



Hugglescote and Donington le Heath Neighbourhood Plan

2019 – 2031

SUBMISSION, OCTOBER 2020



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Foreword

As Chair of the Parish Council, I have had the pleasure of overseeing, together with my Committee, the preparation and journey of the Neighbourhood Plan.

This Submission Plan represents the culmination of the work led by the Parish Council but also the considerable weight of information you have provided us with over the last eighteen months.

The document presents a range of policies which the Committee believes are consistent with the key objectives of the Plan as well as being in general conformity to the North West Leicestershire District Council's existing and emerging Local Plan and the National Planning Policy Framework 2019 (NPPF).

Hugglescote and Donington le Heath has seen this as an opportunity to respond to the localism agenda and also a way of bringing together many of the thoughts, aspirations, current plans and visions for the Parish, into one overall and coherent document.

The Neighbourhood Plan does not aim to stop development but to make sure that it is delivered in a way that will benefit the whole community. Development must encompass a wide range of needs including housing, employment, community, heritage, culture and leisure facilities in order to sustain the Parish and its residents.

The Neighbourhood Plan aims to provide a framework for how development should look; what it should accomplish and where it is best located. It is a document that has been created to encompass change. It will need to be reviewed as the years go by, but at the same time it is also a document that reflects the importance of retaining our heritage, culture, identity and civic pride.

Russell Johnson

Chair

Hugglescote and Donington le Heath Parish Council

1. Background and context

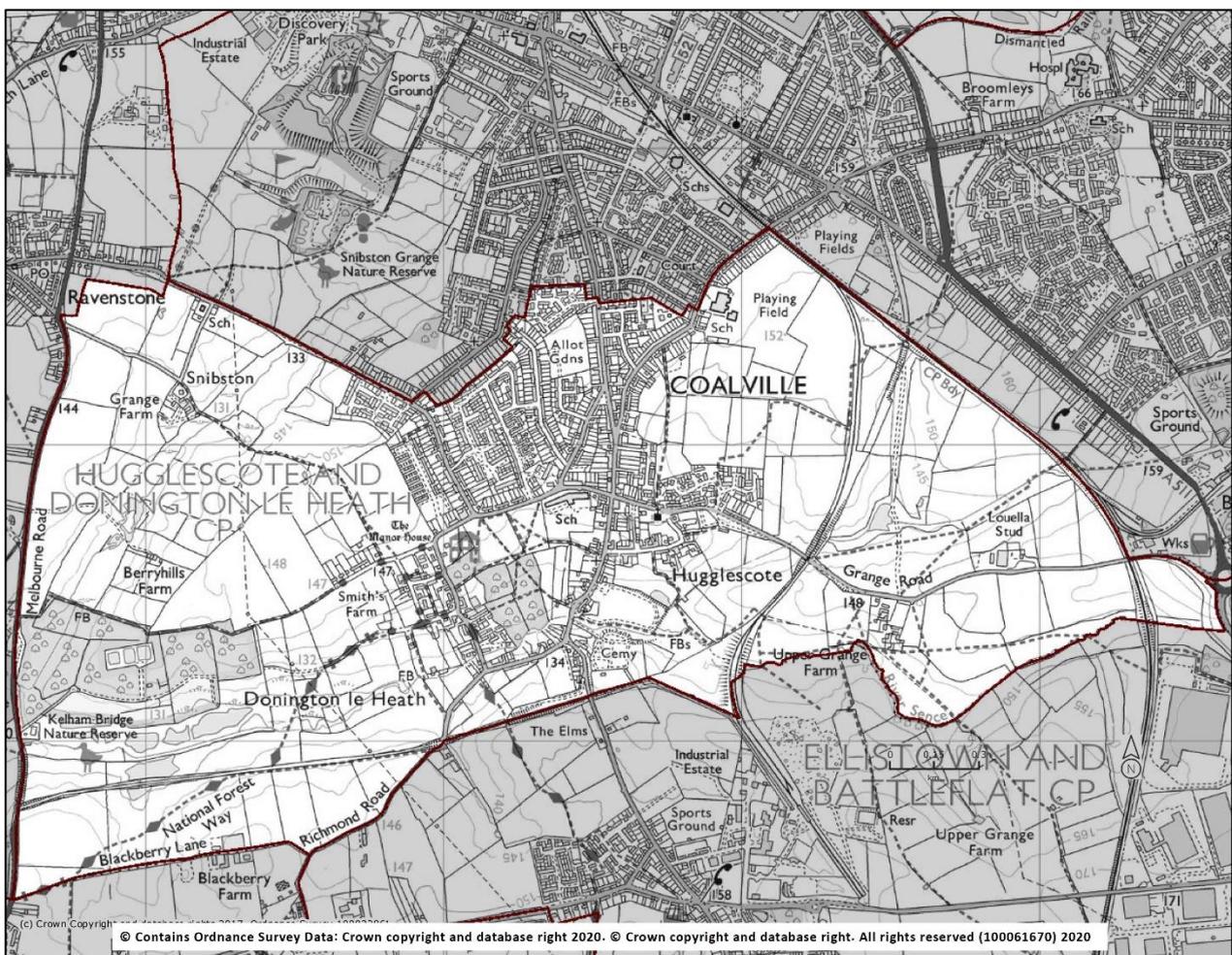
Introduction

A key part of the Government’s Localism agenda, a Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops, now and in the future. This includes, for example, where new homes and businesses etc. should be built; what new buildings and extensions should look like and which areas of land should be protected from development.

As the *Plain English Guide to the Localism Act 2011* states, “Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live”.

The Plan covers the whole of the Parish of Hugglescote and Donington le Heath. It sets out a long-term approach for the development of the parish and set out clear development-related policies to realise this. The designated area represents the whole of the Parish of Hugglescote and Donington le Heath as shown below in the area highlighted.

Figure 1: Designated Area



In preparing a Neighbourhood Plan a community is not working from ‘a blank piece of paper’. Legislation requires that the Plan, and the policies it contains, must be prepared in a prescribed

manner; in particular, the policies must be in general conformity with relevant national and district wide (i.e. North West Leicestershire) approved strategic planning policies.

The Plan is now ready for Submission to North West Leicestershire District Council who will consult on it for a six-week period before organising an independent examination and ultimately a referendum, where those on the electoral register in Hugglescote and Donington le Heath Parish will be invited to vote on whether or not they support it. Over 50% of those voting must approve it for the Hugglescote and Donington le Heath Neighbourhood Plan to become a 'Made' statutory planning document.

Whilst planning applications will still be determined by North West Leicestershire District Council, and in special circumstances Leicestershire County Council, the production of a Neighbourhood Plan will mean that they must have regard to the provisions of the Plan and the relevant locally formulated criteria when reaching planning decisions that affect Hugglescote and Donington le Heath Parish. This means that the residents of the Parish will have a far greater control over where development takes place, and what it looks like.

It should be noted, however, it is not at the 'Made' stage when the provisions of the Plan first need to be taken into account when considering planning decisions by North West Leicestershire DC and others. It is at the Submission stage, whereby while decision makers need to bear in mind that it is still a draft, legislation requires that the more advanced the preparation of the Plan the greater the 'weight' that may be given to its contents.

How the Plan was prepared

The Plan has been prepared by the Hugglescote and Donington le Heath Neighbourhood Plan Advisory Committee, utilising a range of Theme Groups involving a wide range of local people who have gathered the evidence in support of the policies and identified the key issues for consideration.

This Advisory Committee comprises members of the local community and local Parish Councillors, with the support of North West Leicestershire District Council and neighbourhood plan consultants *Yourlocale*, and under the direction of Hugglescote and Donington le Heath Parish Council (the Accountable Body for the Plan).

It is based on a range of evidence sources. This includes statistical information gathered through the Census, specially commissioned reports and community consultation and engagement including open events and questionnaires.

Effective and extensive consultation has been at the heart of the preparation of the Plan. This is key to ensuring that the Plan fully reflects local need and priorities. There have been a variety of consultation exercises over the last 18 months or so, at which many local people have taken part. These include drop-in sessions, a questionnaire, and focussed meetings on specific topics with residents and stakeholders.

How the Plan fits into the planning system

The right for communities to prepare Neighbourhood Plans was established through the Localism Act 2011, which set out the general rules governing their preparation.

A Neighbourhood Plan forms part of the Statutory Development Plan for the area in which it is prepared. This statutory status means that it must be taken into account when considering planning decisions affecting that area.

One of the main rules governing the preparation of a neighbourhood plan is that it must be in line with EU regulations on strategic environmental assessment and habitat regulations. It must also be in general conformity with national, county and district wide (i.e. North West Leicestershire) planning policies. This means that it cannot be prepared in isolation. It will need to take into account, and generally work with, the grain of the district-wide and national policies unless there are good reasons for not doing so.

At the local level, the key planning document which a Neighbourhood Plan must have regard to is the District Wide Local Plan. In the case of Hugglescote and Donington le Heath, this is the North West Leicestershire District Local Plan.

Also important is the NPPF which was updated in 2019. This sets out the Government's planning policies for England and how these are expected to be applied. The NPPF requires the planning system (including Neighbourhood Plans) to encourage sustainable development and details three dimensions to that development:

- an economic dimension – policies should contribute to economic development;
- a social dimension – policies should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high-quality built environment with accessible local services; and
- an environmental dimension – policies should contribute to protecting and enhancing the natural, built and historic environment.

How the Plan supports sustainable development

According to the NPPF, the purpose of the planning system is to contribute to sustainable development.

The goal of sustainable development is to enable all people to satisfy their basic needs and to enjoy a better quality of life, without compromising the ability of future generations to meet their own social, economic and environmental needs.

The NPPF carries a presumption in favour of sustainable development. It states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated. In accordance with this, the Plan's aims and policies are centred on the achievement of sustainable development, including by, for example:

a) Social

- To safeguard existing open space for the enjoyment of residents;
- to protect existing community facilities; and
- to deliver a mix of housing types, so that it can meet the needs of present and future generations.

b) Environmental

- To ensure that housing development is of the right quantity and type in the right location, so that it does not harm but instead positively reflects the existing environmental and historic character of the area;
- to protect important open spaces from development,
- to ensure that the design of development enhances the Parish's special character and identity;
- to protect and, where possible, improve biodiversity and important habitats; and
- to make provision for improved pedestrian rights of way/designated footpaths and cycling facilities, as appropriate.

c) Economic

- To protect existing employment uses;
- to support appropriate small-scale farm diversification and business development; and
- to encourage appropriate start-up businesses and home working.

The Neighbourhood Plan and what we want it to achieve

The Plan area encompasses the whole of the Parish of Hugglescote and Donington le Heath and covers the period up to 2031, a timescale which deliberately mirrors that for the North West Leicestershire Local Plan.

The main purpose of the Neighbourhood Plan is not to duplicate national or district-wide (i.e. North West Leicestershire) planning policies, but to sit alongside these, to add additional or more detailed policies specific to Hugglescote and Donington le Heath Parish. Where there are national and district-wide planning policies that meet the needs and requirements of the Parish they are not repeated here.

Instead, the Plan focuses on those planning issues which consultation shows matter most to the community, and to which the Plan can add the greatest additional value.

These include policies that:

- Ensure that development takes place in the most sustainable locations;
- Encourage the right types of development that meet local needs;
- Protect important buildings and structures of historic and architectural interest;
- Protect important community facilities and shops;

- Promote high quality design in new development;
- Protect the countryside and special landscape;and
- Protect open spaces that are important to the community and/or wildlife.

Furthermore, these locally formulated policies will be specific to Hugglescote and Donington le Heath Parish and reflect the needs and aspirations of the community.

It is important to note that when using the Plan to form a view on a development proposal or a policy issue the whole document and the policies contained in it must be considered together.

While every effort has been made to make the main parts of this Plan easy to read and understand, the wording of the actual policies is necessarily more formal, so that it complies with statutory requirements.

The Plan will be kept under review and may change over time in response to new and changing needs and requirement.

