wedge reviews demonstrated that both green wedges have multi-functional roles which are well used by the communities they abut.

What evidence has informed the Policy?

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

Rothley Brook Meadow Green Wedge Review (2020)

Hinckley & Bosworth Green Infrastructure Strategy (2020)

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
4. Tourism
6. Natural Environment
7. Climate Change
8. Achieving Good Design
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy NAT02 replaces Policy 6 & Policy 9 in the Local Plan 2006-2026.

NAT03 Trees, Hedgerows, Woodlands and Development

Planning permission will not normally be permitted (unless there are wholly exceptional reasons) where the proposal adversely affects trees, woodlands and hedgerows which are:

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

Development proposals will be supported which provide tree planting on-site, particularly on street frontages and retain existing trees, woodland and hedgerows. Existing trees shall be retained unless sufficient evidence is provided (in the form of a Tree Survey or Arboricultural Assessment) to justify their removal. Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site at the rate of three trees for every one lost.

On development sites of 0.5 hectares or more in rural areas outside of the National

Forest and Charnwood Forest Regional Park a tree cover of 20% of the site area will be sought, unless there are justifiable reasons as to why this cannot be achieved. This will principally be achieved through retention and planting of trees, but where it can be demonstrated that this is impractical this can be off set to woodland creation within the Western and Southern Green Infrastructure Zones.

Any new trees planted should be native species suitable for the location, be of benefit to local biodiversity and increase diversity. Appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/or hedgerows.

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

12.16 Paragraph 180 of the NPPF states that 'development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons and a suitable compensation strategy exists'. Wholly exceptional reasons are cited as being infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

12.17 The Emergency Tree Plan for the UK (2020) sets out that local authorities must avoid the removal of any tree on their land in non-woodland areas unless there are overriding arboricultural or health and safety needs for felling. The Plan highlights that 'if a tree must be removed, local authorities should implement minimum replacement planting ratios, which stipulate that for every non-woodland tree removed at least three new trees should be planted. These new trees should be located as close to the original location as possible and be the same type of planting (for example, street trees replaced by street trees)'.



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

National Forest project and on the borders with Charnwood borough.

- 12.19 The Green Infrastructure Strategy (2020) highlights that given the sparse tree cover within Hinckley & Bosworth outside of the National Forest territory, there is a need to explore opportunities for woodland creation in the Western GI Zone and Southern GI Zone (Figure 5.1 in the Green Infrastructure Strategy 2020). New development is a key source of funding for new woodland creation, and a key focus for the future will be on using any resources to improve connectivity to join up blocks of woodland in order to connect habitats and boost resilience. When looking for areas for woodland cover expansion the Forestry Commission have highlighted areas as priorities for woodland planting and these areas are set out in Figure 5.11 of the Green Infrastructure Strategy (2020).
- 12.20 The promotion of increasing tree canopy cover in development is taken from the Green Infrastructure Strategy (2020). Tree canopy cover can be defined as the area of leaves, branches, and stems of trees covering the ground when viewed from above. The Urban Forestry and Woodland Advisory Committee Network recommends that a 20% tree canopy target for areas like Hinckley & Bosworth, whereas the Woodland Trust Emergency Tree Plan (2020) recommends a 30% target for new development. Given the sparse tree cover outside of the National Forest within the borough, a 20% target strikes an appropriate balance between planting new trees and managing the existing canopy and is closely tied to the national target of 17% tree cover by 2050. After five years the Borough Council will review the 20% target to assess the success of tree planting and in the management of the existing tree stock to identify whether the tree canopy target should be revised. Further guidance on assessing tree canopy proposals will be provided in a Supplementary Planning Document, until this document is adopted the Borough Council will take a pragmatic approach seeking to increase tree planting on a site by site basis towards this objective. A significant proportion of new trees can be integrated within existing land uses, for example, planting more trees in field corners or in residential gardens and tree planting should be an important part of landscaping schemes. To assist in meeting this requirement applicants should refer to the Woodland Trust (2019) 'Residential developments and trees: a guide for planners and developers'. To avoid conflict in approaches the tree canopy cover target does not apply to the National Forest and Charnwood Forest Regional Park territories as these are subject to separate planting guidelines.
- 12.21 The Borough Council has seen through recent new residential developments that there is a lack of species diversity in hedgerow planting which is leading to sterile environments. This also applies to new employment sites which have the opportunity to also contribute to the greening of their sites. Applicants should demonstrate in their landscape proposals that there is greater distinction between ornamental hedges and native mix hedges and the planting proposals are pollinator friendly. A more diverse range of planting species will improve resilience to climate change and reducing risk from pests of pathogens damage. Landscape proposals should not cause a biodiversity loss with inappropriate planting of trees on priority

habitats or where protected species inhabit so as not to degrade the marginal habitat they require. Riparian planting should not prevent access to the river at strategic points where important flow gauges are located or where access is required to manage debris screens and culverts. Contributions towards replacement trees in existing denuded farms hedgerows would be welcomed to help revive the rural landscape.

What evidence has informed the Policy?

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

Hinckley & Bosworth Green Infrastructure Strategy (2020)

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

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
6. Natural Environment
7. Climate Change
8. Achieving Good Design
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy NAT03 replaces Policy DM9 in the Local Plan 2006-2026.

NAT04 National Forest

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

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

Developments shall provide on-site or nearby woodland planting and landscaping that meets the National Forest development planting guidelines, as set out in the

National Forest Company's Guide for Developers and Planners⁶². Landscaping will generally involve woodland planting but can also include creation and management of other appropriate habitats, open space provision and the provision of new recreational facilities with a wooded character. The appropriate mix of landscaping features will depend upon the setting and the opportunities that the site presents. Habitat connectivity should be integrated into proposals to encourage connectivity of habitats across the wider countryside through the planting of standard trees, creation of hedgerows and other linear features.

In exceptional circumstances, where planting and landscaping cannot be accommodated on or nearby the development site due to lack of land, a commuted sum will be negotiated. This will be towards the cost of purchasing land for planting, creating new woodland, providing public access to it and maintaining the site for at least 5 years. Commuted sums will normally be paid to the local authority, who in partnership with the National Forest Company will decide how they should be utilised. Best practice guidance on the creation and future management of forest-related planting and landscaping schemes should be followed, as set out in the National Forest Company Guide for Developers and Planners.

Within the National Forest new developments will also be required to reflect the Forest setting through their design, character and sustainability. This will be achieved by integrating green infrastructure into the development, making connections with on site or adjacent woodland and other habitats, showcasing timber in building design and incorporating renewable energy, especially wood fuel heating systems. Further details on how this can be achieved are set out in the National Forest Company's Design Charter.

- 12.22 The National Forest is a key component of the green infrastructure network not just within the borough boundary but across 200 square miles of central England. The Framework recognises the importance of the National Forest and highlights that it offers 'valuable opportunities for improving the environment around towns and cities, by upgrading the landscape and providing for recreation and wildlife' (paragraph 142). Appropriate development in the National Forest can contribute to the expansion of the Nature Recovery Network.
- 12.23 In Hinckley & Bosworth, the National Forest covers a small proportion of the north-eastern corner of the borough and encompasses the Key Rural Centres of Markfield, Bagworth, Thornton, and parts of Groby and Ratby.
- 12.24 The National Forest is transforming the landscape and the afforestation of north-east of the borough has turned a post-industrial landscape into a valuable asset which acts as a 'carbon sink'. The National Forest is making an important contribution in reducing atmospheric carbon dioxide, creating a major resource for

⁶² [National Forest Company's Guide for Developers and Planners](#)

tourism, recreation and education, providing a productive alternative use for farmland and enabling farm diversification and stimulating the economy and creating jobs.

- 12.25 The creation of the National Forest is overseen by The National Forest Company which is responsible for the production, implementation and monitoring of the National Forest Strategy. One of the main ways of increasing woodland cover across the National Forest has been to include tree planting as part of new developments, both on - and off-site the National Forest Strategy (2014-24) promotes planting guidelines relating to all forms of development in the National Forest. As such, planning and development has a key role to play in the continued creation of the National Forest. The National Forest Guide for Developers and Planners is a key document which should be utilised early in the development process to ensure that proposals are design led, sustainable and reflect the local character of the sites location within the National Forest.
- 12.26 The National Forest Company have recently published 'Our 25-year vision for the National Forest; a green print for the nation', this document sets out nine key actions which together aim to deliver mitigation and adaptation to climate change and a model for sustainable living. The National Forest Company have also recently launched the National Forest Design Guide for sustainable tourism accommodation⁶³. The council had input into creating this document and hope to support its aims and objectives in the various policies in this plan.

What evidence has informed the Policy?

National Forest Strategy (2014-2024)

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

Hinckley & Bosworth Green Infrastructure Strategy (2020)

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
4. Tourism
6. Natural Environment
7. Climate Change
8. Achieving Good Design
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy NAT04 replaces Policy 21 in the Local Plan 2006-2026.

⁶³ A National Forest design guide: Sustainable tourism accommodation (launched 2021)

NAT05 Charnwood Forest Regional Park

Within Charnwood Forest Regional Park, proposals will be supported that:

- a. Maintain the traditional working landscape of the forest, particularly that which involves rural diversification and sustainable tourism, including green tourism initiatives;***
- b. Provide tree planting within the Charnwood Forest Regional Park, in accordance with the National Forest Planting Guidelines;***
- c. Provide new recreation facilities around the fringes of the area;***
- d. Enhance the biodiversity of Charnwood Forest;***
- e. Improve accessibility for people with mobility issues including improved footpaths and parking for people with disabilities; and***
- f. Provide access to and from the rural areas into and within the regional park by non-vehicular means, provided that they:***
 - i. Retain local character and complement the local landscape***
 - ii. Enhance open spaces, including the treatment of built edges***
 - iii. Enhance woodland and habitat provision and connectivity***
 - iv. Manage and enhance the cultural heritage of the area.***

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

- 12.27 Charnwood Forest Regional Park is a key asset in regard to green infrastructure within the borough and beyond in neighbouring Charnwood borough and North-West Leicestershire district. The Charnwood Forest Regional Park is described as England's 'unexpected uplands' and was established in 2012 to co-ordinate the protection and management of landscape. There are a wide range of stakeholders from local communities, businesses and landowners together with representatives of heritage groups, local authorities, arts groups, charities and government bodies. The partnership has been successful in securing Heritage Lottery funding for a Landscape Partnership Scheme; this scheme will help to protect, manage and celebrate the heritage of Charnwood Forest. The Borough Council is an active member in the Partnership Scheme and will work alongside the Group to ensure the vision and aspirations of the Charnwood Forest Regional Park are met.
- 12.28 Charnwood Forest is a distinctive area with special qualities in terms of its landscape character, bio/geodiversity, historical importance as well as a recreational resource. The western part of Charnwood Forest also overlaps with the National Forest Boundary. It contains an extensive area of semi- natural woodland and other tree habitats in the north-east of the borough. Oak woods are the most common characteristic and can be found in old woodlands, whilst Alder woods can

be found along streams within small areas of wet woodland. Large mature specimens are also common throughout the area, as too is willow dominated scrub around open water and quarries.

- 12.29 Charnwood Forest has been identified by the Leicester, Leicestershire and Rutland Biodiversity Action Plan (BAP) 2016-2026 as one of the more successful and stable biodiversity assets in the wider region. However, the Study also notes that habitat at Charnwood Forest had diminished significantly over the last 60 years, highlighting the need to improve the biodiversity network within the area.
- 12.30 The Borough Council's Landscape Character Assessment separates the Charnwood Forest Area into two character areas, Charnwood Forest Character Area and Charnwood Fringe Character Area. This is so they align closely to the underlying geological pattern and delineates between the Charnwood Forest Character Area having a more industrial/urban influence compared to the Charnwood Fringe area which has a more rural character. The sensitivities and landscape strategies set out in the Landscape Character Assessment should inform development proposals from an early stage.



What evidence has informed the Policy?

Charnwood Forest Landscape Partnership Scheme

Hinckley & Bosworth Green Infrastructure Strategy (2020)

Hinckley & Bosworth Landscape Character Assessment (2017)

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
2. Safe and Inclusive Communities
4. Tourism
6. Natural Environment
7. Climate Change
8. Achieving Good Design
9. Built Environment and Townscape

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy NAT05 replaces Policy 22 in the Local Plan 2006-2026.

NAT06 Local Green Space

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

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

- 12.31 Local green space designation provides special protection for green areas with particular importance for local communities. In accordance with national policy this designation is not appropriate for most areas of open space or green areas within the borough. In order to be designated, an open space must meet a strict set of criteria and should be capable of enduring beyond the end of the plan period. Natural England's ANGST Standards are a useful tool that can help ensure adequate provision of accessible natural greenspace.
- 12.32 The identification of Local Green Spaces within the borough has been undertaken through the neighbourhood plan process. There are a number of neighbourhood plans that have been 'made' within the borough which have designated Local Green Space sites. These sites can be identified in the respective neighbourhood plans. It is expected that further sites will be designated through the neighbourhood plan process in the future. The Borough Council will provide guidance to neighbourhood plan groups in regard to the identification of local green space and to ensure they meet the criteria set out in the Framework.
- 12.33 This Policy recognises the importance of local green spaces to the local community by enabling their long-term protection. To show there are 'very special circumstances' the applicant will need to demonstrate that the potential harm to the Local Green Space in question, including the reasons for its designation and any other harm resulting from the proposal, is clearly outweighed by other considerations.

What evidence has informed the Policy?

The NPPF and NPPG

Neighbourhood plans within the borough of Hinckley & Bosworth

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
6. Natural Environment
7. Climate Change
8. Achieving Good Design
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy NAT06 replaces Policy 19 in the Local Plan 2006-2026.

NAT07 Protecting Biodiversity

Internationally and Nationally Designated Sites

International and Nationally Designated Sites will be safeguarded. Development which is likely to have any adverse impact on the notified features of a nationally designated site will not normally be permitted. In exceptional circumstances, a proposal may be found acceptable where it can be demonstrated that:

- a) A suitable alternative site with a lesser impact than that proposed is not available;*
- b) The on-site benefits of the proposal clearly outweigh the impacts on the notified features of the site and where applicable, the overall SSSI or habitat network;*
- c) All appropriate mitigation measures have been addressed through the development management process; and*
- d) Development likely to result in a significant effect on internationally designated sites will be subject to assessment under the Habitats Regulations and will not be permitted unless adverse effects can be fully avoided, mitigated and/or compensated.*

Development proposals should not have an adverse impact on the River Mease Special Area of Conservation (SAC). Where a significant effect on the SAC is identified an 'Appropriate Assessment' will be required.

