



Hinckley & Bosworth
Borough Council

Dadlington Neighbourhood Plan

Recommended Modifications Table (Part of the Regulation 18 Decision Statement)

13 November 2025

As outlined in the Regulation 18 Decision Statement, Regulation 18 of The Neighbourhood Planning (General) Regulations 2012 requires the Local Planning Authority to outline what action to take in response to the recommendations the Independent Examiner made in their report.

Below is Table 1, which outlines all the modifications listed in the Examiner's report, the Local Planning Authority's response to each, and the associated action, as required.

Table 1: Examiner's proposed modifications and HBBC's proposed response

Modification No.	Policy / Section	Examiner's Report page/paragraph number	Recommended Modification	HBBC's decision and recommendation
1	Policy D1: Local Green Space	The Examiner discusses modification 1 in paragraphs 76 to 89 of the report, on pages 22 to 25.	Replace Policy D1 with: "The following sites, identified on Map 2 and the Policies Maps of the Neighbourhood Plan, are designated as Local Green Space: 1. The Church of St James the Greater Churchyard; 2. The Green; and 3. Ballis Hole. The determination of development proposals within a Local Green Space will be consistent with national policies for Green Belt."	Agree with Examiner's recommendation. HBBC recommend that current Policy D1 is deleted and replaced with the following "Policy D1: Local Green Space. The following sites, identified on Map 2 and the Policies Maps of the Neighbourhood Plan, are designated as Local Green Space: 1. The Church of St James the Greater Churchyard; 2. The Green; and 3. Ballis Hole. The determination of development proposals within a Local Green Space will be consistent with national policies for Green Belt."
2	Policy D2: Areas of Separation	The Examiner discusses modification 2 in paragraphs 90 to 101 of the report, on pages 25 to 28.	In Policy D2 in the second sentence: • replace "Development which" with "Development within the Areas of Separation which significantly" • after "Golding" insert "as distinct and separate settlements"	Agree with Examiner's recommendation. HBBC recommend that Policy D2 is reworded to the following: "Policy D2: Areas of Separation The open character of the Dadlington and Stoke Golding Areas of Separation, as defined on Map 2 and the Policies Maps, will be retained. Development within the Areas of Separation which significantly adversely affects the open character of this area or the character and setting of Dadlington or Stoke Golding as distinct and separate settlements will not be supported."
3	Policy D3: Landscape and Locally Important Views	The Examiner discusses modification 3 in paragraphs 102 to 109 of the report, on pages 29 to 30.	In Policy D3 replace "potential negative" with "significant negative" Match the titles of views 1, 2, and 3 in Appendix 1 with the descriptions of views listed in Policy D3.	Agree with Examiner's recommendation. HBBC recommend that Policy D3 is reworded to the following: "Policy D3: Landscape and Locally Important Views Development should be located and designed in a way that is sensitive to the open landscape, with extensive vistas dominated by natural features that characterise the Neighbourhood Area. The potential to enhance the landscape should be considered wherever possible. Proposals will not be supported if significant negative impacts on landscape cannot be adequately mitigated through design and landscaping. Particular sensitivity should be shown for the views that are regarded as highly characteristic, as listed below (Map 3 and the Policies Maps, Appendix 1): 1 Battlefield view from north side of St James the Greater Church 2 View of the spire of St Margaret of Antioch Church at Stoke Golding from Stoke Road from near footpath 3 View of the spire of St Margaret of Antioch Church at Stoke Golding from Stoke Road from edge of settlement 4 View of The Green taken from the South side