2. Hugglescote and Donington le Heath Village

A brief history of the Parish

During the 2014 archaeological excavations around Hugglescote Grange (with its Saxon origins) in advance of the current Grange Road housing development, the University of Leicester Archaeological Services (ULAS Report No 2014-53) uncovered evidence for human occupation in the parish going back at least some 2,500 years. The prehistoric evidence consists of occasional fieldwalking finds across the area with finds including lithics – a late Neolithic flint knife, medieval and post-medieval pottery. The archaeological excavations and evaluation revealed settlement evidence dating to Mid to Late Iron Age (400 BC – 43 AD) and the Mid-Late Roman period (2nd to 4th centuries AD). The first written record of the Parish is to be found in the Domesday Book, with reference to Donington Manor.

For the majority of the post-medieval period the development area appears to have been agricultural land with the fields enclosed by the late 18th century with the south-eastern corner of the northern area largely dominated by the railway after the 1830s with Station Farm becoming a railway depot in the late 20th century.

Hugglescote is now a village and a township in Leicestershire. The village stands 5½ miles South-East from Ashby de la Zouch. It has had a station on the joint line of the Midland Railway and the London and North London Railway, and a post and money order office under Ashby-de-la-Zouch; telegraph offices.

The township includes the hamlet of Donington and bears the name of Hugglescote and Donington le Heath. Acreage, 2617; historic population of township, 6049. Historic population of the ecclesiastical parish of St John the Baptist (Hugglescote) with St Peter (Donington), 5559. The manor belonged to Lord Donington and is now part of Leicestershire Museums under the stewardship of the County Council. The church was built in 1879. It is a fine structure of Bardon stone, bricked inside in the Franco-Norman style. There were Baptist, Primitive Methodist, and Wesleyan chapels, and the Plymouth Brethren had a meeting-place. There are several mineral springs at Donington.

The nearby South Leicester colliery was in the parish until 1936 when a section of the area south of the River Sence became part of the new Ellistown Parish. Seams from the colliery ran under Hugglescote from January 1876. The local railway line served this colliery with the two original shafts being located near to the old Hugglescote Station. William Stenson, one of the local colliery owners, is buried in Hugglescote Baptist Cemetery. Together with George and Robert Stevenson he was responsible for developing mining in the area and became known as ‘the father of Coalville’.

Hugglescote and Donington is a parish made up predominantly of these two named villages in North West Leicestershire, the former is on the River Sence and is the larger of the two settlements. The centre of the built form of Hugglescote is just under a mile south of the centre of Coalville, and its built-up area is now contiguous with the town. Hugglescote and Donington le Heath were part of the parish of Ibstock until 1878, when they were formed into a separate civil parish. In 1936 the parish was absorbed by the then urban district of Coalville. The civil parish of Hugglescote and

Donington le Heath was reinstated by an order made by North West Leicestershire District Council (NWLDC) in May 2010, and the new parish council held its first meeting in May 2011.

The old church of St. James, a small and plain building of ancient date, was replaced in 1878 by the new church of St. John the Baptist, a structure of Bardon stone and brick, in the English Geometrical Decorated style, from designs by Mr. J. B. Everard, of Leicester, and in 1888 a chancel was added: the church now consists of chancel, nave, aisles, baptistery, vestry and a central tower containing a clock and 8 bells: the stained east window is a memorial to a former vicar, Canon Broughton: there are about 600 sittings

Hugglescote and Donington le Heath Parish Profile

At the time of the 2011 Census, Hugglescote and Donnington was home to around 4,466 residents living in 1,855 households.

The area has a similar demographic age profile when compared to the district, regional and national averages. In line with national trends the local population is likely to get older as average life expectancy continues to rise.

Home ownership levels are high with around 79% of households owning their homes outright or with a mortgage or loan. At 8% the share of households living in social rented accommodation is low when compared with the national rate.

There is some evidence of under occupancy suggesting a need for smaller homes of one to two bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

The proportion of homes with four or more bedrooms is close to the regional and national rates but there is an under representation of housing for single people with just 5% of dwellings having one bedroom against 8% for the region and 12% for England as a whole. However, the proportion of two bedroomed homes is close to the national average.

3. Community Engagement

After the Parish Council took the decision to prepare a Neighbourhood Plan a process was set in motion to establish an Advisory Committee to drive the process forward.

Open Event

A consultation event on 23 September 2017 set out the context and stages of the preparation of the Neighbourhood Plan and asked questions about people’s thoughts about Hugglescote and Donington le Heath. An analysis of the event is included in the evidence base.

The views expressed by the residents were used to shape the strategy in preparing the Neighbourhood Plan for Hugglescote and Donington le Heath. 45 people attended and offered their views.



Community Questionnaire

Copies of the community questionnaire were distributed to every household in the Parish.

In total, 154 responses were received representing 224 people, 6.3% of the adult population.

Hugglescote & Donington Le Heath

Neighbourhood Plan Questionnaire



Analysis
October 2018

Theme Groups

Following the open event in September 2017, residents signed up to become part of 'Theme Groups' to explore the detail of the Neighbourhood Plan; to build the evidence base and to lay the foundation for the draft Neighbourhood Plan. A history and environmental Theme Group was established, along with a theme group on housing and the built environment and community sustainability. This work concluded in early 2019.

It was not possible to hold a further open event to share the policies prior to Regulation 14 consultation because of the Coronavirus pandemic but all residents and stakeholders had the opportunity to comment on the draft Plan at formal pre-submission stage.

4. A Vision for Hugglescote and Donington le Heath

A clear vision for the future development of the Parish based on local consultation.

This plan is our vision to promote and present a sustainable and vibrant future for the Parish of Hugglescote and Donington le Heath.

A Plan that balances the distinct heritage of the parish, the demands of planned development, shapes any desired future development, and protects and wherever possible increases visual, physical, recreational and environmental amenities for all.

By 2031, development will have taken into account the needs of present and future generations with appropriate increases of school places, GP surgeries and transport facilities for areas that are not already catered for.

The parish is a friendly and helpful community and a gateway to the Sence Valley, open fields and a nature reserve. It has a wealth of local employment, the protection of which is one of the aims of this Plan. The area has a proud industrial heritage and our Neighbourhood Plan will ensure that future developments are carried out in such a way as to preserve this friendliness and community spirit.

We are also committed to providing a parish that is somewhere our younger residents want to live and stay in and not have to travel to be able to take part in rewarding and enjoyable, leisure, sporting and educational activities.

This will be realised by a small number of planning policies specific to Hugglescote and Donington le Heath grouped around the key policy issues identified by the community as being of special importance to them. These include policies that:

- Ensure that development takes place in the most sustainable locations;
- encourage the right types of development that meets local needs;
- protect important community facilities that are special to the local community;
- promote good design;
- facilitate appropriate employment opportunities;
- ensure that the community continues to have good access to the surrounding countryside and green spaces, including established, and new, rights of way;
- protect open spaces that are important to the community and/or wildlife;
- improve pedestrian and cycle connections within the Plan area and into the surrounding areas.

5. Policies

A. General

The Hugglescote and Donington Neighbourhood Plan is the key policy framework to secure development, as described in the NPPF which states that “all plans should be based upon and reflect the presumption in favour of sustainable development and that neighbourhoods should plan positively to support local development”. Through the process of developing a Neighbourhood Plan consideration has been given to the type and extent of new development, including the infrastructure required to meet the needs of the local community, where it should be located and that it should be designed to blend in with the surroundings.

Through the NP, the opportunity has been taken to positively plan for development within Hugglescote and Donington that meets a local need and helps to support local services. The Limits to Development (see below) has been re-drawn to accommodate the large number and scale of outline consented sites already agreed by NWLDC.

The NP is not intended to replace the policies contained in the NWLDC Local Plan or the requirements of the NPPF. It works in conjunction with both of these documents to give additional, more detailed, Hugglescote and Donington-specific policies that help to clarify and achieve the community’s vision. Where suitable District-wide policies already exist in the NWLDC Development Plan or the NPPF they are not duplicated in this Neighbourhood Plan.

Limits to Development (LtD)

In historical terms rural communities such as Hugglescote and Donington have often been protected by the designation of a village envelope (or settlement boundary) adopted in a statutory Local Plan.

The purpose of the new Neighbourhood Plan LtD policy is to ensure that sufficient land to meet residential and commercial need is available in the most suitable locations. The identified land will be supported by transport links and services infrastructure and avoid encroaching into the countryside unless covered by local and national planning policies.

Limits to Development were established by NWLDC to clarify where new development activity is best located. They are used to define the extent of a built-up part of a settlement and distinguish between areas where, in planning terms, development would be acceptable in principle, such as in the main settlements, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such unfettered and/or unsustainable growth would risk piecemeal development and the merging of distinct settlements to the detriment of the community and visual amenity of the built-up area.

The Neighbourhood Plan therefore designates the LtD policy for the built form of Hugglescote and Donington – as shown below in figure 2a. This updates and supersedes the existing LtD used by NWLDC as it takes into account recent housing allocations. Within the defined LtD an appropriate amount of suitably designed types of development in the right location is acceptable in principle,

although some sites within the LtD boundary are protected, and all development will be required to take into account the policies within this Neighbourhood Plan.

Methodology:

In designating the actual LtD the Hugglescote and Donington Neighbourhood Plan will apply the following methodology: Existing physical features such as walls, fences, hedges, gardens, streams, leisure amenities, footpaths and roads will be used to delineate the boundary. Non – residential land which is associated with the countryside, agricultural land or woodland will be specifically excluded.

The community has expressed a desire to protect what is special about the Parish for future generations. The partial countryside setting to the West and South, the quality of life and the current environment are of particular importance. The NPPF (page 49) refers to valued landscapes and recognising the “intrinsic character and beauty of the countryside.

In statutory planning terms, land outside a defined LtD boundary, including any individual or small groups of buildings and/or small settlements, is treated as countryside. It is national and local planning policy that development in the countryside should be carefully controlled. It should only be allowed where it is appropriate to a rural location, such as for the purposes of agriculture, including farm diversification, or if needed for exceptional uses such as for sport and recreation or for affordable housing.

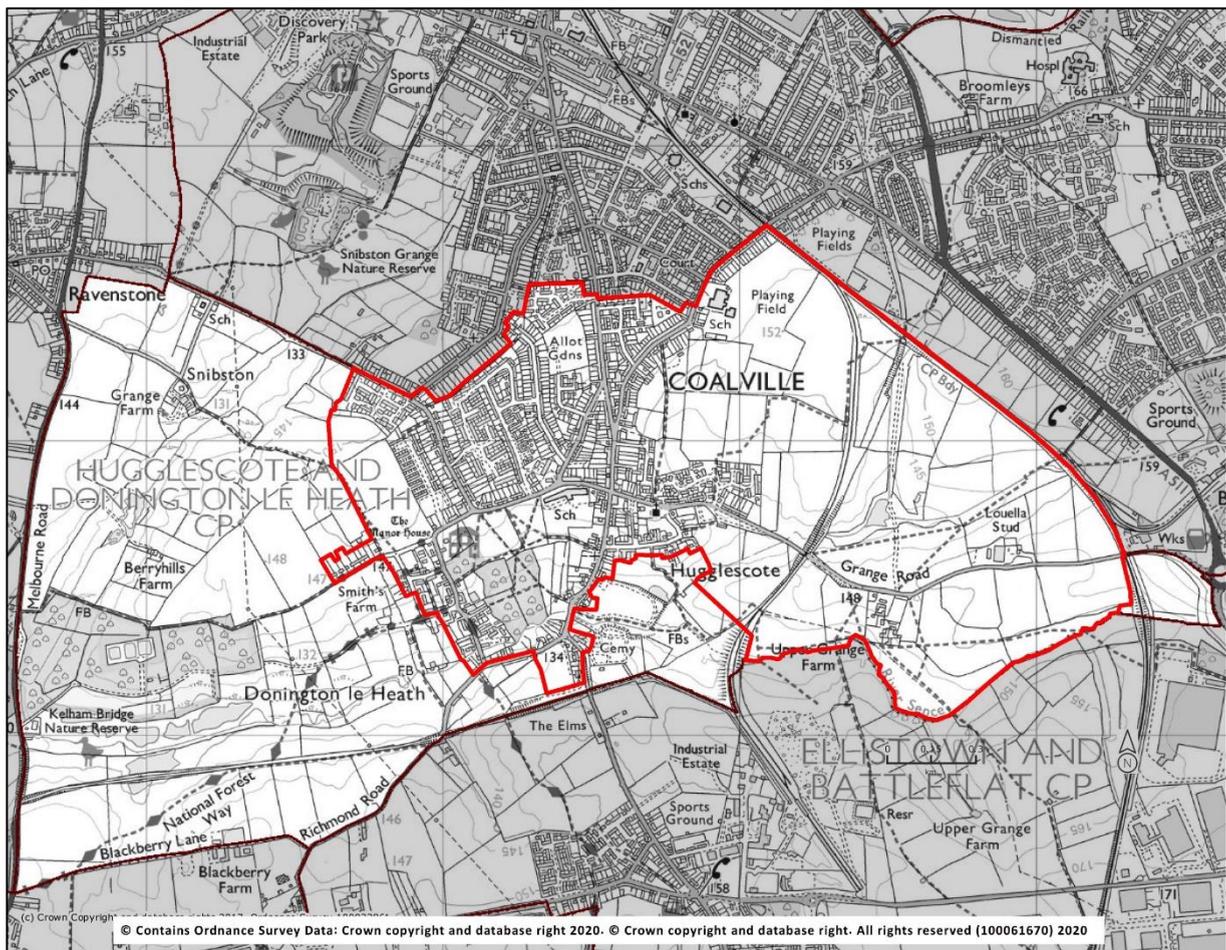
Hugglescote and Donington is bounded to the South and West by open countryside and numerous scenic walking areas through open fields and sections of woodland. The villages feature a diverse range of houses and other buildings, some with strong historical traditions. It has a local feel and character that local people wish to see maintained and enhanced wherever possible.