Irreplaceable Habitats

Proposals which are likely to result in the loss or deterioration of an irreplaceable habitat (such as ancient woodland, ancient or veteran trees, old species-rich grassland, including that marked by ridge and furrow, and species-rich hedgerows

that meet Hedgerow Regulations ecological criteria) would only be acceptable where:

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

Locally Important Sites

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

Where a proposal is likely to result in harm to locally important sites (including habitats or species of principal importance for biodiversity, and sites that meet the Leicester, Leicestershire, and Rutland criteria for designation as a Local Wildlife Site), developers will be required to accord with the following sequential approach:

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

12.34 National policy seeks to protect and enhance sites of biodiversity and geological conservation interest and requires local plans to distinguish between the hierarchy of international, national and locally designated sites and the protection afforded to them.

12.35 Developers should take into account separate legislation, acts, regulations, planning guidance and any subsequent replacement Supplementary Planning Documents and laws preventing interference with protected species. They should also be aware of the need to undertake relevant assessments, studies and surveys as required prior to the submission of a planning application. All proposals should consider protection and enhancement of biodiversity from the outset and seek to protect features such as trees, hedgerows, ponds and woodland.

12.36 Where there is a reason to suspect the presence of protected species, development proposals should be accompanied by a protected species survey undertaken by a suitably qualified ecologist and submitted with the application. The survey should include an appraisal of the likelihood and level of presence of the protected species.

Sites of International and National Importance

12.37 The north-western tip of the borough, north of Twycross, stands within the catchment area of the River Mease Special Area of Conservation (SAC). This is an internationally important site protected under the 'Habitats Directive' which seeks to protect the most valuable and threatened habitats and species as identified by the Directive. Any developments which are likely to have significant effects on this SAC will be required to prepare an appropriate assessment to identify the implications for the site in respect of the site's conservation objectives. The Conservation objectives are to *'ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:*

- *The structure and function (including typical species) of qualifying natural habitats;*
- *The structure and function of the habitats of qualifying species;*
- *The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely;*
- *The populations of qualifying species;*
- *The distribution of qualifying species within the site; and*
- *The extent and distribution of qualifying natural habitats and habitats of qualifying species'.⁶⁴*

12.38 Development may only be permitted in exceptional circumstances where the proposal conforms to the requirements of the Habitats Regulations.

12.39 Sites of Special Scientific Interest (SSSI) are afforded protection at the national level under the Wildlife and Countryside Act (1981) due to the significance of the wildlife and geological features within them. A SSSI can include a range of habitats and features of ecological interest ranging from marshy grasslands, woodland and natural water features to species rich in flora and fauna.

12.40 Geological SSSI represent the best sites of geological interest, chosen for their past, current and future contributions to the science of geology and include amongst others, quarries, cuttings and active landforms.



⁶⁴ - [Natural England \(2018\) European Site Conservation Objectives for River Mease Special Area of Conservation Site](#) Code: UK0030258

12.41 Hinckley & Bosworth has seven SSSI of both biodiversity and geological value:

- a) Ashby Canal;
- b) Botcheston Bog;
- c) Burbage Wood and Aston Firs;
- d) Cliffe Hill Quarry;
- e) Groby Pool and Wood;
- f) Kendall's Meadow; and
- g) Sheepy Fields.

12.42 Development which is likely to result in adverse impacts upon a SSSI will not normally be permitted. Planning permission will only be considered in exceptional circumstances where the benefits of the development clearly outweigh the impacts that it is likely to have on the features of the site and the SSSI network throughout the borough and beyond. The applicant will also be required to demonstrate that all possible alternative sites have been considered and all measures required to mitigate the impact of the development have been incorporated into the scheme.

Sites of Local Importance

12.43 In addition to these nationally designated sites the borough enjoys numerous Local Wildlife and Geological Sites and Local Nature Reserves (LNR) which are non-statutory and locally designated. Local Wildlife Sites (LWS) are designated by Leicester, Leicestershire and Rutland Local Wildlife Site Panel made up of local nature conservation experts. A register of LWS is maintained by the Leicestershire and Rutland Environmental Records Centre. The designation of these sites is based upon criteria established in local and national Biodiversity Action Plan (BAP) priorities for habitats and species and as such is a material consideration in the determination of planning applications.



12.44 Local geological sites are considered worthy of protection for their educational, research, historical or aesthetic importance. The long-term conservation of geological sites often requires a positive approach to management, for example, through vegetation clearance to maintain rock exposure.

12.45 Local Nature Reserves (LNR) are locally designated areas with wildlife or geological features of local interest but are designed so the countryside and environment can be enjoyed recreationally by the public. Two LNRs are located in the borough, Billa

Barra Hill (Markfield) and Burbage Common and Woods.

- 12.46 Ancient woodlands are areas which have had continuous tree cover since at least 1600 AD and are protected for their historic interest and value. Veteran trees are identified as a priority habitat within the Leicester, Leicestershire and Rutland BAP and are considered an important resource for hole-nesting birds, roosting bats, fungi, lichens and saproxylic insects. National policy seeks to protect both categories from development unless the need for, and benefits of, development in the location clearly outweigh the loss.



District Level Licensing

- 12.47 Great crested newts have protected status through UK and European legislation and must be considered as part of the planning application process. Ponds are critical to great crested newts for breeding. Whilst on land, great crested newts are also dependent upon other habitats such as woodland, hedgerows, rough grassland and scrub. They are generally found within 500m of ponds, although may travel further than this.
- 12.48 Hinckley & Bosworth Borough Council are part of the Natural England led District Level Licensing scheme for Great Crested Newts which is a type of strategic mitigation licence for great crested newts. Applicants proposing to develop land, can pay to join a district level licensing scheme and further information is available from Natural England.

What evidence has informed the Policy?

Hinckley & Bosworth Phase 1 Habitat Survey (2020)

NPPF (2021) and NPPG

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
6. Natural Environment
7. Climate Change
8. Achieving Good Design
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy NAT07 replaces Policy DM6 in the Local Plan 2006-2026.

NAT08 Enhancing Biodiversity and Habitat Connectivity

Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long-term future management and how the scheme is pollinator friendly.

All development should provide a measurable 10% net gain in biodiversity on site in the first instance, through biodiversity enhancement off-site, or through off setting where appropriate. All proposals should be supported by evidence to demonstrate a biodiversity net gain using the recognised biodiversity accounting metric and provide details of the long-term maintenance and management of the net gain.

Major developments in particular must include measures to deliver biodiversity gains through opportunities to:

- a) Restore and enhance existing features on site;***
- b) Create additional habitats and ecological networks; and***
- c) The linking of existing habitats to create links between ecological networks and where possible, with adjoining features.***

Biodiversity net gain should be additional to any habitat creation required to mitigate or compensate for impacts on protected local/national BAP priority species. Net Gain can be delivered where there are no losses through development.

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

The retention and enhancement of linear features which enables strong connectivity of biodiversity as part of an integrated habitat network will be supported; this includes networks of hedgerows and ditches; enhanced habitats along the River Sence and Ashby Canal; roadside verges; and (cumulatively) private gardens, disused railway lines or other linear landscape features.

On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of the hierarchy of international, national and locally designated sites identified in Policy NAT07 is secured.

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

continuing to decline and as such change is required in relation to how we manage land. In Hinckley & Bosworth to repair and improve the biodiversity network and habitat connectivity it will require protecting and creating further non-designated sites. In response to this and in recognition of the importance and value of biodiversity in the borough, the Local Planning Authority will first and foremost seek to avoid harm or loss to biodiversity. If harm cannot be avoided or fully mitigated, compensatory measures will be sought as a last resort to off-set the impacts of the development.

- 12.50 For a scheme to be considered pollinator friendly the applicant must demonstrate that the development improves or creates nectar-rich habitats that provides food and shelter for pollinating insects. This can be achieved, for example, by including wildflower meadows, semi-natural grassland, flowering trees, hedgerows, nectar-rich ornamental plants and herbs, window boxes, green roofs, living walls and Sustainable Drainage Systems (SuDS). These measures will expand the pollinators' habitats, while creating attractive and greener developments.
- 12.51 The Borough Council's Phase 1 Habitat Survey (2020) found that habitats of conservation value are generally more abundant in the east and north, within deciduous and ancient woodlands while intensively farmed land across much of the centre and west offers relatively limited area and diversity of such habitats. The current network of habitats is characterised by fragmentation and there is a need to expand and re-connect existing areas and restore habitats where they have been destroyed. In seeking to contribute toward environmental gain, the connection or reconnection of habitats or the provision of compensatory measures, proposals should seek to contribute towards the objectives for priority habitats and species identified in the UK and Leicester, Leicestershire and Rutland Biodiversity Action Plans (BAP) and delivery of the Green Infrastructure Strategy. The following habitat types were identified within the borough as 'priority habitats' by the Leicester, Leicestershire and Rutland Biodiversity Action Plan (2016):

**Table 11: Priority habitats' within the
Leicester, Leicestershire and Rutland Biodiversity Action Plan**

Priority Habitats	
Broadleaved woodland	Wet woodland
Eutrophic standing water	Rivers (<i>in preparation</i>)
Field margins	Floodplain wetland
Heath-grassland	Mature trees
Hedgerows	Roadside verges
Lowland wood-pasture and parkland	Rocks and built structures
Mesotrophic lakes	Sphagnum ponds
Neutral grassland	Springs and flushes
Reedbed	Urban habitats



- 12.52 The Biodiversity Assessment provides a baseline assessment of biodiversity and sites of nature conservation interest in the borough. The assessment identifies key sites which should be protected, areas which would benefit from habitat creation and those which would benefit from 'green corridors'.
- 12.53 The Borough Council's Green Infrastructure Strategy (2020) highlighted that habitat connectivity was a key challenge for biodiversity in Hinckley & Bosworth. In response to this and linked to the challenge of the climate crisis it is important that habitats do not become isolated as species find themselves less able to respond to natural fluctuations and can face heightened risk of decline and extinction. Waterways such as Ashby Canal and the River Sence provide a degree of connectivity between the borough's locally designated sites however their impact is limited. This is due to the sizeable agricultural area of the borough which has limited value for wildlife, therefore linear features which create strong connecting links across the biodiversity network will be supported by the Borough Council. The emerging work on an Ecological Network and Permeability Mapping across Leicestershire will provide a better understanding of which opportunities to prioritise to strengthen network connections and identify permeability of various habitats.
- 12.54 Paragraph 174 of the NPPF highlights the need to provide net gains for biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures. Biodiversity Net Gain (BNG) can be defined as "*Development that leaves the environment in a measurably better state than beforehand*" (DEFRA, 2018). BNG will be achieved through a combination of retaining important features of the site and by making on site, off-site or off-set biodiversity enhancements to ensure an overall measurable 10% net biodiversity gain is achieved, which contributes to restoring and enhancing the wider ecological networks and biodiversity of the borough. To achieve net gain, a development must have a higher biodiversity unit score after development than before development. A suitable metric, such as the DEFRA Biodiversity Metric 3.0 should be used to allow the assessment of biodiversity impact of a given development, and where appropriate the size of contribution required to offset the ecological impact of that development. The Borough Council will deliver Biodiversity Net Gain in line with latest national

guidance and the Environment Act 2021 and subsequent regulations.

- 12.55 Biodiversity enhancements off-site and biodiversity offsetting will be considered where it can be evidenced that on-site improvements are not possible, may result in piecemeal mitigation on small sites, or where better opportunities exist to secure net gain elsewhere. Local Nature Recovery Strategies are a new system of spatial strategies for nature they will: map the most valuable existing habitat for nature; map specific proposals for creating or improving habitat for nature and wider environment goals; and agree priorities for nature's recovery. Once the Local Nature Recovery Strategy is produced for the area that includes the borough it will guide the delivery of biodiversity net gain and other nature recovery measures through illustrating where the most valuable existing habitats are located and will focus on habitat creation and/or improvement where it will achieve the best outcomes. Prior to the Local Nature Recovery Strategies produced the Borough Council will work with applicants and relevant stakeholders to identify locations for off-setting and off-site enhancements and habitat creation.
- 12.56 Compensatory measures refer to all measures designed to help offset the adverse effects that cannot be further reduced by mitigation measures. Compensation for residual harm is considered the last step and comes after consideration of how harm can be avoided in the first place and then if that is not possible, how harm can be minimised through mitigation. Compensatory measures (also known as biodiversity offsetting) will normally involve off-site measures to balance losses within the development site or to offset residual effects on affected wildlife sites.
- 12.57 Where compensation is required, regard will be had for the risks associated with the difficulty of success and the time-lag between any loss of biodiversity, and the achievement of the requisite habitat quality or other feature in determining the level of compensation required. To ensure the successful delivery and conservation in perpetuity, management arrangements will also need to be considered. To assist in undertaking appropriate compensatory measures, the Borough Council will require the developer to use prevailing guidance by respective designating bodies.
- 12.58 In some instances, development could potentially result in the loss of irreplaceable natural habitats which, once destroyed, cannot be replaced and include habitats such as ancient semi-natural woodland, species rich and ancient hedgerows, species-rich grasslands and natural watercourses. In order to maintain these important and irreplaceable habitats an applicant will be required to demonstrate that it cannot be retained within a proposed scheme and that the loss is clearly outweighed by the benefits.

What evidence has informed the Policy?

Hinckley & Bosworth Phase 1 Habitat Survey (2020)

Leicester, Leicestershire and Rutland Biodiversity Action Plan (2016)

NPPF and NPPG

Which spatial objectives will the Policy help deliver?

- 1. Healthy Communities and Places
- 6. Natural Environment
- 7. Climate Change
- 8. Achieving Good Design
- 10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy NAT08 replaces Policy DM6 in the Local Plan 2006-2026.

NAT09 Development in the Countryside and Settlement Separation

Development in the countryside will be considered sustainable where:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries;***
- b) The proposal involves the change of use, re-use or extension of existing buildings (including house extensions) which lead to the enhancement of the immediate setting;***
- c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses;***
- d) It relates to the provision of stand-alone renewable energy developments in line with CC04;***
- e) It is for agricultural or forestry purposes;***
- f) The proposal is within the National Forest and relates to tourism, leisure or the woodland economy; or***
- g) It relates to the provision of residential development in accordance with Policy HO08.***

And:

- i. It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside in line with Policy NAT10;***
- ii. It does not undermine the physical and perceived separation and open character between settlements;***
- iii. It does not create or exacerbate ribbon development;***
- iv. The residual traffic and transport impacts are addressed, as necessary, in accordance with Policies HT01 to HT04;***
- v. If within a Green Wedge, it protects its role and function in line with Policy NAT02; and***
- vi. If within the National Forest, it contributes to the delivery of Policy NAT04,***

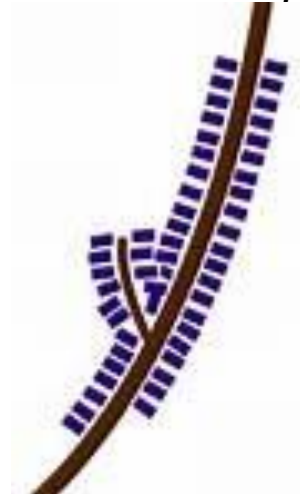
the National Forest Strategy and the National Forest 25 Year Vision.