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				5 View of The Green taken from the North side 6 View from Stapleton Lane towards Sutton Cheney and Stapleton 7 Views from Sutton Lane to Sutton Cheney , Battlefield centre and Ambion Wood Major development proposals, and proposals that could negatively affect the above Locally Important Views, should be supported by a Landscape Visual Impact Assessment.” Appendix 1 must be amended to reflect the updated Policy D3.
4	Policy D5: Ecology and Biodiversity	The Examiner discusses modification 4 in paragraphs 115 to 121 of the report, on pages 31 to 32.	In Policy D5 - Replace “which include” with “comprising” - After “Habitats and” insert “where practical” Adjust the list of sites, and/or the sites identified on Map 5 and the Policies Maps, so that they are the same.	Agree with Examiner's recommendation. HBBC recommend that Policy D5 is amended to the following: “Policy D5: Ecology and Biodiversity Development should not harm the network of local ecological features and habitats compromising (as shown on Map 5 and the Policies Maps): Kendall's Meadow Site of Special Scientific Interest Local Wildlife Sites: 11241 Ashby Canal 25864 Shenton Lane verge (west) 91284 Streamside hedgerow 1 91285 Streamside hedgerow 2 91466 Apple Orchard Farm grassland and trees 91471 Broadlands Farm ash 91472 Fenn Lanes (west) hedgerows and verges 91481 Streamside grassland 91492 Stoke Lane hedgerow 91494 Sutton Lane/Fenn Lanes hedgerows 91496 Tweed River 91498 Main Street grasslands 91499 Shenton Lane hedgerows and mature trees 91500 Fenn Lanes (east) hedgerows and verges New development will be expected to maintain and enhance these, Leicester Leicestershire and Rutland Biodiversity Action Plan Priority Habitats, and where practical, other ecological corridors and landscape features (such as traditional orchards, trees, woodland, watercourses, hedgerows and treelines).

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				Development proposals should provide for 10% Biodiversity Net Gain, unless exempt. The priorities for biodiversity enhancement are: 1. The conservation and creation of deciduous woodland and mesotrophic grassland2; 2. The creation of connections between the network of features and habitats, 3. The use of traditional 'Midlands' style' hedge-laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character; and 4. Tree planting to regenerate mature/veteran trees as they come to the end of their lives." In respect to the second half of this modification, the maps should be amended to reflect the list of sites. HBBC are happy for the Parish Council to amend these however they see fit, however the final version should be agreed by the LPA as to whether the modifications are appropriate.
5	Policy D6: Features of Local Heritage Interest	The Examiner discusses modification 5 in paragraphs 122 to 131 of the report, on pages 33 to 35.	In Policy D6 replace the first sentence with: "Development proposals affecting the features of Local Heritage Interest listed below, and identified on Maps 7 and 8 and on the Policies Maps of the Neighbourhood Plan, will be assessed having regard to the scale of any harm or loss to the heritage asset and the significance of the heritage asset."	Agree with Examiner's recommendation. HBBC recommend that Policy D6 is amended as follows: "Policy D6: Features of Local Heritage Interest "Development proposals affecting the features of Local Heritage Interest listed below, and identified on Maps 7 and 8 and on the Policies Maps of the Neighbourhood Plan, will be assessed having regard to the scale of any harm or loss to the heritage asset and the significance of the heritage asset. New development should take opportunities to enhance heritage assets or better reveal their significance. Features of Local Heritage Interest (Appendix 2): 1. Dog and Hedgehog PH 2. Village Hall 3. Former Independence Chapel 4. Telephone Kiosk, The Green 5. Manor Farm 6. Lodge Farm Known Archaeological Remains: MLE3019 Mancetter Road MLE3234 Bosworth Field, medieval battlefield MLE3255 Possible medieval moated site, Field Farm MLE3262 Possible medieval moated site, Manor Farm MLE3263 Historic settlement core of Dadlington MLE8916 Ashby Canal