This approach to development in the countryside is supported by the Neighbourhood Plan because it will ensure that any development is focused in the areas which are most needed and least intrusive, making best use of the range of existing and planned services and facilities. The following policy will also help to maintain the individual landscape character and setting of Hugglescote and Donington and protect the open countryside for what it is, an attractive, accessible and non-renewable natural resource.

POLICY G1: LIMITS TO DEVELOPMENT – Development proposals within the Plan area will be supported within the LtD boundary (Figure 2.1) where the proposal complies with the policies in this Plan including the need to achieve positive design and amenity standards.

Land outside the defined Limits to development will be treated as countryside, where development will be carefully controlled in line with local and national strategic planning policies.

Figure 2.1 – Limits to Development



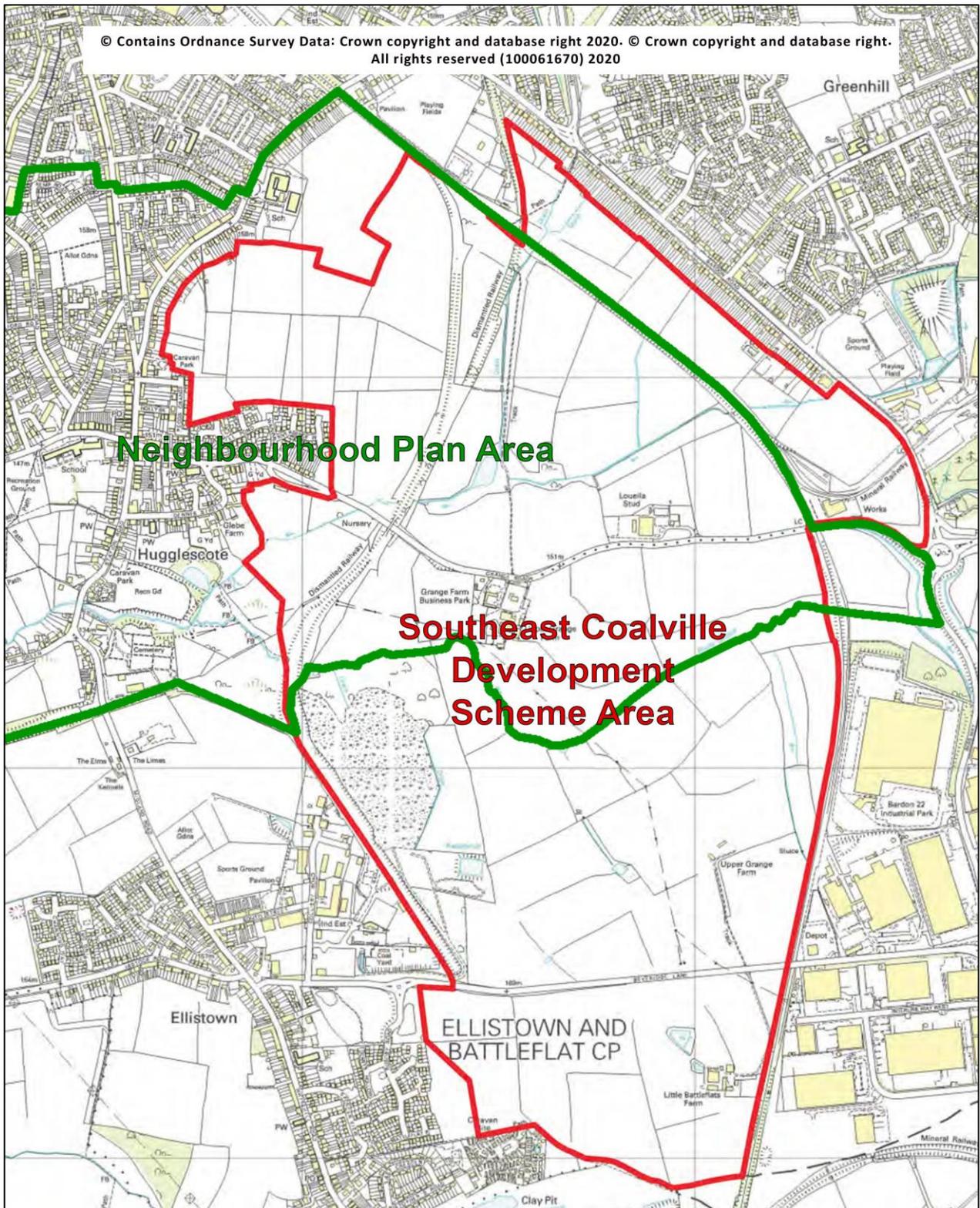
South East Coalville Development Scheme

NWLDC has made a 'resolution to grant planning permission' for a number of sites that collectively are known as South East Coalville Development Scheme. In total this is likely to generate more than 3,500 new dwellings, around 2,700 of which will be in the Parish. It is anticipated that 1,900 of the total new dwellings will be constructed during the Plan period.

As the development is a strategic site, it would not be appropriate, nor do the rules governing the preparation of a Neighbourhood Plan allow, for the Plan to seek to change or amend the 'strategic' elements of the development. Equally, as the strategic site is likely to represent the biggest development in and around the Parish for many decades to come it is imperative that the community plays its part in ensuring that this reflects local needs and priorities.

New development can bring significant benefits to the local community, including new homes, jobs and facilities. It can also have negative impacts, for example, where additional demand is placed on facilities and services which are already at or near capacity. Local people are especially concerned about the impact of the proposed development on infrastructure, in particular the transport network as well as community facilities, all of which are already under increasing pressure. There is also a need to ensure that any benefits such as new housing, recreational and community facilities best meet and help meet the needs and aspirations of the community.

Fig 2.2 - South East Coalville Development Scheme



There is also a need to ensure that the development integrates into and responds positively to the character and sense of identity of the Parish. Through, for example, careful design and safe and secure pedestrian, cycle and transport links between the development and the Parish, accessible for people with disabilities.

The provision of important infrastructure improvements through the planning permission granted on the scheme is welcomed. These include new bus routes and infrastructure, a network of footpaths through the site, the provision of ecological and biodiversity mitigation land, affordable

housing, areas of public open space, a sum allocated for the provision and improvement of the formal recreation provision at South Street Recreation Ground and a civic amenity contribution. In addition, the policy seeks to ensure that the scheme mitigates the impact on Hugglescote and Donington le Heath as it receives detailed permission.

POLICY G2: SOUTH-EAST COALVILLE DEVELOPMENT SCHEME – In relation to the part of the South-East Coalville Development Scheme that is within the Plan area (Fig 2.2), the Plan requires:

- a) That the development is functionally and physically integrated with the wider Parish;
- b) adequate measures are put in place to mitigate any unacceptable harm caused by any significant increase in traffic through Hugglescote village centre, including signage to direct traffic away from Hugglescote where necessary;
- c) important areas of biodiversity identified in the Neighbourhood Plan are conserved and opportunities to enhance its biodiversity through for example the creation of new wildlife habitat maximised;
- d) high quality design and layout which minimises its impact on the surrounding landscape and maintains and enhances existing woodland, trees and hedgerows where possible. Where existing trees and hedgerows with ‘high’ and ‘moderate’ values as outlined within Table 1 ‘Cascade chart for tree quality assessment’ of the British Standard 5837:2012 ‘Trees in Relation to Design, Demolition and Construction – Recommendations, are removed, these should be replaced with others of at least equivalent landscape and ecological benefit;
- e) a mix of housing types and sizes, including affordable, to meet the current and future needs of people in the Parish; and
- f) High quality design and layouts will be expected to minimise the impact on flood risk and biodiversity by ensuring that where possible all watercourses (including ditches) are retained in areas of public open space, and that opportunities for sustainable surface water connections to the watercourse are not restricted.

The approach to future residential growth

Historically there has been an under provision of certain tenure types and size of dwellings in Hugglescote and Donington le Heath parish. The NPPF promotes meeting the needs of groups with specific housing requirements through the size, type and tenure of housing; utilising local housing need assessments and addressing specific local need for affordable housing (paragraphs 59 – 62).

The Leicester and Leicestershire Local Authorities (including NWLDC) and the Local Enterprise Partnership (LEP) have completed a Housing and Economic Development Needs Assessment (HEDNA) analysis from G L Hearn (part of the Capita group) to assess future housing needs, the scale of future economic growth and the quantity of land and floor-space required between 2011 and 2031/36 to meet the identified needs. The report provides the evidence base for the preparation of statutory local development plans for individual local authorities, a non- statutory growth plan for Leicester and Leicestershire and a refresh of the LEP’s strategic economic plan. It was published in January 2017 and revealed an increase in housing need from earlier projections

and this has since increased further by local issues including the 2009 Leicester and Leicestershire Strategic Housing Market Assessment which has identified Leicester City as being unable to accommodate its own housing need requirement based on the HEDNA figures. The LLEP have also signed a “memorandum of understanding” committing all the relevant local planning authorities to collectively delivering this housing need to 2031.

The NWLDC Local Plan was adopted in November 2017, using the HEDNA report as its base for calculating need. The Plan notes that the agreed housing need between 2011 and 2031 is for a district-wide provision of 9,620 dwellings. It is estimated that with completions since 2011, sites under construction and with extant planning consents a total of 10,592 dwellings will be delivered by 2031, an excess supply of 972 units. The positive delivery figures are such that with a 20% buffer of the base HEDNA target NWLDC has a supply for more than six years and with a 5% buffer NWLDC has a supply for more than seven years.

One of the key aims of the Neighbourhood Plan is to deliver the necessary housing required to meet the housing need in the Neighbourhood Area to 2031. NWLDC do not require the Neighbourhood Plan to provide for more residential units during the current planning period to 2031 other than through Windfall development.

Design standards

Hugglescote and Donington le Heath has developed over a long period of time with certain times showing an increase in construction activity linked to wider economic requirements, for example during the 1960's and 1970's.

The aim of the design policy is to keep what is special, whilst also encouraging modern building and design.

POLICY G3: Design - All commercial and residential developments, including one or more houses, replacement dwellings and extensions should continue to reflect the character and context of existing developments in the Neighbourhood Area. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from this context.