- 12.59 National policy recognises that planning policies and decisions should contribute to and enhance the natural and local environment including recognising the character and beauty of the countryside. This includes both designated landscapes and the wider countryside as a whole.
- 12.60 Given the borough's predominantly rural nature, the countryside in Hinckley & Bosworth is hugely important to the character and identity of the area. All efforts will be made to protect the intrinsic value, beauty and open character of the countryside. Therefore, beyond the defined settlement boundaries development will be restricted to proposals which fulfil the criteria of this Policy, with the exception of the Green Wedge. Proposals within the Green Wedge would be required to demonstrate how they conform to Policy NAT02: Green Wedges.
- 12.61 This Policy reinforces the value of maintaining the physical and perceived separation between settlements across the entire borough, this is in recognition of the importance placed by communities on their individual, separate settlement identities across the borough, as evidenced through the Areas of Separation Review (March 2012). In addition, this approach ensures parity for all and consistency in application and decision making and ensures that communities retain their sense of place and identity through the prevention of settlement coalescence. It is recognised that some development is necessary to support rural communities and the local economy. The Policy sets out a small number of exceptions to the overall approach but these must also fulfil criteria (i) – (vi) of this Policy.
- 12.62 Proposals for outdoor sport and recreation will generally only be supported in countryside locations where it is demonstrated it is not possible to accommodate the scheme within or adjacent to settlement boundaries. Proposals for intensive sports facilities often have high levels of traffic, noise and light pollution associated with them, which can result in a detrimental impact on the character and appearance of the landscape and these should be avoided in rural locations and intrinsically dark landscapes.
- 12.63 The re-use of disused buildings in the countryside can afford a number of benefits, including supporting the vitality of rural communities, minimising the need for new built development and retaining historic features which reflect the local vernacular. Any proposal which relates to the re-use of redundant buildings in the countryside must have specific regard to Policy PMD04. Where a building is of historic or architectural merit applicants must also have specific regard to Policies HE01 and HE02.
- 12.64 Recognition of the need to support rural communities and in line with national policy, proposals which assist the diversification of the rural economy without detriment to the environment will be supported in principle. Rural enterprise can entail a variety of activities which can all contribute to job creation and economic growth, including but not exclusively, uses related to agriculture, tourism, business

and community uses.

- 12.65 A significant proportion of land within the National Forest boundary within the administrative boundaries of the borough lies within area defined as countryside. As such, Policy NAT09 makes explicit that proposals which seek to deliver the aims of the prevailing National Forest Strategy and 25-year vision, where it stands within the boundaries of the National Forest and adheres to other policy provisions, would be considered an exception to development in the countryside.
- 12.66 Ribbon development is where buildings are located single depth along a road frontage and often occurs on roads into and out of settlements, extending the area recognised as belonging to a village (see Figure 6 below). This type of development is undesirable as it gives a built-up, suburban feel to rural areas which is detrimental to both the character and amenity of the countryside. It can also prevent land to the rear from being used for development in the future, can limit access to agricultural land and can stretch residential populations away from service centres.

Figure 6: Ribbon Development



- 12.67 Stand-alone renewable energy and low carbon developments usually relate to larger scale renewable developments with the primary purpose of producing electricity and/or heat. The vast majority of these development types tend to be situated in the rural area where the fuel source is most readily available and the constraints are more limited. As such the principle of stand-alone renewable energy and low carbon developments outside the settlement boundary is acceptable, where the proposal meets the requirements of other policies in this Plan, with particular reference to Policy CC04 Renewable and Low Carbon Energy Generation. Opportunities can also be realised on large strategic and other employment sites. The installation of photovoltaics and wind generation on roofs, for example, would concentrate renewable energy installations in fewer locations, minimise blight, and increase climate change adaptation credentials and reduce their carbon impact.

What evidence has informed the Policy?

The Areas of Separation Review (March 2012) has been used as the basis for the review of Policy DM4 contained within Site Allocations and Development Management Policies against the NPPF and NPPG.

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
4. Tourism
6. Natural Environment
7. Climate Change
8. Achieving Good Design
9. Built Environment and Townscape
10. Positive Planning
11. Land for Development
12. Economic Growth and Resilience

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy NAT09 replaces DM4 in the Local Plan 2006-2026.

NAT10 Landscape Character

Development proposals will conserve and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the latest Borough Council Landscape Character Assessment and Landscape Sensitivity Study.

Proposals will be required to:

- a) Where appropriate incorporate and implement the landscape strategies and/or guidance set out in the most up to date Landscape Character Assessment and Landscape Sensitivity Study;*
- b) Protect and enhance the character and qualities of the local landscape through appropriate design and management;*
- c) Make provision for the retention and enhancement of features of landscape importance;*
- d) Where appropriate, provide landscape mitigation; and*
- e) Where significant landscape impacts are likely to occur a Landscape and Visual Impact Assessment (LVIA) should be prepared.*

12.68 Hinckley & Bosworth is a predominantly rural borough with a high quality, varied and distinctive landscape. It is of great historic importance and includes the site of

the Bosworth Battlefield as well as areas retaining a strong sense of tranquillity. Part of the National Forest falls within the borough, as does Charnwood Forest. There are no national landscape designations such as Area of Outstanding Natural Beauty or National Parks and so it is the subtle qualities of the local landscape character and local values which add to sense of place, that it is so important to conserve, enhance and manage.

- 12.69 The distinctive landscape character of the borough arises from the varying combination of natural and cultural elements, particularly topography, geology and land use. There is a marked contrast in topography across the borough from the steep, high ground of the Charnwood Forest area in the north-east, to the flat lowlands of the Sence Valley in the south-west.
- 12.70 England is identified as having 159 natural character areas, each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. The borough falls within the Leicestershire Vales National Character Area and is characterised by large, relatively open, uniform landscape composed of low-lying clay vales interrupted by a range of varied river valleys. Its sense of place comes less from its overall landform and more from its visually dominant settlements and views towards surrounding higher ground.
- 12.71 A Landscape Character Assessment is a method of understanding what the landscape is like, how it came to be like that and how it may change in the future. It also describes and classifies the recognisable and consistent pattern of elements that makes one landscape different from another. Character is what makes each part of the landscape distinct and gives each area its particular sense of place. The landscape character approach considers that all landscapes are valuable and seeks to protect their essential character. The purpose of a Landscape Character Assessment is to help ensure that change does not undermine whatever is characteristic or valued about a particular place, and ensure that ways of improving the character of a place can be considered.
- 12.72 The Hinckley & Bosworth Landscape Character Assessment identifies 10 Landscape Character Areas which are based on their physical, cultural, natural and perceptual characteristics. However, it is important to note that the boundary between one character area and the next is transitional and there is rarely a clear cut change. The 10 Landscape Character Areas are listed in the table below with a general description of the character of the landscape.

Table 12: Landscape Character Areas

Landscape Character Area		General Description
A	Charnwood Forest	Settled Forest Hills: Comprehensive forest cover on elevated landform with large open waterbodies

Landscape Character Area		General Description
B	Charnwood Fringe	influenced by a rich history in mining.
C	Bosworth Parkland	Agricultural Parkland: Rolling farmland and estate parkland with scattered trees and woodland around former agricultural villages.
D	Gopsall Parkland	
E	Newbold and Desford Rolling Farmland	Rolling Farmland: A sparsely settled area of undulating mixed farmland with local variations in topography influenced by small streams.
F	Stoke Golding Rolling Farmland	
G	Burbage Common Rolling Farmland	
H	Sence Lowlands	Lowlands: Flat, low-lying vale landscape that is largely influenced by the River Sence and associated tributaries.
I	Twycross Open Farmland	Open Farmland: An open area of arable land situated on an elevated plateau with a rural and dispersed settlement pattern of nucleated hilltop villages and isolated farmsteads that feed into the headwaters of the upper Mease tributaries, part of the River Mease SAC catchment area.
J	Barton Village Farmlands	Village Farmlands: Regular pattern of mixed arable and pasture farmland around small linear hilltop villages which are well-integrated into the landscape by scattered trees and small copses.

- 12.73 For each local landscape character area a detailed description of the landscape character is given in the Landscape Character Assessment that identifies the key landscape features and values. In addition, guidelines for future landscape strategies are provided as broad principles to manage and direct landscape change.
- 12.74 A Landscape Sensitivity Study (2017) has also been prepared for the borough, it is at a landscape character area scale and provides a general overview of comparative landscape sensitivity around key settlements based on landscape character.
- 12.75 Where significant landscape impacts are likely to occur, for example for larger development proposals, a Landscape and Visual Impact Assessment (LVIA) should be prepared to identify the nature, scale and magnitude of landscape and visual effects. The LVIA should also help to identify ways of avoiding, reducing and mitigating any adverse effects. Where landscape effects cannot be sufficiently mitigated, development will only be permitted where it can be demonstrated that

they are essential for the economic or social well-being of the area.

- 12.76 Landscape issues should not be considered in isolation, as landscape provides the context and integrating framework for other environmental services and benefits. Landscape provides the setting for existing and proposed development, new and historic. Landscape can provide the framework for identifying and implementing strategic green infrastructure, which is, by its definition, multifunctional. Green infrastructure, as a network of green space, is considered to contribute positively to landscape value, but can also have benefits for human health, biodiversity and the economy. As such, landscape considerations should be integrated with decisions regarding the historic environment, green infrastructure, biodiversity, health and other sustainability topics in order to maximise benefits in all of these areas.

What evidence has informed the Policy?

Landscape Character Assessment (2017)

Landscape Sensitivity Study (2017)

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
6. Natural Environment
7. Climate Change
8. Achieving Good Design
9. Built Environment and Townscape
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for this Local Plan.

NAT11 Blue Infrastructure

New development will be required to contribute towards the delivery of a high quality multi-functional Blue Infrastructure network by expecting Blue Infrastructure assets to be provided, protected, maintained and enhanced to deliver multiple benefits and services for biodiversity, recreation and landscape.

Proposals will be supported that:

- a) Demonstrate how they will support improving the status of vulnerable waterbodies such as the Ashby Canal;***
- b) Do not involve the culverting of watercourses, except where essential to***

allow highways and/or other infrastructure to cross;

- c) Protect, enhance and support the creation of 'wet woodland' habitats, ponds, scrapes, lakes, reed beds, raingardens and floodplain meadows;*
- d) Make appropriate provision to protect, enhance, improve and maintain accessible networks of Blue Infrastructure, including through de-culverting and re-naturalisation of hard banks if appropriate including through de-culverting and re-naturalisation of hard banks if appropriate and removal of barriers to fish movement;*
- e) Maintain and enhance natural drainage features;*
- f) Provide 'buffer strips' of vegetation along the banks of all water courses;*
- g) Provide enhancements to the rural habitat mosaic including around the River Sence Local Wildlife site to benefit both water quality and flood attenuation;*
- h) Provide enhancements to the River Tweed Corridor so it acts as a multi-functional linear green and blue infrastructure corridor; and*
- i) Where appropriate, provide improvements to support active travel modes and recreational routes.*

Proposals for built development will be required to be at least eight metres away from the top of the bank of the nearest watercourse or main river. New development proposals on or adjacent to a canal or river corridor should also include provision or provide enhancements to existing routes to allow for safe and convenient walking and cycling access wherever possible.

Developers must consider the long-term management and maintenance of blue infrastructure and should demonstrate how these considerations have informed site proposals. Details of maintenance requirements and arrangements must be set out, including who is responsible for these requirements. Funding arrangements for delivery of the long-term maintenance requirements should be demonstrated to the local authority before construction starts, including measures to secure biodiversity through all phases and stages of the development.

- 12.77 The blue infrastructure network across the borough underpins many of the functions provided by the green infrastructure network. The borough has a network of natural and manmade rivers, streams, ponds, canals and other wetland habitats. Ashby Canal, which dates back to 1804, was a route to bring coal from the coalfields around Moira and Measham to the main canal network and is a defining landscape feature acting as a 'spine' of the borough's green infrastructure assets. It forms an important linear asset for nature conservation and recreation as well as a valued heritage asset, whilst linking a number of urban areas and smaller settlements.
- 12.78 The River Sence flows southwest out of the borough with the network of tributaries flowing through low land creating a generally wide river valley landscape of

predominantly flat land to the west. The River Mease also has a marginal influence on the area as tributaries flow from an area of higher ground in the west around Twycross, flowing north through lower flat ground with the River Tweed near Barwell also being identified as a key blue infrastructure asset. In contrast, in the northeast from Thornton and near Groby, tributaries of the River Soar flow through steeper valleys before again reaching flatter land towards the edge of the borough boundary towards Leicester.

- 12.79 The Government have highlighted the importance of blue infrastructure in the 25 Year Environment Plan and identify that blue spaces are essential for our health and happiness. It highlights that blue infrastructure is an important element of delivering the Nature Recovery Network as it will aid the improvement of wildlife habitat, whilst linking existing protected sites and landscapes.
- 12.80 The borough is also home to a number of relatively substantial still water bodies that are pronounced landscape features including those at former mineral sites in the north of the borough such as Thornton Reservoir and Groby Pool.
- 12.81 The Strategic Flood Risk Assessment (2019) has identified that one of the main flooding risks, along with surface water, is culverted watercourses within the borough. Therefore there is a presumption against culverting of open watercourses except where essential to allow highways and / or other infrastructure to cross, in line with CIRIA's Culvert design and operation guide, (C689) and a restriction of development over culverts.
- 12.82 The Green Infrastructure Strategy (2020) has highlighted that due to the intensive management of agricultural land there is a real threat to the quality of water through nutrient loading and sedimentation. To mitigate this, riparian woodlands or 'wet woodlands' can be introduced which thrive in poorly drained soils such as lakesides and river banks. By using wet woodlands this acts as a filter to prevent agricultural chemicals entering and degrading waterways as well as being a natural flood management tool.
- 12.83 The Ashby Canal sits within a largely farmed landscape and as such vulnerable to pollution from agricultural sources which in turn impacts on water quality. Protection from contamination can be enhanced by providing more robust 'buffer strips' of vegetation along the banks of the canal to slow, filter and trap pollutants before they enter ditches or water courses. This approach is supported by Natural England in their publication 'Farming for cleaner water and healthier soil' (2009).