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				MLE10548 Post-medieval field boundary, Dadlington House Farm MLE16051 Ashby & Nuneaton Joint Railway MLE20171 Undated soilmark, north of Fenn Lane, Sutton Cheney MLE20582 Medieval gold coin from near North Farm MLE20609 Roman coin from east of North Farm MLE20610 Roman coin from north of Lodge Farm MLE20611 Roman coin from south of Oldlands MLE20612 Roman brooch from east of Dadlington House Farm MLE20918 Turnpike Road, Market Bosworth to Measham, Burton on Trent & Hinckley MLE21737 Gravel Pit, north of the church, Dadlington MLE21738 Gravel Pit, The Green, Dadlington MLE23843 Medieval "marshland" east of Mill Lane MLE23937 Site of medieval windmill, Dadlington windmill, north of Apple Orchard Farm Ridge and Furrow"
6	Policy D7: Design	The Examiner discusses modification 6 in paragraphs 132 to 139 of the report, on pages 35 to 37.	In Policy D7 • In part 2 after "walls," insert "and wherever possible retain" • In part 3 delete the second sentence • Delete part 4 • In part 5 replace "are" with "will" and after "pollution" insert ", and any residents of the development itself will enjoy satisfactory residential amenity" • Replace part 6 with "Through design and materials enhances the locally distinctive character of the area" • In part 8 replace "Protect" with "Respect"; replace "prevent development in depth" with "avoid backland development behind existing buildings"; and after "should" insert "wherever possible"	Agree with Examiner's recommendation. It is noted in the Examiner's recommendations where he refers to Part 8, this may be an error, and it actually refers to the existing part 9 (N.B. the numbers of the policy do change as part 4 is deleted). HBBC recommend that Policy D2 is amended as follows: "Policy D7: Design Only development that is consistent with the established form and character of Dadlington will be supported unless the development is of exceptional quality or innovative design. Development must also: 1. Be in keeping with the scale, form and character of its surroundings; 2. Protect important features such as traditional walls, and wherever possible retain hedgerows and trees; 3. Retain traditional agricultural buildings and architecture; 4. Ensure the amenities of residents in the area will not be significantly adversely affected, including by loss of daylight/sunlight, privacy, air quality, noise and light pollution and any residents of the development itself will enjoy satisfactory residential amenity; 5. Through design and materials enhances the locally distinctive character of the area; 6. Protect the setting of The Green, Ballis Hole, canal and battlefield site;

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				7. Take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates; 8. Respect the existing, linear street pattern and avoid backland development behind existing buildings. Buildings should wherever possible be designed and positioned to face the street and respect building lines; 9. Have safe and suitable access; 10. Be designed in a way that encourage low vehicle speeds; 11. Ensure parking is integrated so that it does not dominate the street. There should be adequate off-street parking with sufficient turning space to enable vehicles to enter and leave in forward gear; and 12. Provide adequate external storage space for bins and recycling as well as vehicles and cycles."
7	Policy D8: Windfall Housing Development	The Examiner discusses modification 7 in paragraphs 140 to 149 of the report, on pages 37 to 41.	Replace Policy D8 with: "Proposals for housing development will be supported within the Dadlington Settlement Boundary defined on Map 9 and the Policies Maps of the Neighbourhood Plan. Outside the defined Dadlington Settlement Boundary housing development proposals will only be supported that comply with national and Local Plan policies that state where and what type of development is acceptable in the countryside."	Agree with Examiner's recommendation. HBBC recommend that Policy D8 is amended to read as follows: "Proposals for housing development will be supported within the Dadlington Settlement Boundary defined on Map 9 and the Policies Maps of the Neighbourhood Plan. Outside the defined Dadlington Settlement Boundary housing development proposals will only be supported that comply with national and Local Plan policies that state where and what type of development is acceptable in the countryside."
8	Policy D9: Meeting Local Housing Need	The Examiner discusses modification 8 in paragraphs 150 to 157 of the report, on pages 41 to 43.	In Policy D9 replace the final full stop with: "; or 3. The latest assessment of local housing needs demonstrates a need for housing with more than three bedrooms."	Agree with Examiner's recommendation. HBBC recommend that Policy D9 is amended as follows: "Policy D9: Meeting Local Housing Needs Applicants for the development of new dwellings will need to demonstrate how their proposals will meet the need for smaller, low-cost homes for sale. The development of housing with more than three bedrooms will only be supported if: 1. It is demonstrated that the development would otherwise be economically unviable; or 2. It is necessary to make best use of a redundant or disused rural building in accordance with Site Allocations and Development Management Policies DPD Policy DM15; or 3. The latest assessment of local housing needs demonstrates a need for housing with more than three bedrooms."
9	Annex: Minor Corrections	The Examiner discusses modification 9 on page 46.	Modify policy explanation sections, general text, figures and images, and supporting documents to achieve consistency with the modified policies, and to achieve updates and correct identified errors.	Agree with Examiner's recommendation. HBBC will leave the particulars of this modification to the Parish Council to enact as they are making the other changes to the document. HBBC ask that any other amendments made to the plan as a result of this modification are agreed with the LPA before the plan is finalized.