The following design criteria should be met where appropriate and proportionate to the development:

- a) Adequate attention to orientation for natural light and green technology will be implicit in all design proposals;
- b) all development will enhance and reinforce the local character and sense of place of the specific location in which it is situated. All new proposals for developments of more than one unit must illustrate how the character, size density and layout of the proposed site will not cause an adverse negative impact on the local beauty of the countryside;
- c) all proposed densities should be concomitant with the surrounding village residential properties and proportionate to the immediate setting;
- d) adequate footpaths and cycleways, accessible to people with disabilities, must be provided to

connect the new residential development with local facilities, the Bardon employment area and shops in Hugglescote and Coalville;

- e) proposals will be encouraged to have regard to the criteria of “Building for Life 12”, to include green spaces to accommodate play areas/benches and promote buffer effects on existing housing where appropriate;
- f) these design principles recognise the importance of new technologies and product design that will not only help development towards a goal of carbon neutrality, but also help in the unobtrusive evolution of such renewable technology materials, allowing them to seamlessly blend into the character of our villages;
- g) development that demonstrates new and innovative green technologies will be supported;
- h) housing design within any one development, should not normally be replicated throughout that development. Each development should reflect the diversity of the surrounding village character;
- i) chimneys should reflect one of the many styles of the village using brick or other materials that can be seen in the adjacency, chimney pots should be encouraged to maximise decorative finish;
- j) gables open to prominent view do not need to be represented with equilibrium, but as with existing village housing the use of odd windows to draw the eye with interest, barge boards or decorative gable boards as part of an accepted design scheme again to link with the village architecture;
- k) any dwelling of above average height should be part of a varied scheme. Proportionate, and sympathetic to the topography of the surroundings and not overbearing on the local topography;
- l) wherever possible plots should be enclosed by native hedging and where fences are used these must be of a hedgehog friendly design;
- m) roads should be of varied surface materials to sit in with the landscape. Stone cobbles sets and gravel tarmac creating a softer focus to the hard standing will be supported where viable and appropriate to do so;
- n) adequate off-road parking should be provided as a minimum of two car parking spaces for properties with three bedrooms or less and three car parking spaces for four bedrooms or more, in line with Highways standards;
- o) development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low-cost energy technology, solar panels, rainwater harvesters and photovoltaic glass. Larger boundaries to any development to promote or extend the use of nature corridors will be supported;
- p) all properties of three bedrooms or less should be provided with an electric vehicle charging point. All properties of four or more bedrooms should be provided with at least two

connections where viable and appropriate to do so;

- q) development should incorporate, where appropriate, sustainable drainage systems with maintenance regimes to minimise vulnerability to flooding and climate change and ensure that surface water is directed towards the most sustainable outfalls;
- r) all properties will ensure appropriate provision for the storage of waste and recyclable materials and adequate space for household storage bins; and
- s) any development proposals within Flood Zones 2 and/or 3 will be subject to a Sequential Test and the Exception Test, where appropriate (in line with the NPPF).

B Housing

Housing Mix

The plan recognises that providing a wide choice of quality homes across a range of tenures and price points is essential to developing a sustainable, mixed and inclusive community. A better housing mix in terms of both tenure and size options will help meet the needs of a well-balanced population vital to the on-going viability of local services and the continued regeneration of the wider NWLDC administrative area.

From the last full census in 2011 the parish had a population of 4,446 people. Further context from the 2011 census shows there were 1,910 households, of which 55 were empty, 8 were temporary structures, 90 were flats or maisonettes, 573 were terraced, with 517 semi-detached and 722 detached properties. The ownership was as follows, owned outright or with a mortgage 78.8% compared to the NWLDC proportion of 72.5%, social rented was only 7.5% compared to a NWLDC average of 14.3%. What is particularly noticeable from the evidence is the very low number of social rented properties as a proportion of all tenures.

It is the need to provide for a mixed cross-section of ages and incomes in the parish population which will enable the community to thrive and remain a pleasant place to live. The core documents used to justify the policy position alongside the HEDNA study 2017 are the census data from 2011 and the land registry data from 1995 to 2016 (see Apps 3a and 3b) and a housing needs report (App 4).

The HEDNA report (2017) recommends the NWLDC housing mix as: one bed roomed as 0 to 10% of future provision; two bed roomed as 30 to 40% of future provision; three bed roomed as 45 to 55% of future provision and four or more bed roomed as 10 to 20% of future provision.

POLICY H1: HOUSING MIX – New housing development proposals should provide a mixture of housing types specifically to meet the latest assessment of identified local needs in Hugglescote and Donington le Heath.

Applications for single person accommodation (1 bed); small family homes (2 or 3 bedrooms) or homes suitable for older people will be supported. Larger homes (4 or more bedrooms) can feature in the mix of housing but will be expected to provide a minority of the total.

Affordable housing

Affordable housing is defined in the NPPF as “housing for sale or rent, for those whose needs are not met by the market”. The definition refers to affordable housing for rent; starter homes; discounted market sales housing and other affordable routes to home ownership, including shared ownership and reduced cost equity loans. Delivering affordable housing is seen as an excellent means to redress the tenure imbalances of the past and ensure community cohesion is promoted.

The adopted NWLDC Local Plan makes the following statement about affordable housing. “The Council’s preference is for on-site affordable housing provision which should include a mix of types and tenure that reflects the type and nature of any need at the time that the application is

determined and be integrated within the design and layout of a development such that they are externally indistinguishable from market housing on the same site”.

There is a NWLDC policy requirement to provide a minimum of 20% affordable units on-site for all developments on relevant housing sites, these are defined as; a. of more than 11 dwellings; or b. with a combined gross floor-space of more than 1,000 square metres. In addition, the HEDNA report recommends the NWLDC affordable housing mix as: one bed roomed as 30 to 35% of future provision; two bed roomed as 35 to 40% of future provision; three bed roomed as 25 to 30% of future provision and four or more bed roomed as 5 to 10% of future provision.

Local consultation has demonstrated support for more affordable units to be provided across a range of tenures. Similarly, the local consultation activities support provision of starter homes, so these will be supported to help achieve a balanced community. In line with the HEDNA report the Neighbourhood Plan seeks a tenure split for the affordable housing as 80% social and affordable rented with the balance as affordable home ownership products. This plan actively promotes the provision of more affordable housing outside the strategic scheme which already has planning consents in place.

POLICY H2: AFFORDABLE HOUSING– Affordable housing should be provided in line with Local Plan requirements. Housing development proposals should provide a tenure split of 80% social and affordable rented homes and 20% low cost starter homes or other home-ownership products and provide a balance of accommodation, including bungalows, which meets the needs of people of all ages, including older people, subject to monitoring and review.

The affordable units should be integrated within the design and layout of a development such that they are externally indistinguishable from and dispersed throughout the market housing on the same site. Where possible, new affordable housing within the Plan area shall be made available to eligible households with a connection to the Plan area.

Windfall development

A windfall site is defined in the NPPF as one which has not been specifically identified as available in the Development Plan. These sites often comprise redundant or vacant buildings including commercial or retail uses or a gap between existing properties in a built-up street scene. This Neighbourhood Plan defines windfall sites as developments of five units or less in one location. As there is a need for smaller properties, single unit developments would need to be appropriate to the size of the plot, but developments of two units or more should wherever possible prioritise one, two- or three-bedroom properties.

The volume of development in the Parish will continue on the South East Coalville Development Scheme over the Plan period and beyond. This will exacerbate an already problematic situation in the built-up area of Hugglescote with traffic flows already causing road safety issues. It is proposed that windfall sites are limited to 5 in any one location so that these problems are not made significantly worse along with the associated on-road parking issues which are already causing hold-ups in the older part of Hugglescote.

POLICY H3 Windfall Sites - Proposals for infill and redevelopment sites (individual dwellings or small

groups of dwellings of up to 5) will be supported where:

- a) They are within the Limits to Development;
- b) they help to meet the identified housing requirement for Hugglescote and Donington le Heath in terms of housing mix (Policy H1);
- c) they reflect the character of existing developments;
- d) they retain existing important natural boundaries such as trees, hedges and streams;
- e) they provide for a safe vehicular and pedestrian access to the site;
- f) they do not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise;
- g) where the requirement for an affordable housing contribution is triggered against the local plan affordable housing policy, that such provision is to be made; and
- h) they do not reduce garden space to an extent where it adversely impacts on the character of the area, or the amenity of neighbours and the occupiers of the proposed dwelling.

Brownfield development

Derelict sites and empty buildings remain across the Plan area and these create a drag on its vibrancy and attractiveness. They are the preferred first locations for development. Community consultation showed that redevelopment of derelict and redundant 'brownfield sites' ahead of building on open spaces should be a priority. This is promoted through the NPPF (paragraph 117) which supports development which *'makes as much use as possible of previously-developed or 'brownfield' land'*.

POLICY H4: SUPPORT TO BE GIVEN TO BROWNFIELD SITES - Within the Limits to Development, proposals for the redevelopment or change of use of redundant land or buildings (which satisfies the definition of previously developed land as set out in the NPPF or any successor document) will be supported, unless it conflicts with policies in the Development Plan. Sewer design best practice should be followed with surface water designed as a separate system where possible.

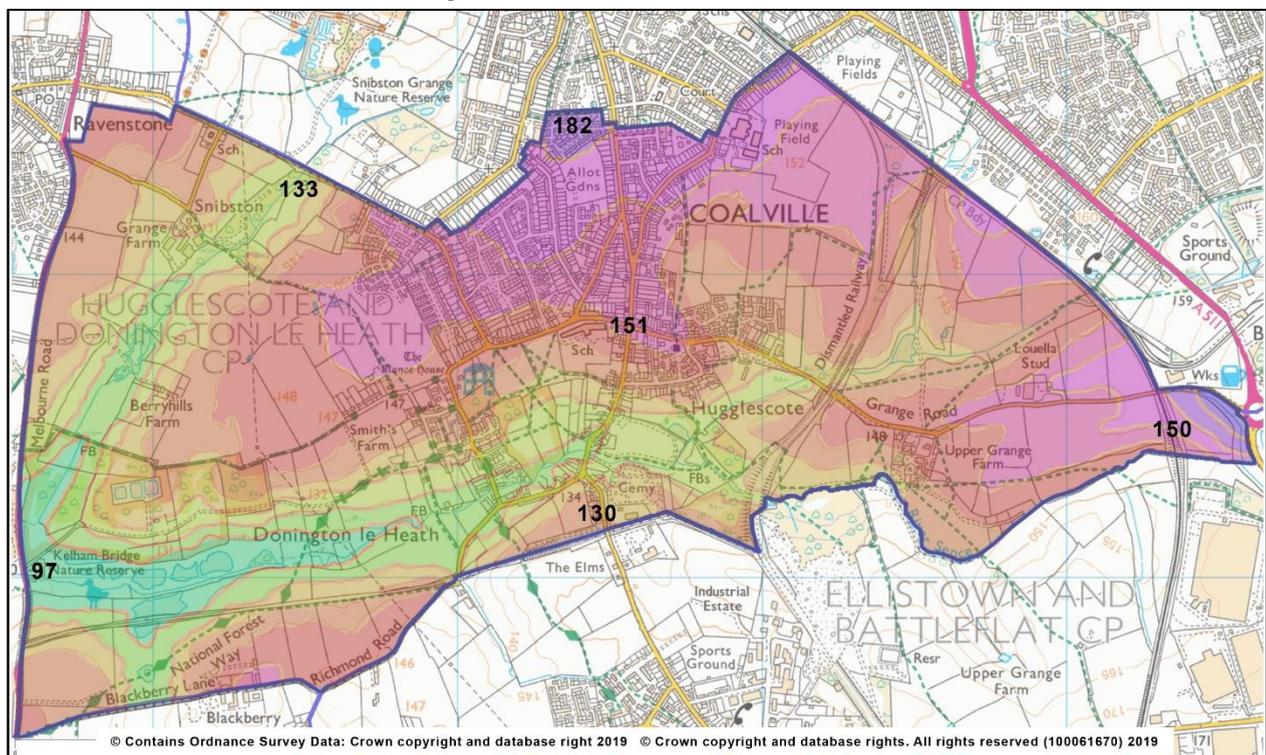
C. Natural and Historic Environment

Introduction

Landscape, geology and setting

Hugglescote – a 19th century expansion of Coalville based on a medieval village - is located on a south-facing hillside overlooking the east-west headwater valley of the west Leicestershire river Sence. Donington le Heath, now almost contiguous with Hugglescote, is located on the south-facing side of the valley and, with its medieval manor house, cottages and open fields is both historically significant and attractive. Topographically, the Plan Area consists of two ridges of high ground separated by the Sence valley and a smaller tributary; the height rises from 97 metres at Kelham Bridge to 182 metres at the north end of the village and 150 metres in the far east, where the parish abuts the southern edge of Charnwood Forest. This topography provides extensive views, particularly from the village southward, into the open countryside of west Leicestershire, and eastward to the rocky outcrops of Charnwood.