- 12.84 The rural habitat mosaic around the River Sence Local Wildlife Site, Manor Farm Meadows Local Wildlife Site and Sheepy Fields SSSI, in the west of the borough, encompasses tributaries to the Sence ditches and woodland copses. Restoration of this area which has been significantly impacted by agricultural intensification in the vicinity is important in order to promote the habitat mosaic within this area of the borough.
- 12.85 The River Tweed Corridor has the potential to be a key biodiversity corridor, provide flood attenuation and as a route for informal recreation. Enhancements of the River Tweed corridor will be supported so that a 'linear' corridor is formed which allows for accessible and natural and semi-natural green space which provides permeability on the urban edge and enables access to the wider countryside along the River Tweed corridor. Any developments along the corridor should contain a mix of wet and dry attenuation basins/ponds as part of a sustainable urban drainage strategy.
- 12.86 The Strategic Flood Risk Assessment (2019) has identified that to enable the preservation of watercourse corridor there should be no built development within 8m from the top of a watercourse or Main River. This will allow for the enhancement of wildlife habitats, flood flow conveyance and future watercourse maintenance and/or improvement.



What evidence has informed the Policy?

Hinckley & Bosworth Green Infrastructure Strategy (2020)

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

Natural England Farming for cleaner water and healthier soil (2009)

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places4 – Tourism
6. Natural Environment
7. Climate Change
8. Achieving Good Design
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for this Local Plan.

NAT12 Soils and Best and Most Versatile Agricultural Land

Development proposals shall:

- a) Safeguard, manage and utilise on-site soil resources where practicable, maximising the retention of its environmental functions in accordance with the Defra code of practice for the sustainable use of soils on construction sites;***
- b) Protect land from contamination; and***
- c) Reclaim land after mineral working or landfilling.***

The long-term capability or loss of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) shall be avoided wherever possible. Where development of agricultural land is proposed, it shall be demonstrated that:

- i. Preference has been given to the use of lower grade land;***
- ii. The scale of loss has been minimised; and***
- iii. The positive use of agricultural land for farming and agri-environmental schemes will be encouraged. The use of agricultural land shall seek to protect soil quality, minimise soil erosion, retain landscape features such as ponds and hedgerows, and maximise wider environmental benefits.***

Soils and Agricultural Land

12.87 As the National Soil Strategy explains:

- Protecting soils is an important priority for local plans. This relates not just to land in agricultural use, but also to soils within the urban area, where the negative impacts of development on soil resources need to be minimised.
- Given its potential importance for food production, the loss of higher grade land should normally be avoided wherever possible in line with NPPF paragraph 174. The borough's Agricultural Land Study (2020) provides further information.



What evidence has informed the Policy?

Hinckley & Bosworth Agricultural Land Study (2020)

The Agricultural Land Classification system

Safeguarding our Soils: A Strategy for England (2011)

Which spatial objectives will the Policy help deliver?

- 1. Healthy Communities and Places
- 6. Natural Environment
- 7. Climate Change
- 8. Achieving Good Design
- 10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for this Local Plan.

13 Transport

HT01 Highways and Transportation

Development proposals will be supported where the applicant has demonstrated through an appropriate Transport Assessment:

- a) The best use of existing public transport services and, where appropriate, opportunities for improving and sustaining the viability of those services has been sought;*
- b) That there is convenient and safe access for walking and cycling to services and facilities;*
- c) That new sustainable transport infrastructure is well designed, integrated with the Green Infrastructure and contributes towards making high quality places; and*
- d) That there is not a significant adverse impact upon highway safety; and in the case of development that generates significant movements:*
 - i. The development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised; and*
 - ii. The residual cumulative impacts of development on the transport network are not significant.*

All proposals for new development and changes of use should have regard to the highway design standards that are set out in the most up to date guidance adopted by the relevant highways authority, and, where appropriate, be supported by a Transport Assessment and Travel Plan.

Where the impacts of the development taken cumulatively with other schemes would have a significantly adverse effect on the transport network, the Council will seek measures including, where necessary, a financial contribution fairly and reasonably related to the development to mitigate the impact of the scheme in accordance with Policy INF01.

13.1 The National Planning Policy Framework emphasises that the planning system should actively manage patterns of growth in support of maximising the use of sustainable modes of transport and minimising the adverse impacts of development on the transport network and the environment.

13.2 The protection, maintenance and expansion of the local highway network is the responsibility of Leicestershire County Council as the Local Highways Authority. The

County Council have produced a comprehensive guidance document, the Leicestershire Highways Design Guide⁶⁵, which provides clear and consistent advice to developers working in the area on how development proposals should have regard to transport infrastructure. It is an online resource providing up-to-date guidance to all parties involved in development proposals which have the potential to have an impact on the transport network.

- 13.3 It is important that new development is undertaken in such a way that highway safety is not adversely affected. Proposals for new development will be expected to demonstrate a safe access to the highway and ensure that the local highway network will continue to function effectively. Development proposals should also seek to ensure that they contribute towards a pattern of development that will enable all end users to make use of sustainable modes of transport and improve accessibility to facilities, services and recreational opportunities and in doing so contribute to wider sustainability and health objectives.



- 13.4 Leicestershire County Council (as the Local Highways Authority) provides advice through the Highways Design Guide on the development thresholds for the submission of transport assessments, transport statements, travel plans and their scope. Applicants will be required to demonstrate through a transport assessment that sustainable transport options have informed the design of the proposed development from the outset. Travel plans should seek to exploit opportunities for the use of sustainable transport modes.
- 13.5 Where necessary and relevant, the Council will expect development proposals to contribute towards improvements, or schemes to mitigate the adverse impacts to the highways and transportation network. Such measures may be necessary from the impacts of an individual scheme, or where they result from cumulative impacts with other schemes. This may, for example, be secured by way of a condition, S106 agreement or S278 agreement. Where required, this could include the preparation, amendment and implementation of any traffic regulation orders, any necessary works, and the acquisition of any third-party land to enable the works to be undertaken.

What evidence has informed the Policy?

Leicestershire Highway Design Guide – Leicestershire County Council

Which spatial objectives will the Policy help deliver?

⁶⁵ [Leicestershire County Council, Highways Design Guide](#)

2. Safe and Inclusive Communities

3. Infrastructure

5. Transport

10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy HT02 replaces Policy DM17 in the Local Plan 2006-2026

HT02 Parking Standards

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

On site cycle parking should be provided however where it is demonstrated that the minimum on-site provision to meet the standards set out in the highways authority design guidance is not feasible, a financial contribution will be required towards public facilities.

Developments within Town, District, Local and Neighbourhood Centres should demonstrate that they would not exacerbate existing problems in the vicinity with increased on-street parking.

The Borough Council will support proposals for dedicated lorry parking facilities within or adjoining existing or proposed employment development or appropriate locations in close proximity of the strategic road network.

13.6 The NPPF (paragraph 107) sets out the criteria that should be taken into account when setting local parking standards, including the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels and the overall need to reduce the use of high emission vehicles.

13.7 The Leicestershire County Council Highways Design Guide provides maximum parking standards for residential and non-residential land uses. Minimum standards are also provided for cycle and disabled parking. The Borough Council will expect applicants to use the guidance to demonstrate that an appropriate level of parking is to be provided whilst ensuring that existing parking issues are not exacerbated, particularly within Hinckley Town Centre.

- 13.8 HGV parking facilities are essential to enable lorry drivers to park where they are legally required to take breaks/rest periods and are waiting for a delivery/collection time slot. The NPPF supports the provision of lorry parking facilities taking into account any local shortages and to reduce the risk of parking in locations that lack proper facilities or result in adverse impacts on amenity. It proposes that new or expanded distribution centres should make provision for sufficient lorry parking to cater for their anticipated use. The A5 Strategy⁶⁶ acknowledges the importance of providing dedicated facilities to support the growth of employment sites along the A5 corridor, and to reduce the movement of freight on the local network where access is sought to overnight parking in unsuitable locations.
- 13.9 At present there is no evidence relating to the demand and need for new lorry parking facilities in the borough. The Leicester and Leicestershire strategic distribution study⁶⁷ acknowledges that the different reasons parking facilities are needed, suggest different locational characteristics - i.e. drivers that require breaks/rests are more likely to require facilities located a short distance from the strategic highway network and not necessarily at the point of delivery/collection, whereas parking will be required near to the point of the final destination if the driver is required to wait for their delivery/collection time slot.
- 13.10 Employment sites, including freight distribution depots in the borough are generally located in close proximity to the strategic highway network. Therefore, the Borough Council will support proposals for dedicated lorry parking facilities within or adjoining existing or proposed employment development or appropriate locations in close proximity of the strategic road network.

What evidence has informed the Policy?

Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change (GL Hearn, May 2021)

A5 Strategy (A5 Partnership, 2018)

Which spatial objectives will the Policy help deliver?

2. Safe and Inclusive Communities

5. Transport

10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy HT02 replaces Policy DM18 in the Local Plan 2006-2026

HT03 EV Charging Infrastructure

⁶⁶ A5 strategy, A5 Partnership (2018)

⁶⁷ Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change (GL Hearn, May 2021)

Residential Development:

Proposals for new major residential development will be required to provide the following electric vehicle charging infrastructure:

- i. One electric charging point for every new dwelling with parking provision within its curtilage; and***
- ii. One charging point for every 10 parking spaces for residential development with unallocated communal off street parking, and passive charging provision to be provided for all remaining spaces.***

All active chargepoints and passive infrastructure for residential development should be or enable a minimum Mode 3 Standard AC charging outlet and shall meet the minimum standard technical specification published by the Office for Zero Emission Vehicles.

Non-residential Development:

Proposal for non-residential development will be required to provide one electric vehicle charging point for every 10 parking spaces and at least 1 charging unit should be provided for every 10 disabled parking spaces. 10% of all remaining spaces will require passive infrastructure.

All active chargepoints and passive infrastructure for non-residential development should be or enable a minimum Mode 3 Fast AC charging outlet and shall meet the minimum standard technical specification published by the Office for Zero Emission Vehicles.

All charging infrastructure should be designed and positioned to ensure safe and convenient access and are adaptable to changing technological needs, having regard to relevant guidance and best practice.

- 13.11 The National Planning Policy Framework encourages the use of sustainable transport modes and, when setting local parking standards for residential and non-residential development, the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles. Low emission vehicles offer an alternative, more sustainable form of transport, reducing the impacts of air, water, noise and light pollution, and minimising the impact on the environment by reducing energy consumption and carbon dioxide emissions to help tackle climate change.
- 13.12 In November 2020, the Government announced its 10-point plan for a 'green industrial revolution'. Point 4 - accelerating the shift to zero emission vehicles' sets out the commitment to ending the sale of new petrol and diesel cars and vans by 2030 and to an investment package to support the increased production of electric and hybrid vehicles and the roll out of charging infrastructure. The Government has also set out its intention⁶⁸ for all new homes to be 'electric vehicle ready'. The UK

⁶⁸ The Road to Zero: Next steps towards cleaner road transport and delivering our Industrial Strategy

Government's Net Zero Strategy: Build Back Greener strategy (October 2021).

- 13.13 It is estimated that up to 59% of all cars on the road in the UK by 2035 will be electric⁶⁹. The planning system therefore has an important role to play in rising to this challenge, ensuring future development delivers the infrastructure necessary to enable the charging of electric vehicles at private and commercial development and infrastructure in publicly accessible locations such as car parks and on-street provision.
- 13.14 There are two types of EV charging infrastructure:
- **Active** – a ready-to-use socket, connected to the electrical supply system; and
 - **Passive** – the network of cables and power supply necessary so that at a future date a socket can be added easily at a later date.
- 13.15 As of October 2020, there were only two locations in the borough that offered publicly available chargepoint locations and a single private chargepoint⁷⁰, although 24 EV public chargepoints will be available in Lower Bond Street and Castle Street car parks in Hinckley from spring 2021. Over the plan period there will however need to be a substantial increase in EV charging infrastructure available in the borough to meet the likely growth in demand for electric vehicles, whether this be within new development or publicly accessible chargepoints or the delivery of infrastructure retrospectively.
- 13.16 Installing chargepoints during the construction phase of a new development is often easier, cheaper and less disruptive than retrofitting charging infrastructure – benefitting future residents, occupiers, property managers and site owners. At the design stage, suitable locations for chargepoints within the site can be identified and the electricity demand can be factored in to other grid connection costs, avoiding or reducing the need for expensive upgrades at a later date.
- 13.17 Permitted development rights allow for the installation of EV chargepoints in off-street public and private car parking areas subject to meeting certain requirements. In July 2019, the Government consulted on proposed changes to the English Building Regulations⁷¹ requiring electric vehicle charging infrastructure in new buildings and buildings undergoing material change of use and major renovation, however the Government has yet to publish any changes.
- 13.18 The Policy seeks the delivery of active chargepoints in the first instance or at least one chargepoint per dwelling for major residential development where at least one parking space is to be provided. One electric vehicle charging point is to be provided for every 10 dwellings for residential communal development and non-

⁶⁹ Energy Saving Trust – Incorporating EV chargepoints into local planning policies for new developments (April 2020)

⁷⁰ www.zap-map.com

⁷¹ Electric Vehicle Charging in Residential and Non-Residential Buildings – Department for Transport (July 2019)

residential development such as employment and retail.

- 13.19 National policy states that applications for development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. The Energy Saving Trust have published guidance⁷² on the positioning of chargepoints, including accessibility for user with disabilities. It is also important that charging infrastructure is designed and installed to ensure it is adaptable to changes in technology, as set out in the guidance published by BEAMA⁷³.



What evidence has informed the Policy?

Energy Saving Trust – Incorporating EV chargepoints into local planning policies for new developments (April 2020)

Electric Vehicle Charging in Residential and Non-Residential Buildings – Department for Transport (July 2019)

Positioning Chargepoints and Adapting Parking Policies for electric Vehicles (EST, August 2019)

Best Practice for Future Proofing Electrical Vehicle Infrastructure (BEAMA, March 2020)

Which spatial objectives will the Policy help deliver?

- 3. Infrastructure
- 5. Transport
- 7. Climate Change
- 8. Achieving Good Design
- 10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for this Local Plan

HT04 A5 Improvement Corridor

⁷² Positioning Chargepoints and Adapting Parking Policies for electric Vehicles (EST, August 2019)

⁷³ Best Practice for Future Proofing Electrical Vehicle Infrastructure (BEAMA, March 2020)

Where the impacts of a development taken cumulatively with other schemes would have a significantly adverse effect on the A5 and junctions connecting with the A5, the Council will seek financial contributions that are fairly and reasonably related to the development, to contribute towards the A5 as identified in the Council's latest Infrastructure Delivery Schedule, A5 Strategy and Highways England Capital Programme.

- 13.20 The A5 is a key strategic route operated and managed by Highways England that runs along the western edge of the borough with key junctions that serve the main urban area of Hinckley and Burbage, including J1 of the M69. The A5 has an important local as well as strategic role, which is key to ensuring that development and economic growth along the corridor is not constrained from coming forward.

The A5 Strategy

- 13.21 The A5 Partnership is comprised of a number of local planning authorities, highways authorities, Local Enterprise Partnerships and Highways England within a large geographical area. The Partnership was established to ensure future development along the corridor is managed and appropriate schemes are delivered



to help facilitate and support economic growth. The A5 Strategy sets out the vision for the A5 by providing a framework for maintaining and improving the corridor to 2031, including the ongoing need for good transport infrastructure and connectivity.

13.22 The strategy includes a number of policies to support the aim of delivering growth along the A5 corridor which seek to ensure that the levels of growth and development that will occur in the vicinity of the A5 corridor are adequately mitigated. The A5 Partnership and

local authorities work with developers and site promoters to identify the appropriate essential transport infrastructure and necessary additional capacity to provide the necessary mitigation of their development. At present, the Partnership are exploring the potential to safeguard land along the A5 corridor through strategic safeguarding policy to ensure that strategic interventions can be delivered to accommodate long term growth.

Strategic Growth Plan

- 13.23 The Leicester and Leicestershire Strategic Growth Plan identifies the A5 as an improvement corridor and is classified as an 'Express Way', and notes improvements are essential to manage housing growth in the area, including the widening of the highway between the Dodwells and Longshoot roundabouts.

Strategic interventions

- 13.24 The A5 Strategy identifies a number of key strategic interventions to be delivered over the period to 2031. The Borough Council is presently testing the potential impacts of the proposed Local Plan growth on the major and local road network. This assessment will understand the level of mitigation necessary to minimise the impacts of the proposed level of growth, including the interventions required to manage the impacts on the A5.
- 13.25 However, where evidence identifies measures to support priorities, local authorities will continue to seek improvements via the appropriate funding mechanism, for example developer contributions and central government bidding opportunities. Funding for much of the improvements required along the corridor is not secure, as a result Highways England and, where appropriate, local authorities will utilise appropriate funding opportunities as they arise.

What evidence has informed the Policy?

A5 Strategy - Supporting Growth and Movement in the Midlands 2018-2031 (A5 Partnership, 2018)

Leicester and Leicestershire Strategic Growth Plan (2018)

Which spatial objectives will the Policy help deliver?

3. Infrastructure

5. Transport

10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy HT04 replaces Policy 5 in the Local Plan 2006-2026

14 Infrastructure

INF01 Infrastructure and Delivery

Where development will create a need to provide additional or improved infrastructure, amenities or facilities, developers will be expected to:

- a) Provide the physical, social and environmental infrastructure necessary to support the needs associated with the development in accordance with the policies in the Local Plan; and***
- b) Undertake measures to directly mitigate the developments impact to make it acceptable in planning terms in accordance with the preferred measures of mitigation and interventions in respective policies of the Local Plan.***

The Borough Council will seek developer contributions towards critical and essential infrastructure and, where applicable, delivery of the respective schemes set out in the Infrastructure Delivery Plan.

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

Where current viability is proposed as a justification to deliver a reduced level of infrastructure provision and/or planning obligations than that required by policy, developers are required to provide the appropriate evidence, including viability assessment to support this justification. The evidence will need to provide a comparative assessment against the Local Plan viability assessment and identify the changes to justify a change in the type of infrastructure and/or funding as requested by the Borough Council.

14.1 Infrastructure planning is necessary to identify the physical, social and environmental infrastructure needed to support and enable the delivery of the spatial strategy for an area in a sustainable way. National policy states local plans should make provision for a range of infrastructure to support the delivery of housing and employment and should plan accordingly to address deficiencies in infrastructure provision.

14.2 Planning for infrastructure is a key part of preparing a Local Plan. National policy and guidance advocates early engagement with the relevant infrastructure and service providers and key stakeholders to identify infrastructure requirements, deficiencies and the opportunities to address them. The Borough Council has completed the first phase of its Infrastructure Capacity Study (ICS), providing a baseline assessment of existing infrastructure services, networks and facilities in Hinckley & Bosworth, and the existing

capacity surpluses and deficits on a borough wide and, for some infrastructure types, a settlement-by-settlement basis. This assessment will assist the Council in identifying the infrastructure that is needed to support the delivery of the proposals in the Local Plan.

- 14.3 The Borough Council will continue to work with a range of infrastructure and service providers to prepare an Infrastructure Delivery Plan (IDP). The purpose of the IDP is to identify the additional infrastructure required to support the proposed level of growth in the Local Plan, including indicative costs for their delivery and potential funding streams.
- 14.4 The IDP will be a live document which the Borough Council will update annually to capture changes in infrastructure requirements, the proposed schemes or to account for schemes which are brought forward and as and when new information regarding associated costs, funding sources and capital programmes is made available. The Borough Council will continue to engage with the relevant infrastructure and service providers to ensure that the latest information is captured in the IDP.
- 14.5 The IDP will provide the key information source for applicants to identify the infrastructure they may directly deliver or make financial contributions towards as part of a package of infrastructure measures necessary to support the delivery of a scheme. Where specific items of infrastructure cannot be provided directly within a development, or it is not appropriate to be located on the development site itself, developers will be required to pay for or contribute to the cost of necessary infrastructure through Section 106 agreements, or through Community Infrastructure Levy (CIL) – or equivalent - if this is adopted by the Council. Where available, the Council will also seek to use other funding streams to contribute towards delivery of identified infrastructure requirements, drawing upon those set out in the IDP.
- 14.6 The Infrastructure Capacity Study defines whether infrastructure is critical, essential or desirable to support the delivery of development proposals, set out below. This will also assist the Council in prioritising infrastructure delivery in the IDP.

Critical Infrastructure

Highways;
Bus Services;
Utilities (Gas, Electricity, Telecommunications);
Water Supply and Sewerage;
Flood Management;
Waste Management Facilities;
Primary and Secondary Schools;
Special Educational Needs;
Further Education;



Primary Healthcare;
Secondary Healthcare;
Social and Care Services; and
Emergency Services (Police/Fire/Ambulance).

Essential Infrastructure

Active Travel and Cycling Provision;
Early Years Provision;
Libraries;
Formal Parks and Gardens;
Natural Open Space;
Children/Teenage Provision;
Indoor Sports Provision;
Outdoor Sports Provision;
Cemeteries and Churchyards; and
Public Realm.



Desirable Infrastructure

Car Parking Management;
Rail Services;
Public Conveniences;
Amenity Green Space;
Allotments; and
Green / Blue Infrastructure
(off-site).

School Provision

- 14.17 The Borough Council will work with the Local Education Authority to understand education needs in order to inform planning for new schools associated with new development and inform the Infrastructure Delivery Plan.
- 14.18 Funding from major housing development that would generate a need for new school places financial contributions will be sought that can be used to extend capacity at existing schools, help provide any additional specialist facilities that might be required, for example Special Education Needs and Disability (SEND) or early years provision, or contribute toward provision of new schools. On larger housing and mixed use developments provision of land for new schools may be required as well

as financial contributions.”

Other considerations

- 14.7 In some instances desirable infrastructure may also be required for their multi-functional benefits and are necessary to mitigate the impact of development, are important to deliver schemes which will contribute towards achieving sustainable development, or where such infrastructure is necessary, as set out in the respective policies of this Plan, such as the provision of green infrastructure for flood risk mitigation and the provision of SuDS (Policy CC03).
- 14.8 The Borough Council needs to strike a balance between encouraging development which supports the aspirations for sustainable growth and delivers the infrastructure needs in the borough, whilst not seeking to inhibit development. The Borough Council will carefully balance the impact of proposals on the timing and level of affordable housing and their impact on achieving other planning objectives and infrastructure provision, with the planning benefits of bringing forward the scheme.
- 14.9 The proposals and policies in the Local Plan will be subject to a whole plan viability assessment to determine whether the proposals within the plan are viable and deliverable whilst meeting all of the policy and infrastructure requirements necessary to support their delivery.
- 14.10 Where an applicant of a Local Plan allocation considers that a reduced level of infrastructure provision will be necessary, as the cost of delivering the entire development will render the scheme unviable, the applicant will be required to demonstrate whether particular circumstances justify the need for a viability assessment at the planning application stage. National planning guidance states that where a viability assessment is submitted to accompany a planning application, this should be based upon and refer back to the viability assessment that informed the Local Plan, and the applicant should provide evidence of what has changed since it was published.

What evidence has informed the Policy?

Infrastructure Capacity Study Phase 1: Baseline Capacity Assessment Report (2020)

Which spatial objectives will the Policy help deliver?

- 1. Healthy Communities and Places
- 3. Infrastructure
- 5. Transport
- 10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy INF01 replaces Policy DM3 in the Local Plan 2006-2026

INF02 Water Supply and Wastewater Management

Applicants of all major development will need to demonstrate to the satisfaction of the relevant authority that there is, or will be, adequate water supply and wastewater treatment infrastructure and capacity in place to serve the development at the time of occupation.

Any new water supply, sewerage or wastewater treatment infrastructure must be in place prior to the occupation of the development, or if applicable, the respective phase of development.

- 14.11 Water supply, the treatment of wastewater and provision of the associated infrastructure in the borough is the responsibility of Severn Trent Water as the statutory undertaker. Developers are required to fund additional sewerage infrastructure necessary to accommodate flows from a proposed development.
- 14.12 The Severn Trent Water Resources Management Plan (2019) sets out Severn Trent's understanding of population growth, drought, environmental obligations and climate change, and how it will balance supply and demand over a 25-year period. The Plan includes a number of measures that are intended to reduce the amount of water needing to be put into the supply, and for the remaining sources of supply, taking measures to improve habitats and avoid environmental degradation.
- 14.13 Severn Trent have indicated that water supply in Hinckley & Bosworth will have very limited implications for future growth. Whilst new development sites will evidently need to be connected to the strategic water supply grid, this is required for all developments and does not place any particular constraint on development or any impact upon the wider water supply network.
- 14.14 The Severn Trent Drainage and Wastewater Management Plan (2018) sets out investments needed over a five-year period from 2020 to 2025, and a wider 25-year wastewater strategy. The plan incorporates modelling of sewer management and flood water routing, in order to identify locations of stress and requirements for investment.
- 14.15 Severn Trent have identified a number of sewage treatment works that serve the borough where there is a risk of the eventual sewage treatment works capacity being exceeded as a result of new development. However, despite the potential for exceeding capacity, Severn Trent has not expressed any fundamental concern in its ability to address demands arising from new development. Whilst Severn Trent are aware of the development intended to be delivered over the plan period, their broad approach is to address the demand for additional capacity once there is more certainty that the development will be delivered. This is to ensure that no investment is made on the basis of speculative development. This Policy requires applicants to work with Severn Trent Water to identify the water supply and wastewater infrastructure needs of the proposed development and to demonstrate sufficient

capacity is or can be made available in the foul sewerage network in time to serve the development.

What evidence has informed the Policy?

A9: Drainage and Wastewater Management Plan (STW, 2018)

Water Resources Management Plan (STW, 2019)

Which spatial objectives will the Policy help deliver?

1. Healthy Communities and Places
3. Infrastructure
10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

This policy is a new policy for this Local Plan.

INF03 Telecommunications Infrastructure

Telecommunications Infrastructure:

All new build major residential and commercial development should be served by a full fibre connection in line with the latest Government target. Developers will liaise with electronic communications infrastructure providers to ensure that a suitable connection is made.

The connection will need to be directly accessed from the nearest exchange and suitable for easy access to enable future repair, replacement and upgrading.

Exceptions will be made to the above, where applicants have demonstrated through consultation with providers, that this would not be possible, practical or economically viable.

Telecommunications Development:

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

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

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

- 14.16 National Policy states that advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high-speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. The key consideration for telecommunications in the Local Plan is to ensure that new development is fully equipped and future-proofed to provide superfast broadband provision. The development of high-speed broadband technology and other communications networks will also play a vital role in enhancing the provision of local community facilities and services and employment.
- 14.17 The Policy seeks to ensure that high quality digital infrastructure will be delivered and accessible from a range of providers for both residential and commercial development. The Government has set targets in terms of what it considers to be fast and reliable broadband but it should be recognised that this is a fast changing technology. Developers should provide digital connections to meet the latest Government target.
- 14.18 In order to seek to achieve a greater penetration of superfast broadband across Leicester and Leicestershire, Leicestershire County Council inaugurated its Superfast Leicestershire programme in 2011. This is a scheme, part funded by various partners, including the LLEP, county and district councils and BT Openreach, to direct and prioritise further investment in broadband infrastructure, particularly to the harder to reach or rural areas.
- 14.19 Superfast Leicestershire has indicated that 95.2% of properties in Hinckley & Bosworth were able to receive superfast broadband (as of April 2018) (the latest date for which full figures are available), which is slightly lower than the 96% county-wide average. Some instances have been identified in the urban area where there is a lack of provision of superfast broadband infrastructure by the developer. This had left it difficult and expensive for BT Openreach to provide the infrastructure with Superfast Leicestershire needing to provide the necessary funding for its installation.
- 14.20 The key consideration for telecommunications provision is to ensure that new development is fully equipped and future-proofed to provide full-fibre broadband infrastructure and ensure retrospective installation is not required. Superfast Leicestershire has particularly highlighted the role which planning policies can play in securing this – the installation of fibre optic cables within new developments is a service which BT Openreach will generally provide to developers free of charge, but if not appropriately-timed it becomes prohibitively expensive.
- 14.21 The Policy also addresses planning applications or prior notification applications for

the installation of satellite dishes, microwave antennae, radio masts, cabinet boxes and other types of telecommunications apparatus which require planning permission. When considering such applications, the Borough Council will also have regard to the legal requirements placed upon telecommunications operators to provide an adequate service, and any technical and operational constraints that may be faced.

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

What evidence has informed the Policy?

Superfast Leicestershire

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

Which spatial objectives will the Policy help deliver?

- 1. Healthy Communities and Places
- 3. Infrastructure
- 8. Achieving Good Design
- 10. Positive Planning

Which Policy from the Local Plan 2006-2026 will this Policy replace?

Policy INF03 replaces Policy DM16 in the Local Plan 2006-2026.