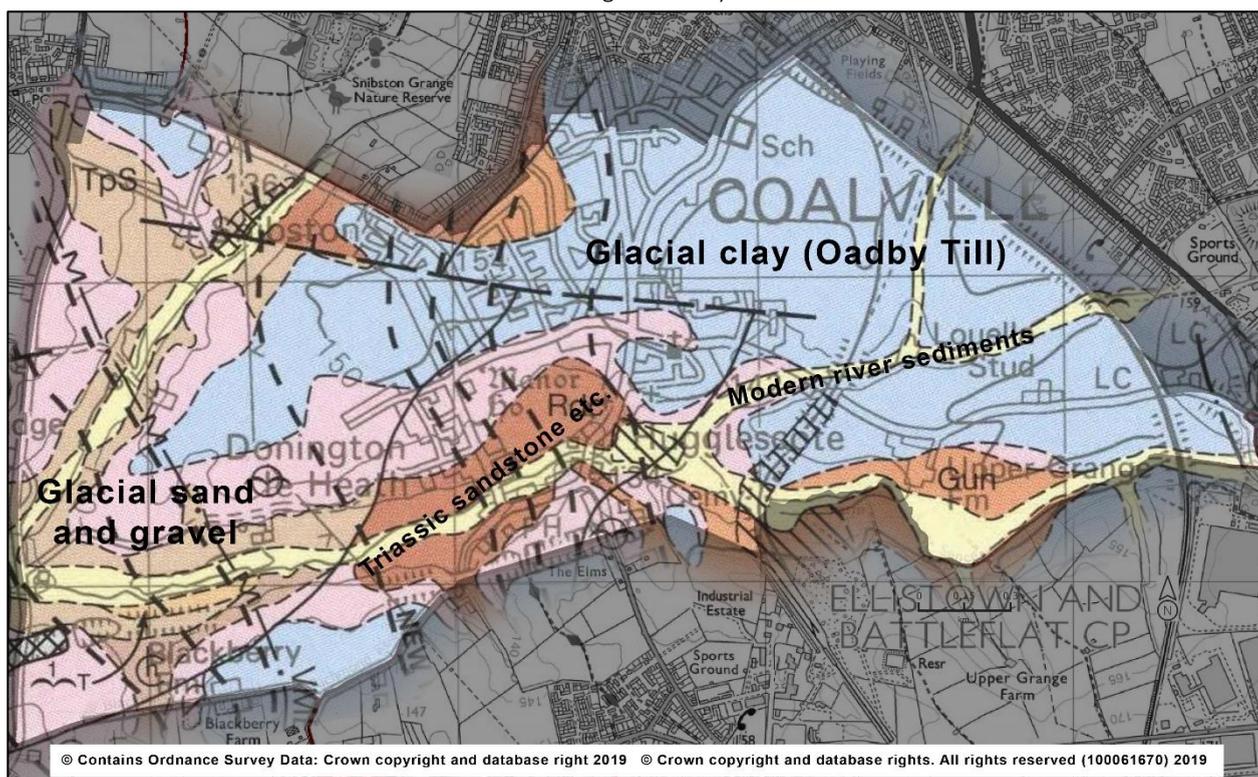
Figure 3.1: Topography of the Plan Area



Although Coal Measures strata, the source of much of the areas' economic success in the 20th century, underlie the parish, the surface geology consists of reddish sandstone and silt of Triassic age (seen only in the valley bottoms) blanketed by Ice Age glacial clay, sand and gravel. Donington le Heath and Hugglescote both developed (in the Late-Roman / Early Saxon period up to c.600AD) on one of the areas of glacial gravel, where springs provided fresh water, but the soil was well-drained.

Figure 3.2: Geology of the Plan Area.

Based on British Geological Survey online resources



Historic environment

Hugglescote and Donington-le-Heath Parish is steeped in history. The community has shown that it is very much concerned to preserve and celebrate its environmental and cultural heritage.

Finds, cropmarks and past excavations show that the area was inhabited from the Mesolithic, Neolithic and Bronze Age periods, through the Iron Age and into the time of the Roman occupation, when a small town, a pottery and probable farmsteads are known. Both modern villages have Anglo-Saxon (probably 8th century) origins, as demonstrated by their place-names:

Hucel's cot: Old English - personal name + cottage

Dun(n)a + ing + ton Old English – personal name + 'connected with, kin of' + settlement + *le* (medieval French) + *hæð* heath (Old English)

A local tradition about Hugglescote's name: "It is said that many years ago there were bears living here in caves. One day, a man disturbed a bear who then chased him and grabbed him by his coat. The man wriggled free, leaving the bear 'hugging the coat'. Hence the name HUGGLESCOTE" unfortunately has no basis in history or etymology.

At the centre of the parish is Donington Fields, an important historical and recreational area that preserves the setting of medieval Donington-le-Heath Manor House (Listed Grade II) with its park, protective banks and fishponds (six Leicestershire Historic Environment Record sites). Indeed, the modern layouts of both villages still retain traces of their medieval street plans, while extant earthworks in the area preserve the locations of a watermill and its feeder watercourse (leat), the deserted medieval settlement of Snibston, and, as ridge and furrow, traces of the open fields surrounding the villages.

The expansion of the villages through the industrial revolution of the 18th to 20th centuries is also

important, with a relatively large number of notable buildings either Listed or recorded as non-designated heritage assets, together with historic sites and features associated with the early railways and the influence on local communities of coal mining and other industries.

Natural environment

A significant proportion of the natural and hitherto agricultural environment in the Eastern half of the Parish has / is being lost to housing development as a result of building along Grange Road. It is therefore important to retain and protect the remaining natural environmental areas in the Western half of the Parish. These include 'Donington Fields', the Sence Valley Nature Reserve and the designated National Forest areas. These areas are teeming with wildlife. Designated Footpath access also makes these areas vital recreational (as well as historical and environmental) areas. These are much valued, and used daily, by the local community and contribute significantly to the quality of life of local residents. In view of the expanding residential developments across the Parish, it is also important to preserve these areas of the natural environment for future generations.

Existing environmental designations

The parish is located in National Character Area 71 *Leicestershire and South Derbyshire Coalfield* (Natural England, defined for Planning purposes) and Northwest Leicestershire District Council Landscape Character Types *Urban/urban fringe* (Coalville) and *Coalfield villages*. There are seven Listed Buildings, 17 further sites and features of history significance (Historic England; Leicester & Rutland Historic Environment Records), one Country Park (in two sections), 15 areas of *Priority Habitat* (as defined by Natural England), and one County Wildlife Trust nature reserve.

Environmental inventory

An extensive environmental inventory (Appendix 5) of Hugglescote was carried out during March 2018 to February 2019. The work comprised two elements: a *review* of all existing environmental designations and available information; and *fieldwork* to identify sites and features of natural and historical environment significance in the context of the Plan Area.

The review compiled information from many sources, including DEFRA; Natural England; Historic England; Leicestershire & Rutland Historic Environment Records; Leicestershire & Rutland Environmental Record Centre records (biodiversity and geology); Environment Agency; British Geological Survey; Old maps (Ordnance Survey, manuscript); British History Online; Government LiDAR images of the Parish; Local history and archaeology publications and local knowledge.

The fieldwork reviewed all open and currently undeveloped land in the Plan area, and checked significant species, habitats, landscape characteristics, earthworks and other features.

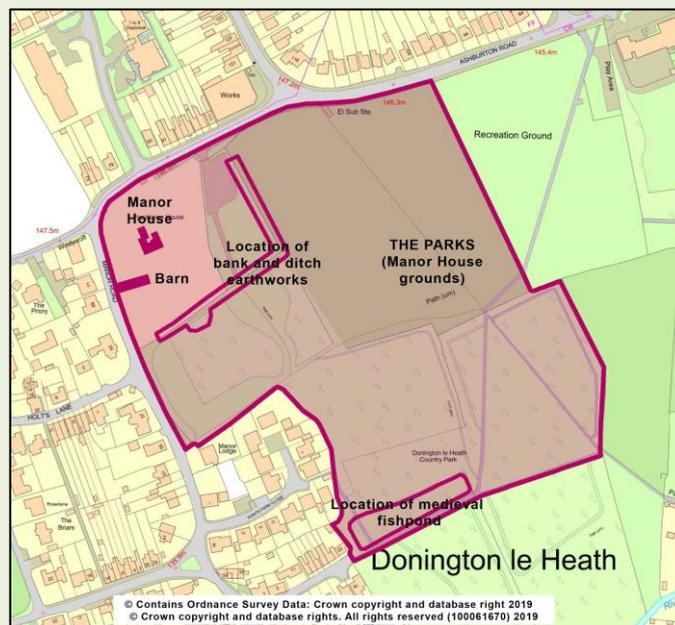
This data, and all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the eight criteria for Local Green Space selection in the *National Planning Policy Framework* 2019, with the addition of 'access' as a measure of practical value for people with limited mobility. The scoring system used, together with a key map and the full inventory, can be found as Appendix 5.

Donington Fields Local Green Space: the setting of Donington le Heath Manor House

A crucial component of Hugglescote's character is the historic landscape around Donington-le-Heath Manor House. This survives despite being surrounded by the 18th to 21st century development of Donington and Hugglescote as industrial villages. The house dates from the 13th century but is thought to be a rebuild; the manor grounds are likely to be older (perhaps 9th century) and have therefore been open land for all of Hugglescote's 1300 years of recorded history.

The rounded alignment of Manor Road probably marks the historic northwest boundaries of the manor grounds; the south and east boundaries are unclear but enclosed the land recorded in the 18th century as 'The Parks'. This is now partly in the Country Park and partly arable farmland. In addition to the Listed Buildings (Manor House; barn) the area includes the known sites of the Manor House bank and ditch and a medieval fishpond. All of these are in the Leicestershire & Rutland Historic Environment Record database as sites and features of high historical and archaeological significance.

The setting of Donington le Heath Manor House



The whole area mapped here should be respected as an important *landscape character area* to protect the setting (Historic England terminology) of the Manor House, for both its intrinsic historical value and how it is experienced by visitors and residents today as part of English history.

Donington Fields, the area at the heart of the Parish between the old medieval Donington and Hugglescote Manors is of particular importance. The local community fought a campaign in 1993 to prevent development in this area, and it was taken into the County's Country Parks Estate. Much of this amenity, which is criss-crossed by regularly used definitive map footpaths and a Sustrans cycleway, is now part of a National Forest plantation. The area also includes the much-valued Recreation Ground by Hugglescote School. Parts of this area also have the remains of medieval ridge and furrow.

Local Green Spaces

Of the approximately 140 parcels of open land in the parish, 53 were identified through the inventory process as having notable environmental (natural, historical and/or cultural) features. These sites were scored, using the nine criteria for Local Green Space designation noted in the *National Planning Policy Framework 2019* (NPPF: see Figure 4 for the criteria and scoring system adopted for this Plan).

Five sites score 78% (25/32) or more of the maximum possible and meet the essential requirements for designation as Local Green Space as outlined in NPPF paragraph 100. Their statutory protection will ensure that these most important places in Hugglescote’s and Donington’s natural and human environment are protected.

Appendix 6 gives extracts from the environmental inventory to show the evidence base, locations and scores for the designated Local Green Spaces.

POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE – Development proposals that would result in the loss of, or have an adverse effect on, the following Local Green Spaces (see Appendix 6 and figures 4.1 and 4.2) will not be permitted other than in very special circumstances.

- | | |
|--|---|
| Donington Fields | Public open space (gardens) Dennis Street / Station Rd. |
| Hugglescote Cemetery | |
| Millfield recreation ground and playpark
(inventory reference 130 / 130A) | Kelham Bridge nature reserve (040) |

Figure 4.1: Local Green Spaces in the built-up area

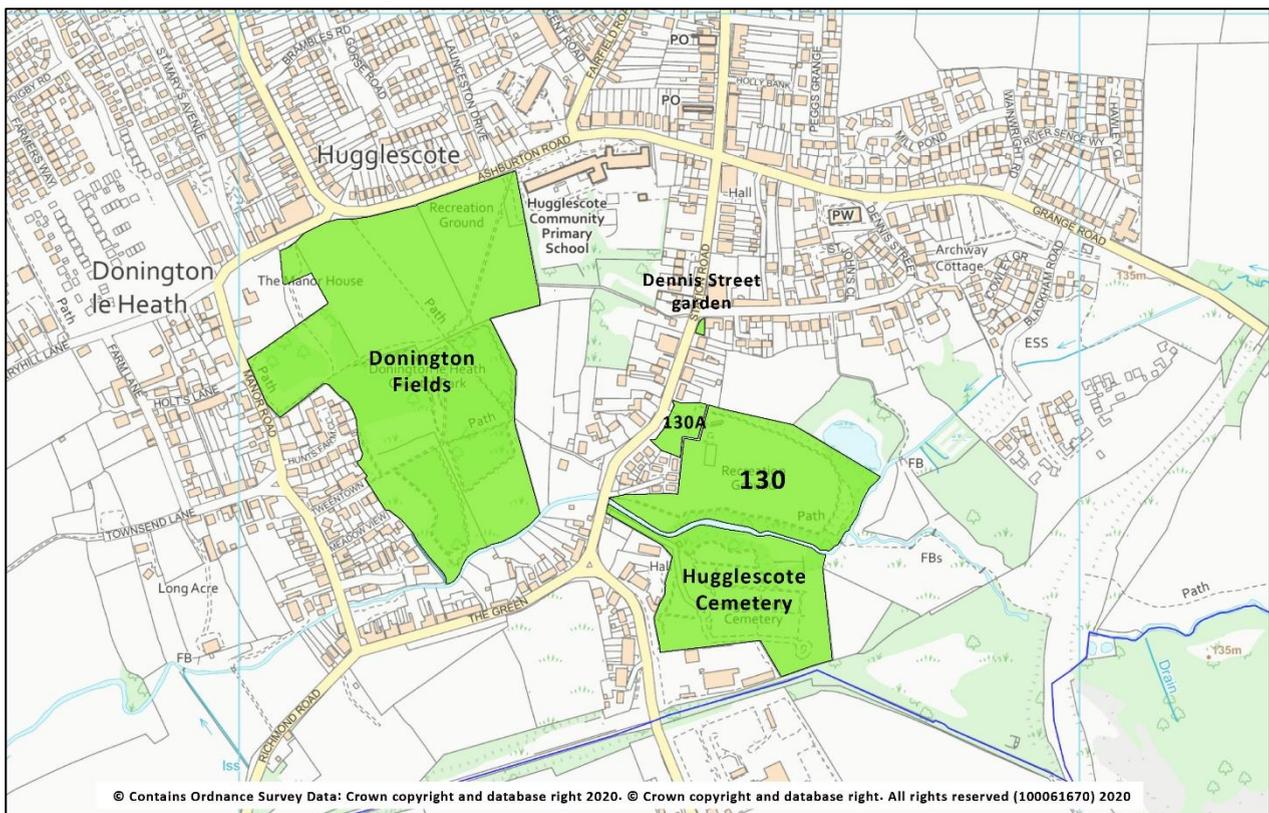
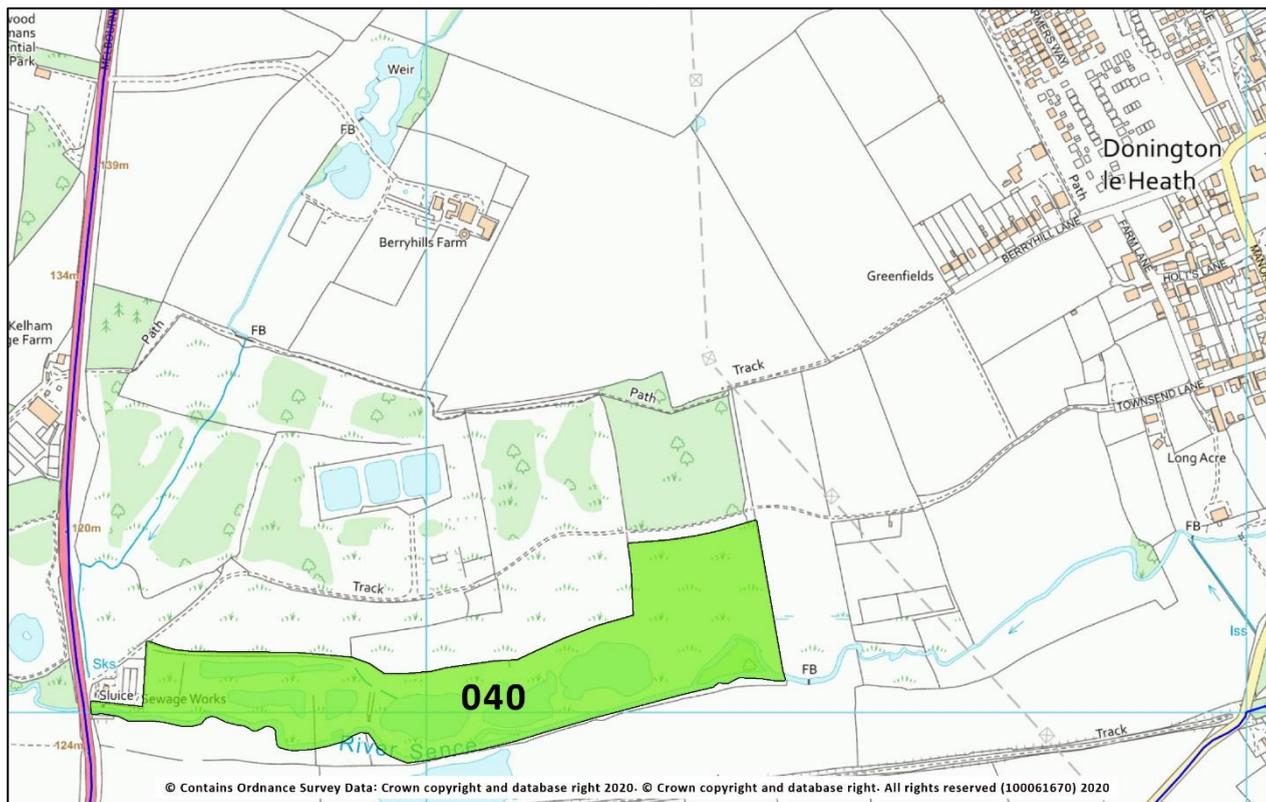


Figure 4.2 Kelham Bridge Local Green Space

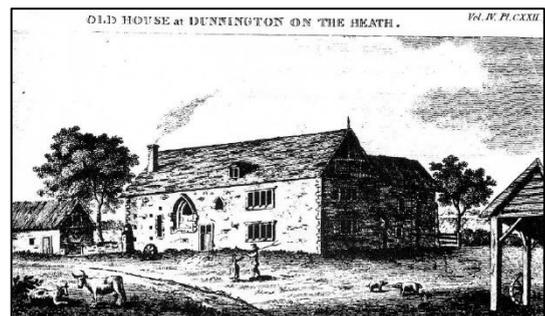


Sites of environmental significance

A group of inventory sites scores highly for ‘history’ and ‘wildlife’ (scoring at least 3/4 under each of these two criteria). However, because their community value scores are not high enough, they are not eligible for Local Green Space designation in the Plan’s selection methodology. This policy affords these sites protection in the Planning system at an appropriate level by requiring their specific environmental significance to be balanced against the general benefit of any development affecting them.

The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix 5). The maps (Figures show their features, individual designations and locations.

The historical environment sites comprise a) sites with *extant and visible* archaeological or historical features recorded by Historic England or in the Leicestershire & Rutland *Historic Environment Records database*; and b) other sites of historical and social significance identified in local records and during the inventory process. The historical environment is of particularly high significance in Hugglescote because of the area’s importance in both the medieval and modern (industrial) periods and the survival of historic landscapes including a number of visible monuments.





The natural environment sites comprise a) those where *priority habitats* occur (Natural England mapping); b) a Wildlife Trust Nature Reserve; c) sites identified as ecologically significant by Leicestershire County Council, including Local Wildlife Sites, d) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area; and e) areas designated as Country Park by Leicestershire County Council.

POLICY ENV 2: PROTECTION OF SITES OF ENVIRONMENTAL SIGNIFICANCE – The sites listed and mapped (figures 5.1, 5.2) have been identified as being of local significance for their environmental features (natural and/or historical). They are ecologically important in their own right, their historical features are extant and have visible expression, or there is proven buried archaeology on the site, and they are locally valued.

The environmental value of these sites will be balanced against the benefits of any proposed or strategic development affecting them; damage or destruction of the identified environmental features (Appendix 5, Environmental Inventory) should be avoided.