Appendix 1 Building with Nature Standards (2021)

The Building with Nature Standards define what high-quality green infrastructure looks like and provide a set of holistic design principles to guide and assess the quality of development. The individual Standards should not be read in isolation, but instead treated as a framework of interdependent drivers of quality at each stage of the planning and development process. Further information can be found at www.buildingwithnature.org.uk. In total there are 12 Standards which are split into four groups: Core, Well-Being, Water, and Wildlife.

Core Standards The CORE Standards should be applied across all three themes – Wellbeing, Water and Wildlife. There are 6 CORE Standards and together they distinguish green infrastructure from a more conventional approach to the design and delivery of open and green space. The project should deliver a multifunctional and connected network of green infrastructure features, which respond to the climate emergency and local context. The project needs to demonstrate a commitment to enhancing the local environment, creating a distinctive sense of place, and securing effective long-term management and maintenance of green infrastructure features.	
Standard 1 - Optimises Multi-functionality and Connectivity	Optimises multi-functionality and connectivity within the boundary of the project and links with existing and planned for green infrastructure in the surrounding area.
Standard 2 - Positively responds to the Climate Emergency	Is designed to be climate resilient by incorporating mitigation and adaptations that respond to the impacts of climate change. The green infrastructure is designed to promote low carbon behaviours and contributes to achieving zero carbon development by optimising carbon sequestration and demonstrating low carbon approaches to design, construction, and long-term maintenance.
Standard 3 - Maximises Environmental Net Gains	Is designed to actively mitigate any unavoidable harmful environmental impacts of development on soil and air quality and to minimise light and noise pollution. In addition, it delivers environmental net gains, including improving air and water quality and wherever possible includes quiet spaces for people and wildlife.
Standard 4 - Champions a Context Driven Approach	Positively responds to the local context, including the physical environment, such as landscape and urban character and social, economic, and environmental priorities, including the evidenced needs and strengths of existing and future local communities.
Standard 5 - Creates Distinctive Places	Is integral to the project and is designed to reinforce local distinctiveness and/or create a distinctive sense of place.
Standard 6 - Secures Effective Place-keeping	Is subject to management arrangements that demonstrate a commitment to effectively implement, establish and maintain features at all stages of the development process. This should include details of funding, governance, maintenance,

	monitoring, remediation and, where appropriate, community involvement and stewardship.
Wellbeing Standards The project should deliver green infrastructure that meets the needs of local people in an inclusive way and is accessible all year round. It should help to reduce health inequalities, build a sense of community and belonging, and encourage active stewardship.	
Standard 7 - Brings Nature Closer to People	Is designed to encourage and enable everyone, including those from vulnerable or excluded groups, to use and enjoy it, to help reduce health inequalities and to build a shared sense of community and belonging.
Standard 8 - Supports Equitable and Inclusive Places	The scheme encourages all people to use and enjoy green infrastructure and considers the needs and strengths of vulnerable and excluded groups.
Water Standards The project should manage water in ways that minimise risk and impacts associated with flood, drought, improve water quality, and create or enhance features that add benefits for people, wildlife, and the wider environment.	
Standard 9 - Delivers Climate Resilient Water Management	Is integral to sustainable drainage using above ground features to manage flood risk, maintain the natural water cycle and improve water quality within the boundary of the project and at a catchment scale. The green infrastructure is designed to be drought resistant and wherever possible, includes measures for the retention and reuse of rainwater.
Standard 10 Brings Water Closer to People	Is designed to integrate water, including areas of standing water, flowing water, seasonal and ephemeral features, to bring additional amenity and wildlife benefits.
Wildlife Standards The project should help reverse the long-term decline in biodiversity by being sensitive to the local ecological context and providing space for wildlife to flourish. It should link habitats within the project and out into the wider landscape to help the restoration and creation of wider ecological networks.	
Standard 11 - Delivers Wildlife Enhancement	Optimises long term and climate resilient net benefits for nature, by retaining and enhancing existing ecological assets and creating locally relevant new habitats within the boundary of the project. Wildlife measures are secured at all stages of implementation and where applicable, across multiple phases of development.
Standard 12 - Underpins Nature's Recovery	Creates effective links with existing and planned for ecological features and networks beyond the boundary of the project to support the creation and restoration of resilient ecological networks in the wider landscape.

Appendix 2 Monitoring Framework

Monitoring and reviews are maintained as a key component of the planning system. The NPPG states that authorities can consider the success of policies against indicators in the Development Plan as set out in their Authority Monitoring Report, as well as other information such as whether any new social, environmental or economic priorities may have arisen, in order to determine whether a plan or policies within a plan should be updated.

The policies within the new Local Plan will be implemented by close partnership between a range of public, private and voluntary sector bodies. The role of the Local Plan will be to provide 'a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.' (NPPF, 2021, paragraph 15)

The next Annual Monitoring Report will be prepared for the Local Plan by early 2022, and subsequent annual Authority Monitoring Reports will be prepared by 31 December each year. The Annual Monitoring will contain an assessment against the milestones set out in the Local Development Scheme (LDS) and an assessment of the extent to which the policies set out in the Local Plan are being achieved and targets being met.

If as a result of the monitoring, policies are identified as not working effectively, targets are not being met, or the context has changed (for example, new economic priorities have arisen), this may give rise to a review of the Local Plan or associated documents.

Objective	Policy	Target	Output indicator	Source
1. Healthy Communities and Places	Policy SS01, SS02, SS04, SS05, SS06, SS07, SS08, SS09, SS10, CC01, CC05, PMD01, PMD02, PMD03, PMD05, PMD06, PMD07, PMD08, HO01, HO02, HO03, HO04, HO05, HO06, HO07, HO08, HO09, HO10, TDC01, TDC02, TDC03, TDC04, CLT01, CLT02, CLT03, CLT04, HE01, HE02, NAT01, NAT02, NAT03, NAT04, NAT05, NAT06, NAT07, NAT08, NAT09, NAT10, NAT11, NAT12, INF01, INF02, INF03.	To increase in the quality and quantity of open space typologies within the borough.	Increase in the quality and quantity of open space typologies within the borough.	Authority Monitoring Report.
		New or enhanced provision either on site or off site of indoor sports facilities.	Contributions from new developments towards new or enhanced provision of indoor sports facilities, either on site or off site; planning permissions for new indoor sports provision.	Authority Monitoring Report.
		To ensure at least 45 dwellings per hectare within and adjoining Hinckley, Burbage, Barwell and Earl Shilton, and at least 30 dwellings per hectare within and adjoining the Key Rural Centres, Rural Villages and Rural Hamlets.	Net densities of major residential developments granted planning permission.	Residential Land Availability (RLA) Monitoring Statement; Authority Monitoring Report.

Objective	Policy	Target	Output indicator	Source
		No loss of allocated Community Facilities.	Loss of community facilities as a result of granted planning permission.	Authority Monitoring Report and the Community, Cultural and Tourism Facilities Review, which will be updated at least every 5 years.
		No loss of, or reduction in, defined open space, sport and recreational provision (including buildings).	Level of provision of indoor sport and recreation facilities across the borough; funding for indoor sports and recreation facilities.	The Hinckley & Bosworth Sport and Recreation Framework; Authority Monitoring Report.
		No loss of public houses.	Net gain or loss of public houses as a result of granted planning permission.	Authority Monitoring Report and the Community, Cultural and Tourism Facilities Review, which will be updated at least every 5 years.
		To reduce health inequalities in the borough.	Percentage of the borough's population in good or very good health.	Authority Monitoring Report.
		To achieve an annual increase in the percentage of people who are satisfied with sports and leisure facilities.	Satisfaction with sports and leisure facilities.	Authority Monitoring Report.

Objective	Policy	Target	Output indicator	Source
		To restrict the location of hot food takeaways in specific locations.	Number of hot food takeaways granted planning permission within 400 metres from the boundary of a secondary school, college or youth centre unless located within a defined Town, District, Local or Neighbourhood Centre.	Authority Monitoring Report.
2. Safe and Inclusive Communities	Policy SS01, SS02, SS04, SS05, SS06, SS07, SS08, SS09, SS10, CC05, PMD01, PMD02, PMD03, PMD05, PMD06, PMD07, HO02, HO05, HO06, HO07, HO09, HO10, TDC01, TDC02, TDC03, TDC04, CLT01, CLT02, CLT03, NAT01, NAT05, HT01, HT02.	To provide a mix of housing, size and tenure, as required by the most up-to-date housing needs study or equivalent evidence base document.	Mix, size, and tenure of dwellings granted planning permission in major developments.	Residential Land Availability (RLA) Monitoring Statement; Authority Monitoring Report.
		For all dwellings to meet at least M4(2) standard; and 5% of all new dwellings to at least M4(3) standard.	Quantity of specialist development units permitted, including number of new dwellings which meet at least M4(2) standard and mix of new dwellings that meet at least M4(3) standard.	Residential Land Availability (RLA) Monitoring Statement; Authority Monitoring Report.
		To provide a mix of house types and meet self-build and custom housing needs.	Number of self-build plots granted planning permission.	Authority Monitoring Report.

Objective	Policy	Target	Output indicator	Source
		Prepare a Gypsy and Traveller Site Allocation Development Plan Document (DPD) to meet the need.	Number of plots/pitches allocated/granted permission compared to the need identified in the Gypsy and Traveller Accommodation Assessment.	Development Plan Document; Authority Monitoring Report.
		To reduce the ranking in the index of multiple deprivation (IMD) for Hinckley & Bosworth's most deprived wards.	The rank in the IMD for Hinckley & Bosworth's most deprived wards.	Authority Monitoring Report.
		To achieve an annual reduction in the percentage of total recorded crime offences.	Total recorded crime offences.	Authority Monitoring Report.
3. Infrastructure	Policy SS01, SS04, SS05, SS06, SS07, SS08, SS09, SS10, CC01, PMD02, PMD05, PMD06, PMD07, CLT01, CLT02, HT01, HT03, HT04, INF01, INF02, INF03.	To deliver the infrastructure delivery schedule during the plan period.	The extent to which the infrastructure delivery schedule has been delivered.	Authority Monitoring Report.
		To seek developer contributions towards critical and essential infrastructure.	Section 106 contributions that are secured for infrastructure.	The Infrastructure Funding Statement.
		To increase coverage of superfast broadband across the borough.	Planning permissions granted which impose the standard condition.	Authority Monitoring Report.

Objective	Policy	Target	Output indicator	Source
		To deliver the infrastructure outlined in a future revised Infrastructure Plan or SPD in line with the indicative phasing.	Infrastructure requirements provided.	Revised Infrastructure Plan or SPD.
4. Tourism	Policy SS01, SS04, SS05, SS06, SS07, SS08, SS09, SS10, EP07, TDC01, CLT03, CLT04, HE01, HE02, NAT01, NAT02, NAT04, NAT05, NAT09.	To retain existing cultural and tourism facilities and provide new and extended cultural and tourism facilities.	Planning permissions for cultural and tourism facilities.	Authority Monitoring Report.
5. Transport	Policy SS01, SS04, SS05, SS06, SS07, SS08, SS09, SS10, CC01, CC03, PMD01, PMD02, HO04, EP02, TDC02, HT01, HT02, HT03, HT04, INF01,	To deliver electric vehicle charging infrastructure within new development.	Planning permissions which permit electric vehicle charging infrastructure.	Authority Monitoring Report.
		To provide the need for dedicated HGV parking facilities.	Number of planning permissions for dedicated HGV parking facilities for major development.	Authority Monitoring Report.
		To Improve bus services operating throughout the borough.	Number of bus services operating throughout the borough.	Authority Monitoring Report.
6. Natural Environment	Policy SS01, SS04, SS05, SS06, SS07, SS08, SS09, SS10, CC01, CC02, CC03, CC04, PMD01, PMD03, PMD04, PMD05, PMD06,	To safeguard open space and recreation provision, as identified in the most recent Open Space, Sport and Recreational Study.	Gross open space provision in the borough.	Authority Monitoring Report; Infrastructure Funding Statement.

Objective	Policy	Target	Output indicator	Source
	HO04, HO08, HO10, EP02, EP06, HE01, HE02, NAT01, NAT02, NAT03, NAT04, NAT05, NAT06, NAT07, NAT08, NAT09, NAT10, NAT11, NAT12.	To safeguard local green space, as identified in the Policies Map and neighbourhood plans.	The loss of allocated local green spaces.	Authority Monitoring Report.
		For all development to provide a measurable 10% net gain in biodiversity.	Net biodiversity gain provided by new development.	Authority Monitoring Report.
		To deliver the Green Infrastructure Strategy within the plan period.	Products delivered under the Green Infrastructure Network.	Authority Monitoring Report; The Green Infrastructure Study.
		To maintain and enhance areas of biodiversity importance.	Total area (ha) of BAP habitat, Local Wildlife Site, Locally Important Sites, and Site of Special Scientific Interest (SSSI) lost or significantly damaged if planning permission was implemented.	Authority Monitoring Report.
7. Climate Change	Policy SS01, SS04, SS05, SS06, SS07, SS08, SS09, SS10, CC01, CC02, CC03, CC04, CC05, PMD01, PMD02, PMD03, PMD05, PMD06, PMD08, HO04, EP07, NAT01, NAT02, NAT03, NAT04, NAT05, NAT06, NAT07, NAT08, NAT09, NAT10, NAT11, NAT12, HT03.	The Borough to be carbon neutral by 2050, in line with the Council's Climate Change Strategy.	Carbon levels monitoring to be delegated to the Council's Climate Change Officer.	Carbon levels monitoring to be delegated to the Council's Climate Change Officer.
		New build residential development to achieve a reduction in CO ² emissions in line with the Target Emission Rate of the 2021 Edition of the 2010 Building Regulations.		

Objective	Policy	Target	Output indicator	Source
		To increase the amount of renewable energy generation by installed capacity and type.	Planning permissions for renewable development.	Annual Monitoring Report.
		To encourage conversions and extensions of 500 sq. m of residential floor space or above or five or more dwellings to achieve “excellent” in BREEAM domestic refurbishment.	Conversions and extensions of 500 sq. m of residential floor space or above, or five or more dwellings, which achieve “excellent” in BREEAM domestic refurbishment.	Annual Monitoring Report.
		To encourage non-domestic developments of 500 sq. m of floor space or above to achieve “very good” in BREEAM assessments in new development.	Non-domestic developments of 500 sq. m of floor space or above which achieve “very good” in BREEAM assessments in new development.	Annual Monitoring Report.
8. Achieving Good Design	Policy SS01, SS04, SS05, SS06, SS07, SS08, SS09, SS10, CC01, CC04, CC05, PMD01, PMD02, PMD03, PMD04, PMD05, PMD06, PMD07, PMD08, HO03, HO04, HO08, HO010, EP02, TDC04, HE01, HE02, NAT01, NAT02, NAT03, NAT04, NAT05, NAT06, NAT07, NAT08, NAT09, NAT10, NAT11, NAT12, HT03, INF03.	To ensure all new dwellings comply with the Nationally Described Space Standards, as set out in the Technical Housing Standards (2015), or as superseded	The percentage of major developments within the evidence paper which comply with the Nationally Described Space Standards, as set out in the Technical Housing Standards (2015), or as superseded	Update of the Need for Minimum Space Standards in Hinckley & Bosworth Evidence Paper.

Objective	Policy	Target	Output indicator	Source
9. Built Environment and Townscape	Policy SS01, SS04, SS05, SS06, SS07, SS08, SS09, SS10, CC04, PMD04, CLT02, CLT03, HE01, HE02, NAT01, NAT05, NAT09, NAT10.	No loss of designated and non-designated heritage assets.	Number of designated and non-designated heritage assets lost.	Authority Monitoring Report.
		To ensure there is a decrease in the number of Grade II listed buildings at risk.	Number of Grade II listed buildings on the local 'buildings at risk' register.	Authority Monitoring Report.
		To maintain a rolling programme of updates for Conservation Areas throughout the borough.	Published Conservation Area Appraisals.	Authority Monitoring Report.
10. Positive Planning	Every Local Plan policy.	To meet all targets within this monitoring framework.	Monitoring of targets within the monitoring framework.	As specified within each individual target.
11. Land for Development	Policy SS01, SS02, SS03, SS04, SS05, SS06, SS07, SS08, SS09, SS10, CC01, PMD04, HO01, HO04, HO05, HO06, HO07, HO10, EP01, EP02, EP03, EP04, EP05, EP06, EP07, NAT09	To deliver the total number of allocated dwellings within the plan period, by the Settlement Hierarchy.	Delivery of site allocations.	Residential Land Availability (RLA) Monitoring Statement; Authority Monitoring Report.
		To provide of 9,537 dwellings during the period 2020-2039.	Net additional dwellings within the plan period.	Residential Land Availability (RLA) Monitoring Statement.

Objective	Policy	Target	Output indicator	Source
		Within 6 months of the publication of the Statement of Common Ground for the apportionment of unmet housing and employment need, the Council will publish a review of this Local Plan.	Whether the Review has been triggered.	Publication of Local Plan Review, subject to the Statement of Common Ground publication.
		To deliver the total employment land allocated within the plan period, by the Settlement Hierarchy.	Net additional employment land within the plan period, by hectares.	Employment Land Availability (ELA) Monitoring Statement).
		To deliver the affordable housing target within the plan period.	Delivery of affordable dwellings within the plan period..	Residential Land Availability (RLA) Monitoring Statement.
12. Economic Growth and Resilience	Policy SS01, SS02, SS03, SS04, SS05, SS06, SS07, SS08, SS09, SS10, EP01, EP02, EP03, EP04, EP05, EP06, EP07, TDC01, TDC02, TDC03, CLT03, CLT04, NAT01, NAT09.	No loss of category A employment land.	Net loss or gain of category A employment sites, by the Settlement Hierarchy.	Authority Monitoring Report; Employment Land Availability (ELA) Monitoring Statement.
		To improve skills and employment opportunities for local people.	Planning permissions that include the standard planning condition for skills and employment.	Authority Monitoring Report.
		To support proposals for employment uses in MIRA.	Planning permissions located within the site boundary of MIRA.	Employment Land Availability (ELA) Monitoring Statement.

Objective	Policy	Target	Output indicator	Source
		To grow and diversify the rural economy.	Planning permissions for employment uses in the rural area; Number of rural businesses spending funding.	Employment Land Availability Monitoring Statement; Funding programmes.
		To increase the percentage of the working age population qualified to at least NVQ2 and above.	Proportion of population aged 19-64 qualified to at least NVQ2 and above.	NOMIS – Official Labour Market Statistics.
		To increase the percentage of the working age population qualified to at least NVQ4 and above.	Proportion of population aged 19-64 qualified to at least NVQ4 and above.	NOMIS – Official Labour Market Statistics.
		To increase the percentage of people who are economically active.	All people economically active (working-age).	NOMIS – Official Labour Market Statistics.
13. Town and Village Centres	Policy SS01, SS04, SS05, SS06, SS07, SS08, SS09, SS10, EP01, EP02, EP03, EP04, TDC01, TDC02, TDC03, TDC04, CLT01, CLT02, HE01, HE02.	To direct town centre uses to the Town, District, Local, and Neighbourhood Centres.	Quantity of main town centre uses granted planning permission outside of town, district, local and neighbourhood centres	Authority Monitoring Report.
		To restrict the location of betting offices in specific locations.	Number of betting offices granted planning permission outside of Town, District or Local Centre .	Authority Monitoring Report.

Objective	Policy	Target	Output indicator	Source
		To increase the footfall levels within Hinckley town centre and Earl Shilton and Barwell district centres.	Actual Footfall Levels within Hinckley town centre and Earl Shilton and Barwell district centres.	Authority Monitoring Report.
		To reduce the percentage of vacant shops within Hinckley town centre and Earl Shilton and Barwell district centres.	Actual percentage of vacant shops within Hinckley town centre and Earl Shilton and Barwell district centres.	Authority Monitoring Report.
		To promote the vitality and viability of the Town Centre.	Implementation on Article 4 Directions, in relation to retail.	Authority Monitoring Report.
		To retain Neighbour Centres.	The loss of any Neighbourhood Centres as a whole.	Authority Monitoring Report.

Appendix 3 List of Large Committed Sites

Table A: Commitments at 1st April 2021

Settlement	Application Reference	Address	Planning Permission	Outline Permission	Under Construction	NDP allocation	Total
URBAN AREA							
Hinckley	19/01320/COGDO	79 - 81 Upper Bond Street			14		14
Hinckley	17/00115/FUL	Land off Paddock Way			55		55
Hinckley	17/00765/FUL	Former Brick Pit, Land Rear of 44-78 Ashby Road	60				60
Hinckley	15/00188/OUT / 18/00563/REM / 20/00527/REM	Land North East of Triumph Motorcycles (Hinckley West site)	255	590	5		850
Hinckley	19/00445/FUL	Land and Buildings off Willowbank Road	32				32
Hinckley	19/00982/FUL	Essentia House, 56 Upper Bond Street	35				35
Hinckley	18/01073/FUL**	Transco NTS, Coventry Road			47		47
Hinckley	18/01141/FUL	The Hollybush, Upper Bond Street	12				12
Hinckley	19/00567/FUL	Former Severn Trent Reservoir, Leicester Road	14				14
Hinckley	18/01237/FUL	Leisure Centre, Coventry Road	73				73
Hinckley	19/00252/FUL	5 Wharf Yard			14		14
Burbage	18/00302/FUL	Land South of Amber Way			15		15

Settlement	Application Reference	Address	Planning Permission	Outline Permission	Under Construction	NDP allocation	Total
Barwell	18/01266/FUL	Barrack House, The Barracks	17				17
Barwell	17/00289/REM	29 Moore Road			14		14
Barwell	19/00730/REM*	Glebe Farm, Kirkby Road	28				28
Barwell	19/00481/COGDO	Former Island House, Arthur Street			15		15
Barwell	18/00279/OUT	Crabtree Farm, Hinckley Road		25			25
Earl Shilton	19/01442/REM	Westfield Farm, Keats Lane	238		54		292
Earl Shilton	18/00556/FUL	King William, 1 The Hollow			11		11
KEY RURAL CENTRES							
Barlestone		Garden Farm	99				99
Desford (Kirby Muxloe)	15/01221/HYB	Barons Park Farm, Desford Lane		14			14
Desford	19/01416/REM	Land Opposite Bosworth College, Leicester Road	39		37		76
Desford	20/00347/REM	Land East of Peckleton Lane	78		2		80
Desford	NDP allocation	Land north of Kirkby Road, Ashfield Farm				120	120
Desford	NDP allocation	Land South of Hunts Lane				100	100
Groby	06/01322/FUL	Adj 30 Markfield Road	19		1		20
Market Bosworth	21/00379/FUL	Sedgemere, Station Road	73				73
Market Bosworth	20/01187/CONDIT	Ambion Court, Southfield Way	3		20		23
Markfield	19/01013/FUL	Pinewood Drive	10				10
Markfield	20/01283/FUL	Land off London Road	282				282

Settlement	Application Reference	Address	Planning Permission	Outline Permission	Under Construction	NDP allocation	Total
Newbold Verdon	20/00143/FUL	Land South of Bosworth Lane	110		6		116
Ratby	20/00711/REM	Springfield Riding School, Groby Road	134		34		168
Ratby	20/00462/FUL	Land south of Markfield Road	90				90
Stoke Golding	20/00779/OUT	Land East of Roseway		65			65
RURAL HAMLETS							
Fenny Drayton	19/00462/REM	Land South of Lindley Wood, Fenn Lanes	11				11
Wellsborough	19/00453/REM	Hornsey Rise Memorial Home, Bosworth Road	17				17
Total			1729	694	344	220	2987

Table B: Commitments April 2021 – December 2021

Settlement	Application Reference	Address	Planning Permission	Outline Permission	Under Construction	NDP allocation	Total
Barwell	20/00504/FUL	Former Island House	14				14
Burbage	21/00225/FUL	Burgess Factory	40				40
Hinckley	20/01317/FUL	4 The Horsefair	44				44
Stoke Golding	19/01324/OUT (APP/K2420/W/20/3262295)	Land at Wykin Lane		55			55
Stoke Golding	21/00656/OUT	Land to south of Hinckley Road		70			70
Twycross	20/00203/FUL	20 Orton Lane	16				16
Burbage	19/01405/OUT (APP/K2420/W/20/3265143)	Land North of Deepdale Farm		135			135
Total			114	260	0	0	374

Appendix 4 Housing Trajectory

Table A: Housing Trajectory (January 2022)

Site Allocation Reference	SHELAA Reference	Allocation	Settlement	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039+	Comments	
Completions					248																					
Urban Area																										
HIN01H	As1021	Land at junction of Normandy Way and Triumph access road	Hinckley	100								10	45	45												Bloor Homes - Extension of Hinckley West, Trajectory based on phased development - secondary outlet
HIN02H	LPR31	Land West of Hinckley West	Hinckley	500								30	30	30	30	35	40	40	40	50	55	60	60			Bloor Homes - Extension of Hinckley West, Trajectory based on phased development
BUR01H	AS134	Land at Manor Farm, Aston Flamville Road	Burbage	75						33	42															Jelson Ltd - submission of outline application expected in 2022. Phased development in line with RLA timeframes for outline permissions
BUR02H	AS135	Land off Sapcote Road	Burbage	105								30	42	33												Jelson Ltd - submission of outline application expected in 2022. Phased development in line with RLA timeframes for outline permissions
BRW01H	AS58	Land at Stapleton Lane (Sustainable Urban Extension)	Barwell	990									50	94	94	94	94	94	94	94	94	94	94	1510		Allocated for 2,500 in total but delivery of 990 within the plan period. Barwood Land is land promoter.
EAR01H	AS237	Earl Shilton (Sustainable Urban Extension)	Earl Shilton	1,000									60	94	94	94	94	94	94	94	94	94	94	600		Allocated for 1,600 in total but delivery of 1000 within the plan period. Consortium is formed of Jelson, Bloor Homes and Barwood Land.
Key Rural Centres																										
BARL01H	AS455	Land at Barton Road, Osbaston	Barlestone	55					40	15																Site gained a resolution to grant at December 2021 planning committee. Leicestershire County Council land so land deals still need to be completed in order for reserved matters approval to be sought.
BARL02H	AS41/42	Land at Spinney Drive	Barlestone	49						25	24															Outline planning approval pending consideration in Jan 2022). Ransom strip issues that previously surrounded access to site have been fully resolved.

Site Allocation Reference	SHELAA Reference	Allocation	Settlement	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039+	Comments
GRO01H	AS705	Laurel Farm, Land south of Leicester Road	Groby	45																20	25				Site submitted in the call for sites 2021 by a land agent. Landowner interest in developing the land which is under one ownership.
MKBOS01H	AS393	Land South of Station Road	Market Bosworth	100								42	42	16											Masterplan SPD for the site has been adopted by HBBC and confidential land deals are currently taking place.
MKBOS02H	LPR139	Phase 2 of Land South of Station Road	Market Bosworth	243										31	47	47	47	47	24						Phase 2 of the masterplan site. Due to the stage of the land deals/agreements limited details can be given at this stage. However, developer is currently operating within the borough and has good track record of delivery.
NEW01H	LPR38	Land east of Brascote Lane	Newbold Verdon	221							33	47	47	47	47										Richborough is the land promoter with a proven track record within the Borough. Application will be an outline application, discussions are taking place with HBBC around bringing the site forward.
STG01H	NDP SG2*	Mulberry Farm	Stoke Golding	25								25													Site is allocated within the NDP. HBBC have had initial conversations around bringing this site forward - application will be a full application based on potential heritage impacts.
Rural Villages																									
BAG01H	AS3	The Silk Forest, Barlestone Road	Bagworth	7				7																	Outline permission granted for this site and site is within RLA.
BAG02H	AS16	Land at Station Road	Bagworth	17										17											Land deal is still to take place. Minor development to be brought forward in line with SHELAA timeframe.
CON01H	LPR79	Land North & West of Chapel Lane	Congerstone	35									10	25											Site submitted in the call for sites 2021 by a land agent. Landowner interest in developing the land which is under one ownership.
HIG01H	LPR90	Land adjacent Cherry Orchard Estate, Main Street	Higham on the Hill	61					20	41															Resolution to grant at January 2022 planning committee. Timeline based on average timeframes within RLA.
SHE01H	AS616	Land to North of Main Road	Sheepy Magna	18										18											Site submitted in the call for sites 2021 by a land agent. Landowner interest in developing the land which is under one ownership.