Figure 5.1: Sites of historical environment significance

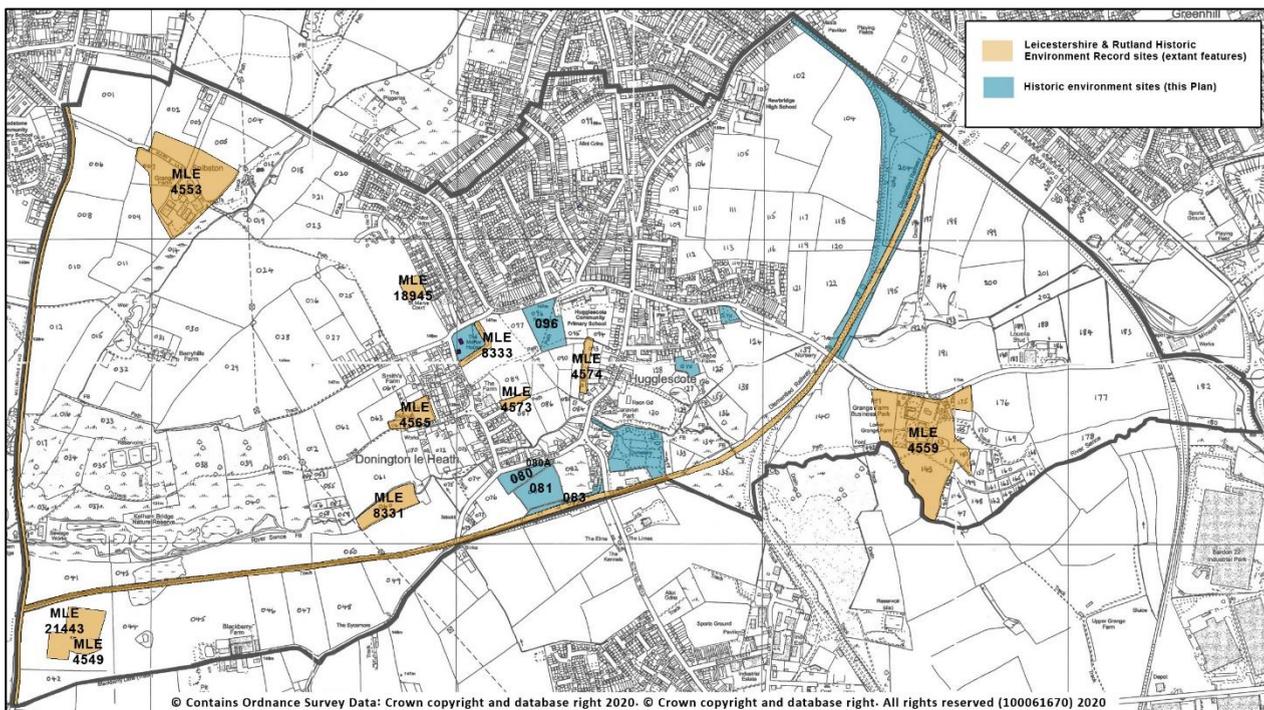
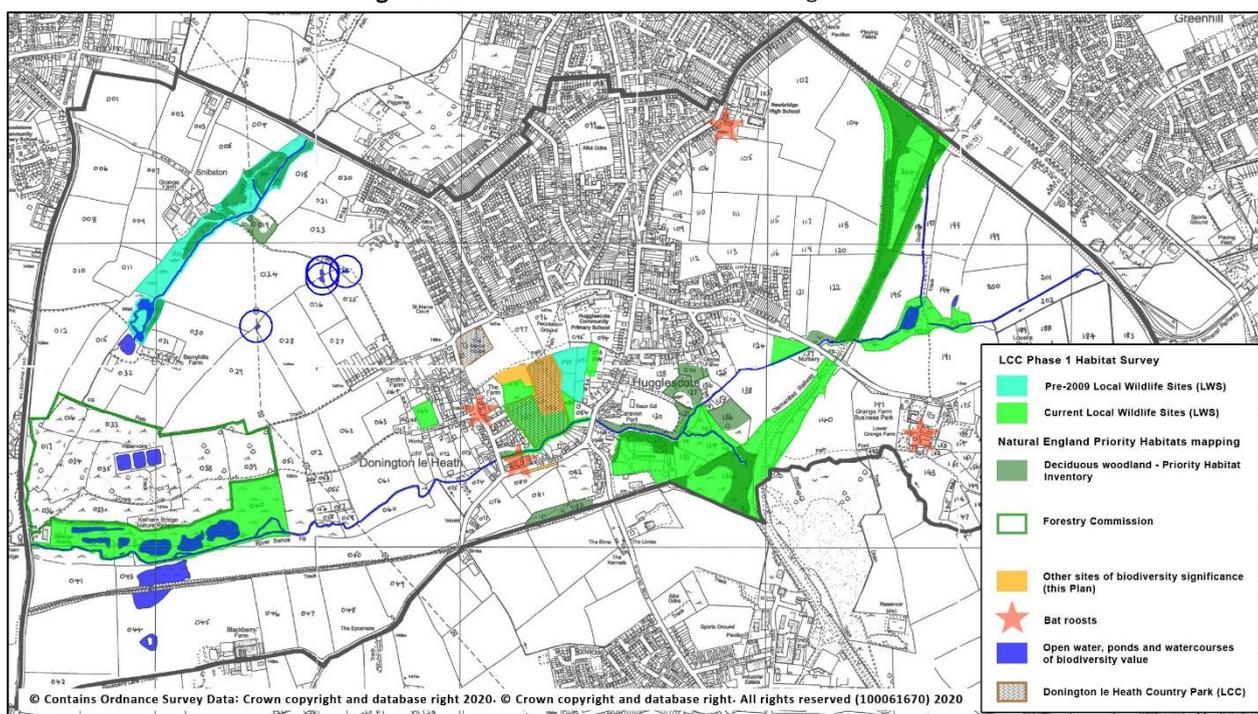


Figure 5.2: Sites of natural environment significance



Important Open Spaces

A group of sites scored highly under the relevant criteria in the inventory (Appendix 5) for their outstanding community value. They have been identified in fieldwork, community consultations and in Parish records; some are Open Space, Sport & Recreation (OSSR) sites listed in Northwest Leicestershire District Council (NWLDC) *Open Space, Sport & Recreation Study (PPG17)*, 2008.

POLICY ENV 3: IMPORTANT OPEN SPACES - Development proposals that result in the loss of, or have a significant adverse effect on, the following areas of public open space (see figure 6) will not be supported, unless the open space is replaced by equivalent or better provision in an equally suitable location, or it can be demonstrated that the open space or is no longer required by the community.

Open Spaces recognised by North West Leicestershire DC, 2008

- 01 Hugglescote cemetery (NWLDC OSSR Commons, allotments, and cemeteries)
- 02 Ashburton Road recreation ground (NWLDC OSSR Local Open Space), sub-let to H&DPC by NWLDC who lease it from the landowner owner (the Harley Trust)
- 03 Ashburton Road children's play area (NWLDC OSSR children's play area, ownership as 02)
- 04 Millfield recreation ground (NWLDC

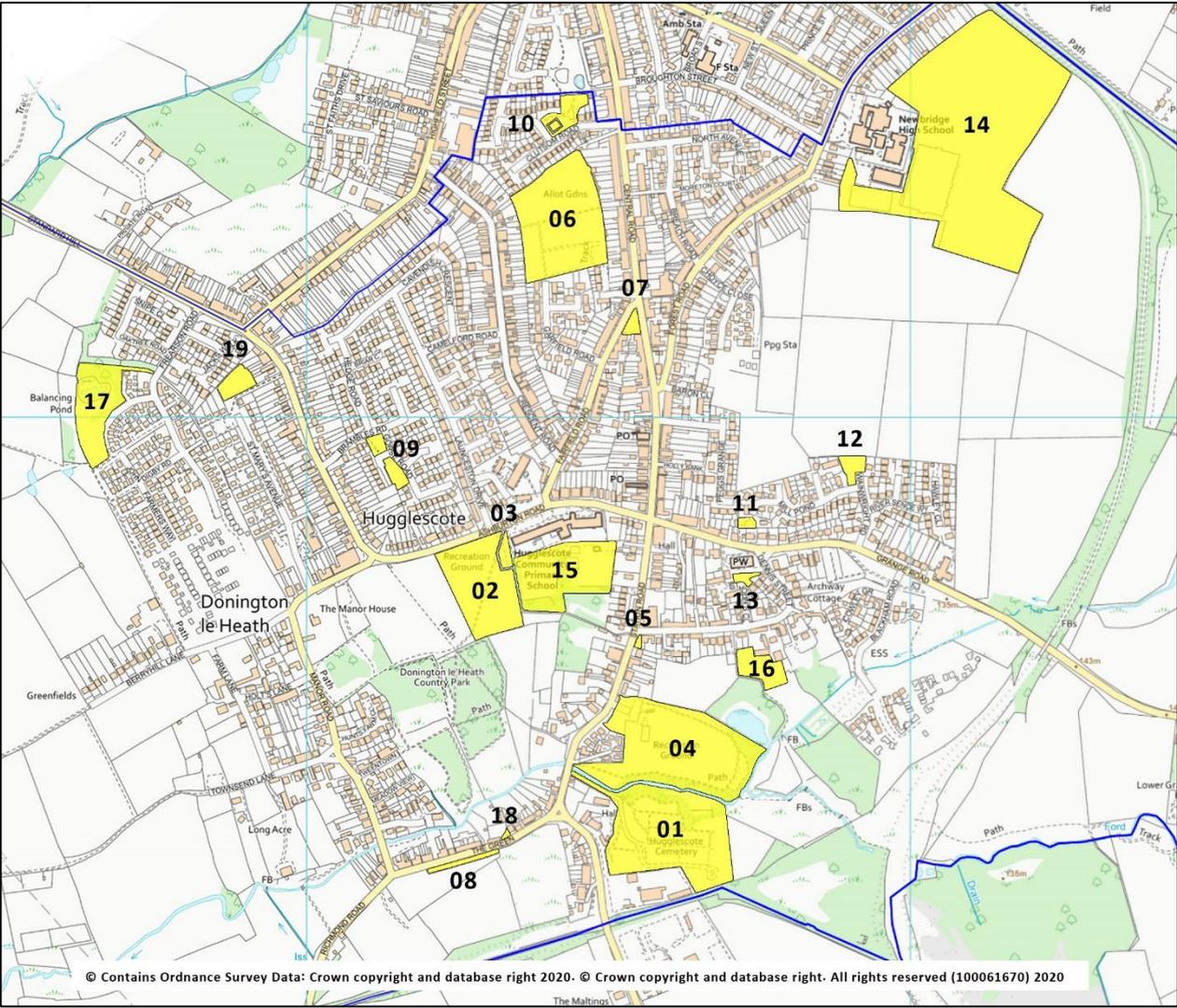
- OSSR recreation ground; H&D Parish Council asset)
- 11 Quelch Close open space/ play area (NWLDC OSSR Children's play area; H&D Parish Council asset)
- 13 St John's Close open space/ play area (NWLDC OSSR Children's play area; H&D Parish Council asset)
- 14 Newbridge High School playing fields (NWLDC OSSR Schools; Leics. CC)

Important Open Spaces identified in this Plan

- 05 Dennis Street/Station Road public garden (*Local Open Space*; H&D Parish Council asset)
- 06 Central Road allotments (*Commons, Allotments, Cemeteries*)
- 07 The Bear open space, Fairfield Road/Central Road (*Local Open Space*; H&D Parish Council asset)
- 08 Donington local allotments, The Green (*Commons, Allotments, Cemeteries*)
- 09 The Spinney, Gorse Road/Brambles Road (*Local Open Space*; H&D Parish Council asset)
- 10 Clutsum Road open space and Kemp Road children’s play area (*Local Open Space and Children’s Play Area*; H&D

- Parish Council asset))
- 12 Wainwright Road open space/play area (*Local Open Space and Children’s Play Area*; H&D Parish Council asset)
- 15 Hugglescote Community Primary School playing field (*Schools*)
- 16 St James churchyard (disused) (*Commons, Allotments, Cemeteries*)
- 17 Degens Way play area (*Children’s Play Area*; H&D Parish Council asset))
- 18 ‘The Green’, Donington le Heath (*Local Open Space area*; H&D Parish Council asset)
- 19 St Mary’s allotments (*Commons, Allotments, Cemeteries area*; H&D Parish Council asset)

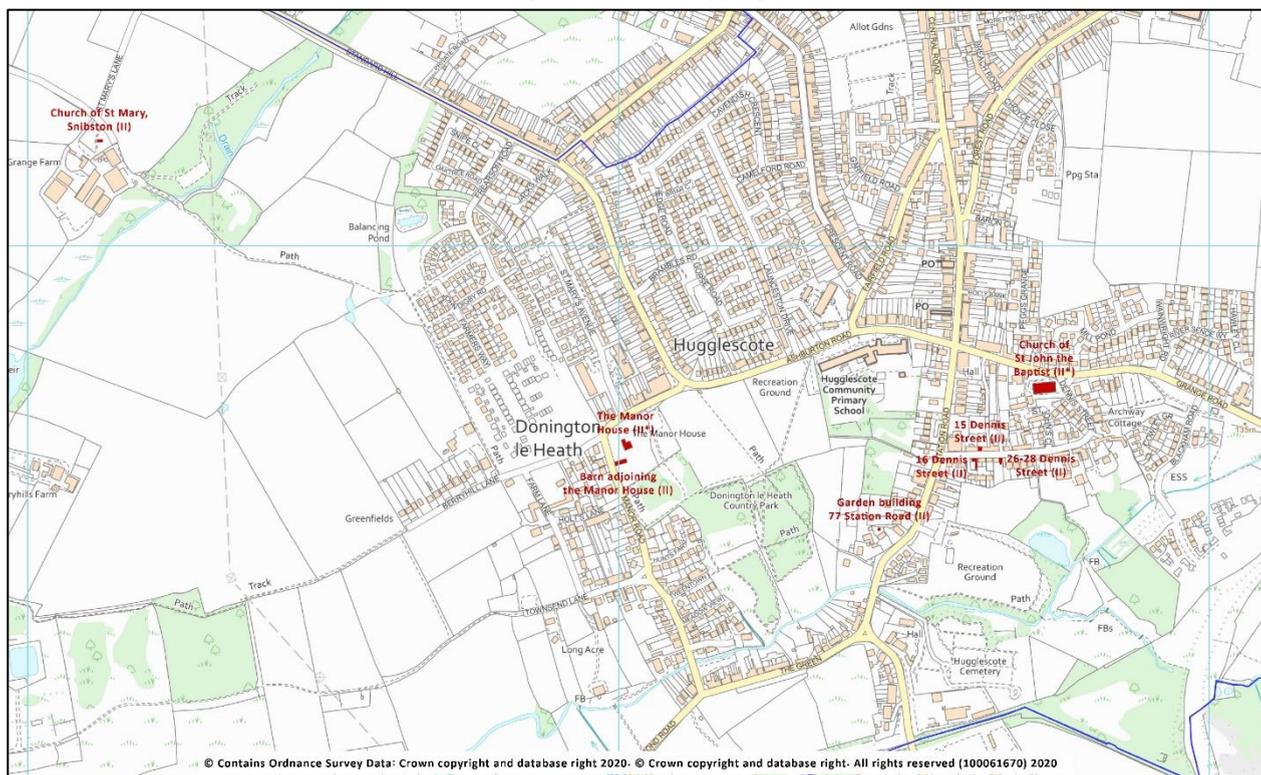
Figure 6: Important Open Spaces



LISTED BUILDINGS

Seven buildings and structures in the Plan Area have statutory protection through Listing at Grade II* or II. The Neighbourhood Plan lists them for reference, and to note that new development will be required to take into account their settings. Their location within, or close to, sites designated or noted for protection in the Plan's Policies and Community Actions also contributes to these sites' evidence of significance.