Site Allocation Reference	SHELAA Reference	Allocation	Settlement	Capacity	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039+	Comments
SHE02H	AS618	Land to South of Main Road	Sheepy Magna	59								17	42												Site submitted in the call for sites 2021 by a land agent. Landowner interest in developing the land which is under one ownership.
STA01H	LPR154	Land off Main Street	Stanton Under Bardon	56						14	42														Land agent promoting the site. Initial discussions have been undertaken regarding a planning application for this site. Application expected late 2022.
THO01H	AS36	Thornton Nurseries, South of Reservoir Road	Thornton	21																21					Site is still currently a operational business however land will be available later within the plan period.
THO02H	AS33	Land off Warwick Close, St Peters Drive and Sharp's Close	Thornton	53							25	28													Site submitted in the call for sites 2021 by a land agent. Landowner interest in developing the land which is under one ownership.
THO03H	AS22	Manor Farm, Main Street	Thornton	17											17										Site has previously had planning permission. Site is be brought forward at a higher density than previous permission to align with Local Plan policies.
Totals				3852	0	0	0	7	60	128	166	229	368	450	329	270	275	275	252	279	268	248	248	2110	
					0-5 years					6-10 years					11-15 years					15+ years					
					67					1341					1401					3153					

Table B: Overall Housing Trajectory (including large and small site commitments, windfall, SUESs and allocated sites)

Row Number		2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039+	Totals
1	Past completions	248																				248
2	Large site commitments (at 1st April 2021)		400	509	461	323	264	286	235	184	128	62	60	60	60	55						3087
3	Large site commitments (April - December 2021)				30	40	42	146	75	41												374
4	Large Site Allocations				7	60	128	166	229	258	262	141	82	87	87	64	91	80	60	60		1862
5	Small Site Commitments (at 1st April 2021)		132	140	121																	393
6	Small Site Windfall Provision					78	78	78	78	78	78	78	78	78	78	78	78	78	78	78		1170
7	Barwell Sustainable Urban Extension (2500 dwellings) (see 12/00295/OUT)									50	94	94	94	94	94	94	94	94	94	94	1510	990
8	Earl Shilton Sustainable Urban Extension (1600 dwellings)									60	94	94	94	94	94	94	94	94	94	94	600	1000
Plan Delivery	Completions/Projected Completions	248	532	649	619	501	512	676	617	671	656	469	408	413	413	385	357	346	326	326	2110	11234
	Cumulative Completions/Projected Completions	248	780	1429	2048	2549	3061	3737	4354	5025	5681	6150	6558	6971	7384	7769	8126	8472	8798	9124		9124
	Annual Requirement	444	444	444	444	444	444	444	444	444	444	444	444	444	444	444	444	444	444	444		
	Cumulative Annual Requirement	444	888	1332	1776	2220	2664	3108	3552	3996	4440	4884	5328	5772	6216	6660	7104	7548	7992	8436		8436
	Completions/Projected Completions above or below the Requirement each year	-196	88	205	175	57	68	232	173	227	212	25	-36	-31	-31	-59	-87	-98	-118	-118		

Glossary

Affordable Housing: 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 essential for local workers.

Air Quality Management Area (AQMA): Designated areas where priority action is required in order to meet air quality objectives by the relevant deadline.

Article 4 Direction: A direction which withdraws permitted development rights granted by the General Permitted Development Order.

Authority Monitoring Report (AMR): A report which provides information on the extent to which planning policies in the development plan are being successfully achieved and measures performance against the programme set out in the Local Development Scheme and other relevant matters.

Biodiversity: Biodiversity is a term commonly used to describe the variety of life on Earth which encompasses the whole of the natural world and all living things with which we share the planet. It includes plants, animals, even invisible micro-organisms and bacteria which, together, interact in complex ways with the inanimate environment to create living ecosystems.

Biodiversity Action Plan (BAP): Summarises what is known about the most important areas of natural habitats and priority species, and how they provide a place for animals and plants to survive. The Local BAP identifies the priority habitats (spaces where plants and creatures live) and species (insects, birds and other animals) in Leicester, Leicestershire and Rutland, and targets actions to maintain and enhance the wildlife.

Biodiversity Net Gain (BNG): “Development that leaves the environment in a measurably better state than beforehand” (DEFRA, 2018). The point at which the quality and/or quantity of habitats or species increases in comparison to the original condition or baseline i.e. enhancement over and above the level required to mitigate or compensate for detrimental impact.

Brownfield Land: Land which has previously been developed including vacant or derelict land, infill sites and land occupied by redundant or unused buildings. See Previously Developed Land.

Brownfield Land Register: A register of previously developed land that could be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017.

Building for Life 12: This is the industry standard, endorsed by Government, for well-designed homes and neighbourhoods so that new developments can be attractive, functional and sustainable places.

Carbon Footprint: A carbon footprint is the total set of greenhouse gases (including carbon dioxide (CO₂) produced by the things we do.

Carbon Sequestration: The process of capturing and storing atmospheric carbon dioxide.

Circular Economy: Aims to keep materials, components, products and assets at their highest utility and value at all times. In contrast to the 'take, make, use, dispose' linear model of production and consumption, material goods are designed and produced to be more durable, and to be repaired, refurbished, disassembled and reused in perpetuity - thereby minimising resource use, eliminating waste and reducing pollution.

Climate Change: Changes in climate due to human activity resulting in global warming and greater risk of flooding, droughts and heat waves. Climate change adaptation refers to adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities. Climate change mitigation refers to action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Community Infrastructure Levy: The Community Infrastructure Levy (CIL) is a levy that local authorities can choose to charge on new development in their area as a means of funding infrastructure required to deliver local plans.

Conservation Area: Areas of special architectural or historic interest. Conservation area designation does not prevent change but is intended to help preserve and enhance the character and appearance of the area.

Core Strategy: Spatial vision and strategy for the borough including key policies and proposals to deliver the vision.

DEFRA: Department for Environment, Food & Rural Affairs

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development Plan: Under the Planning Acts the Development Plan is the primary consideration in deciding planning applications.

Development Plan Documents (DPD): These include the Local Plan and made neighbourhood plans and collectively form the Development Plan.

DLUHC: Department for Levelling Up, Housing and Communities, formally known as

Ministry of Housing, Communities & Local Government.

Edge of Centre: For retail purposes a location that is well connected and up to 300m of the primary shopping area. For all other main town centre uses, a location within 300m of a town centre boundary. For office development, this includes locations outside the town centre but within 500m of a public transport interchange.

Employment Land Availability (ELA): A monitoring report that identifies the employment land supply in the borough and includes details of allocations, commitments and take-up at 1 April each year.

First Homes: First Homes are a specific type of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes.

Five Year Land Supply: A 5-year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies, or against a local housing need figure, using the standard method.

Full-fibre broadband: Full fibre will see everything replaced with fibre optic cabling. This would futureproof our internet and allow homes to experience internet speeds of up to 1Gbps (1,000Mbps).

Functional Economic Market Area (FEMA): A geographical area which is relatively self-contained in terms of economic activity. The Leicester and Leicestershire FEMA, of which Hinckley & Bosworth is a part of, covers the administrative area of the county of Leicestershire.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Greenfield Land: Greenfield land is land that has never been built on or where the remains of any structure or activity have blended into the landscape over time. Greenfield land should not be confused with green belt land which is a term for specially designated land around large built up areas to prevent settlement coalescence.

Green Infrastructure (GI): A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Green Lung: A Green Lung relates to environmental value such as green infrastructure, wildlife sites, air quality and flood alleviation measures.

Green Wedge: Green wedges are a local planning policy designation that have been used in Leicestershire since the 1980s whose role is to prevent the merging of settlements, guide development form, provide a green lung into urban areas and provide a recreational resource.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a

degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated assets and assets identified by the local planning authority (including local listing) or through neighbourhood plans.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

House in Multiple Occupation: A house in multiple occupation (HMO) is where at least 3 tenants live together in a single dwelling and share basic facilities.

Housing Delivery Test (HDT): Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data.

Housing Market Area (HMA): A geographical area which is relatively self-contained in terms of housing demand.

Infrastructure Capacity Study (ICS): The Infrastructure Capacity Study will form a key element of HBBC's evidence to support the Local Plan. By bringing together data and the views of expert stakeholders on current infrastructure provision; future infrastructure requirements; projected costs and funding mechanisms; and development viability, the Infrastructure Capacity Study will set out the infrastructure requirements necessary to support future growth within the Borough. The Infrastructure Capacity Study is comprised of three separate and interlinked documents. This reflects the parallel development of the Local Plan by the Council. These stages are: Phase 1: Baseline Capacity Assessment Report, Phase 2a: Development Viability Assessment, Phase 2b: The Infrastructure Delivery Schedule.

Infrastructure Delivery Plan (IDP): A supporting document which includes details of the infrastructure needed to support the delivery of the Local Plan.

Landscape Character Assessment (LCA): A tool that is used to help understand, and articulate, the character of a landscape, helping to identify the features that gives a locality its sense of place and pinpoints what makes it different from neighbouring areas.

Listed Building: Statutory Listed Buildings are protected for their architectural and historic value as part of the nation's heritage.

Local Development Framework (LDF): A folder of documents which includes all the Council's planning documents, for example the Local Plan and supplementary planning documents.

Local Development Scheme (LDS): A three-year project plan outlining the Council's programme for preparing the Local Development Framework.

Local Enterprise Partnership (LEP): A body designated by the Government, established for the purpose of improving the conditions for economic growth in an area.

Local Housing Need: The number of homes identified as being needed through the application of the standard method as set out in the national planning guidance.

Local Nature Reserve: To qualify for Local Nature Reserve status, a site must be of importance for wildlife, geology, education or public enjoyment. Some are also nationally important Sites of Special Scientific Interest. All district and county councils have powers to acquire, declare and manage sites.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law, this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004.

Local Wildlife Site (LWS): Local Wildlife Sites are identified and selected for their local nature conservation value in accordance with published local criteria. They protect threatened species and habitats acting as buffers, stepping stones and corridors between nationally designated wildlife sites.

Main Town Centre Uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floor space of 1,000sqm or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

MHCLG: Ministry of Housing, Communities & Local Government, now known as Department for Levelling Up, Housing and Communities.

Mineral Safeguarding Area: An area designated by minerals planning authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development. Leicestershire County Council is the minerals planning authority for Hinckley & Bosworth.

National Cycle Route: Part of a national network spanning the UK comprising scenic traffic-free paths, quiet roads and lanes, signed on-road routes and themed long-distance routes.

National Forest: An environmental regeneration project covering 200 square miles of Leicestershire, Staffordshire and Derbyshire.

National Planning Policy Framework (NPPF): Sets out the Government's planning policies for England and how these are expected to be applied.

Neighbourhood Plan: A plan prepared by a Parish Council, Town Council or

Neighbourhood Forum for a designated neighbourhood area. Once made, neighbourhood plans become part of the development plan. Neighbourhood plans must be prepared in general conformity with the Council's local plan. Neighbourhood Plans are also referred to as Neighbourhood Development Plans (NDP).

Non-designated Heritage Asset: Locally-identified buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Out of Centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Passivhaus: performance-based set of design criteria for very low energy buildings.

Photovoltaics (PV): Solar panels, also known as photovoltaics, capture the sun's energy and convert it into electricity.

Planning Condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation: A legal agreement entered into under Section 106 of the Town and Country Planning Act 1990, to mitigate the impacts of a development proposal.

Policies Map: A map identifying land-use designations and allocations.

Pollinator Friendly: Pollinator friendly development improves or creates nectar rich habitats and provides food and shelter for pollinating insects.

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Primary Shopping Area: Defined area where retail development is concentrated.

Priority Habitats and Species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Regionally Important Geological Site: Sites selected for their geological or geomorphological value and their interpretive use for earth science as well as cultural,

educational, historical and aesthetic reasons.

Registered Provider: An organisation providing social housing (for example low-cost rental properties and low-cost home ownership. Registered providers include local authority landlords and private registered providers (such as not-for-profit housing associations and for-profit organisations).

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat.

Residential Land Availability (RLA): A monitoring report that identifies the residential land supply in the borough and includes details of allocations, commitments and take-up at 1 April each year.

Rural Exception Sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

Scheduled Monument: Scheduling is shorthand for the process through which nationally important sites and monuments are given legal protection by being placed on a list, or schedule. Historic England takes the lead in identifying sites in England which should be placed on the schedule by the Secretary of State for Culture, Media and Sport.

Section 106 Agreement (S106): See Planning Obligation above.

Section 278 Agreement: Where a development requires works to be carried out on the existing adopted highway, an Agreement will need to be completed between the developer and the County Council under Section 278 of the Highways Act 1980.

Self-build and Custom Housebuilding: Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing.

Sequential Test: There are two areas in which a specific logical sequence is applied to taking planning decisions. For town centres the Sequential Test guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of town centre locations, with preference for accessible sites which are well connected to the town centre. When dealing with flooding risk, the Sequential Test is used to steer new development to areas with the lowest probability of flooding. The aim is to steer new development to Flood Zone 1 (areas with a low probability of flooding). Where there are no reasonably available sites in Flood Zone 1, available sites in Flood Zone 2 (areas with a medium probability of flooding) can be considered. Only where there are no reasonably available sites in Flood Zones 1 or 2 would sites in Flood Zone 3 (areas with a high probability of flooding) be considered.

Site of Special Scientific Interest (SSSI): A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features and designated by Natural England.

Statement of Community Involvement (SCI): A document which sets out the standards to which the local planning authority will engage and consult the public and other stakeholders during the production of the Local Plan and when dealing with planning applications.

Strategic Housing & Economic Land Availability Assessment (SHELAA): Part of the evidence base to inform local planning policies which identifies sites with potential for housing and economic uses. The report assesses the submitted sites' developability and potential timeframes for development.

Strategic Road Network: Highways England is responsible for the construction and maintenance of motorways and major trunk roads in England used to move people and freight around the country which is known as the strategic network of roads.

Strategic Warehousing: Large scale commercial buildings relating to storage and distribution operations where the individual unit size is over 9,000sqm (or approximately 100,000sqft).

Superfast broadband: Defined (by Ofcom) as broadband that provides speeds of 30Mbps or faster.

Supplementary Planning Documents (SPD): Documents which add further detail to policies in the development plan. They do not form part of the development plan itself but they are capable of being a material consideration in planning decisions.

Sustainable Development: Meeting our own needs without prejudicing the ability of future generations to meet their needs.

Sustainable Drainage Systems (SuDS): A sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques.

Sustainable Urban Extension (SUE): An urban extension which enables sustainable patterns of living to be built into all stages of planning and implementation including high quality design, well-planned infrastructure and sustainable transport options facilitating easy access to a wide range of facilities and services.

Sustainable Transport Modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Sustainability Appraisal (SA): An appraisal of the social, economic and environmental implications of a strategy, policies and proposals.

Town Centre: Area defined on the local authority's Policies Map, including the primary

shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Townscape: Townscape is the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.

Transport Assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport Statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel Plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

Use Class: Planning use classes are the categories in which various uses of land and buildings are placed and provide the legal framework which determines what they may be used for.

Water Framework Directive: A European Union directive which commits member states to achieve good qualitative and quantitative status of all water bodies by 2015. It provides an opportunity to plan and deliver a better water environment through river basin management planning.

Windfall Sites: Sites not specifically identified in the development plan which nonetheless come forward for development.