Figure 7: Listed Buildings in Hugglescote village (for protection of their settings).
Based on Historic England list and mapping (online resources)



GARDEN BUILDING IN THE GARDEN OF NUMBER 77 STATION ROAD

List Entry Number: 1078225

Heritage Category: Listing Grade: II

Location: Garden building in the garden of No. 77, Station Road, Hugglescote, Coalville, HUGGLESCOTE, COALVILLE, North West Leicestershire, Leicestershire

CHURCH OF ST JOHN THE BAPTIST

List Entry Number: 1361240

Heritage Category: Listing Grade: II*

Location: CHURCH OF ST JOHN THE BAPTIST, HUGGLESCOTE, COALVILLE, North West Leicestershire, Leicestershire

15, DENNIS STREET

List Entry Number: 1178089

Heritage Category: Listing mGrade: II

Location: 15, DENNIS STREET, HUGGLESCOTE, COALVILLE, North West Leicestershire, Leicestershire

16, DENNIS STREET

List Entry Number: 1074358

Heritage Category: Listing Grade: II

Location: 16, DENNIS STREET, HUGGLESCOTE, COALVILLE, North West Leicestershire, Leicestershire

26 AND 28, DENNIS STREET

List Entry Number: 1178098

Heritage Category: Listing Grade: II

Location: 26 AND 28, DENNIS STREET, HUGGLESCOTE, COALVILLE, North West Leicestershire, Leicestershire

BARN, ADJOINING THE MANOR HOUSE

List Entry Number: 1178160

Heritage Category: Listing Grade: II

Location: BARN, ADJOINING THE MANOR HOUSE, MANOR ROAD, DONINGTON LE HEATH, COALVILLE, North West Leicestershire, Leicestershire

THE MANOR HOUSE

List Entry Number: 1074361

Heritage Category: Listing Grade: II*

Location: THE MANOR HOUSE, MANOR ROAD, DONINGTON LE HEATH, COALVILLE, North West Leicestershire, Leicestershire

CHURCH OF ST MARY

Heritage Category: Listing Grade II

List Entry Number: 187885

Location: Hugglescote and Donington le Heath, North West Leicestershire, Leicestershire,

LOCAL HERITAGE ASSETS

Leicestershire County Council has identified five other buildings and structures in the built environment of Hugglescote and Donington le Heath that are considered to be of local significance for architectural, historical or social reasons. Recent research for Hugglescote and Donington le Heath Parish Council has identified a further 17 buildings and structures of similar local heritage significance. Their inclusion here records them for material consideration in the Planning system.

Planning Practice Guidance, updated in July 2019, confirms the ability of neighbourhood plans to identify non-designated heritage assets (Reference ID: 18a-040-20190723).

POLICY ENV 4: LOCAL HERITAGE ASSETS – The structures and buildings listed here (map Figure 10) are local heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the village, and their features and settings will be protected wherever possible. The benefits of a development proposal, or of a change of land use requiring planning approval, will need to be judged against their significance as heritage assets.

01 Smith's Farm, Donington le Heath
MLE16816

02 Nos.12 – 16 Holts Lane, Donington le Heath [Site of] Cruck framed house, The Ranger's Cottage, The Green MLE 19841

03 Lower Grange Farm, Hugglescote Grange
MLE 22671

04 No.30 Dennis Street, Hugglescote

05 No.22 Dennis Street, Hugglescote

06 Nos.33 and 33a Dennis Street,
Hugglescote

07 No.41 Dennis Street, Hugglescote

08 No.44 Dennis Street, Hugglescote

09 No.48 Dennis Street, Hugglescote

10 Hugglescote Community Centre (the
1862/3 National School)

11. The Cottage, Farm Lane, Donington le Heath

12. Holly Cottage, 20 Holts Lane, Donington le Heath

13. Ingle Cottage, 55 Manor Road, Donington le Heath

14. Donington House, 1 Townsend Lane
Donington le Heath

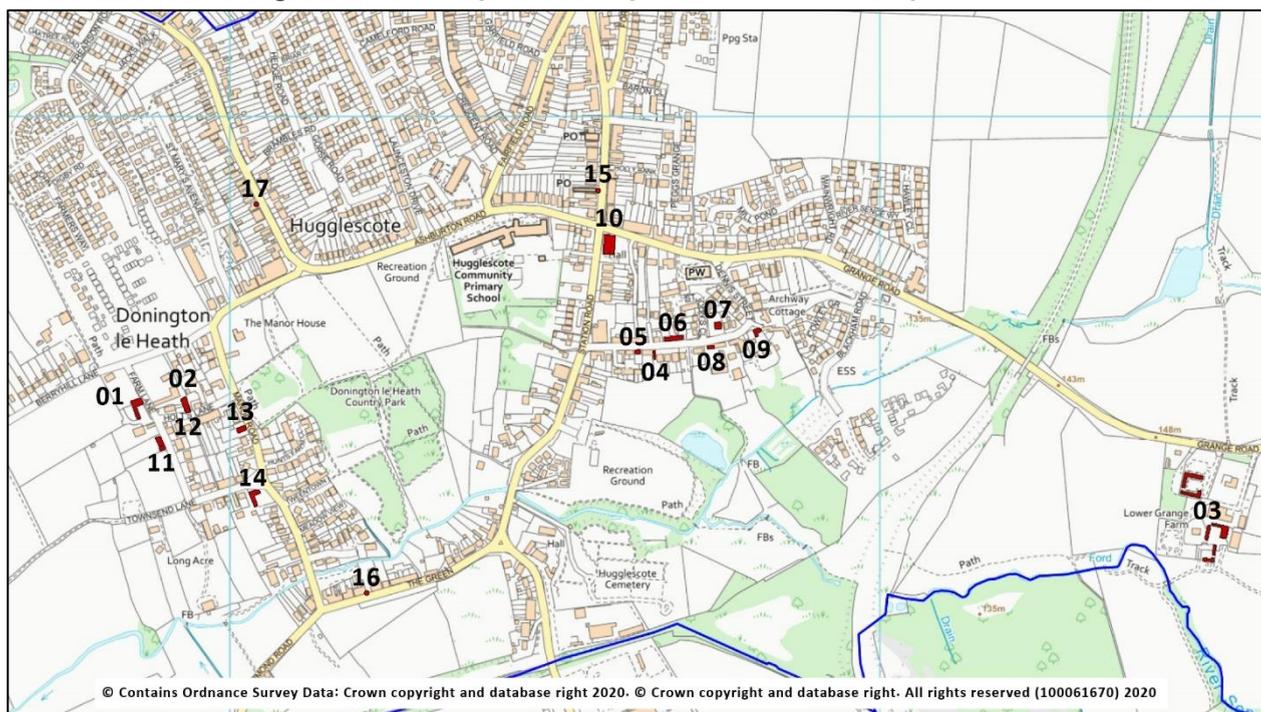
15. Edward VIII letter box, 9 Central Road,
Hugglescote MLE23436

16. Victorian letter box, 62 The Green,
Donington le Heath MLE23437

17 18th century milestone, Leicester to Ashby
Turnpike, 149 Ashburton Road, Hugglescote
MLE23678

See Appendix 6 for evidence supporting the Local Heritage Assets identified here.

Figure 8: Local Heritage List: buildings and structures of local significance



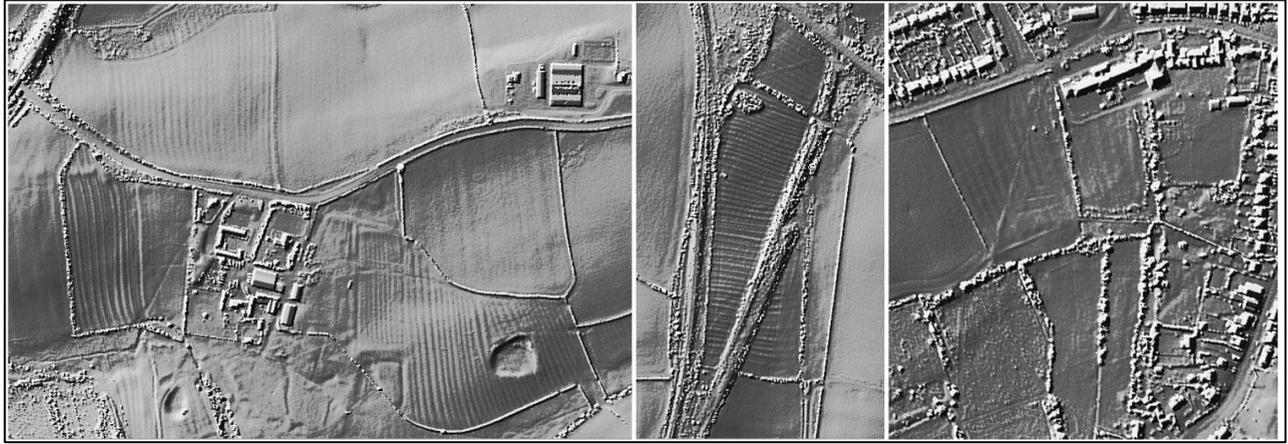
Ridge and furrow

The Plan Area is historically layered: 20th and 21st century housing estates and industries overlay two 18th century farming villages, which are themselves clearly developments of the two medieval manors of Hugglescote and Donington, remains of whose *open fields* were still to be seen, as ridge and furrow earthworks, well into the 20th century. Donington manor house (c.1280 – the oldest house in Leicestershire), its ‘Parks’, fishponds and open fields give the whole parish high historical importance, and the ridge and furrow is an intrinsic part of this, arguably as important a record of ordinary medieval people’s lives as the manor house is of the lord of the manor.

Both villages (‘townships’ in medieval time) were farmed using the open field system. Ridge and furrow is the visible remains of the plough strips that were built up over centuries in these fields by the use of medieval ploughs pulled by teams of oxen. The ubiquity of the open field system was reduced gradually from about the 16th century, as major landowners enclosed or emparked areas, but ended completely with the Parliamentary Enclosure of both townships in c.1774. The fields were subdivided and hedged, and – applying the new methods of the agricultural revolution – turned over to permanent grazing for more profitable cattle and sheep. The ploughlands were grassed over and the ridge and furrow was ‘fossilised’ to create a record of nearly a thousand years of peasant farmers’ labour.

Some ridge and furrow was built over during the 19th century industrial revolution – coalmines, brickyards and engineering works needed workers’ houses – but much of it survived until the late 1940s, when the urgent need for food led to a second agricultural revolution and the ploughing up of the grazing fields. By 1980 the situation was as shown in Figure 9.2; a new survey for this Neighbourhood Plan (figure 9.3) shows that less than half of the 1980s area now survives.

Figure 9.1: 2017 LIDAR images of ridge and furrow: [left] Hugglescote Grange (threatened) [middle] in the triangle of undeveloped land between disused railway tracks [right] in the protected Donington Fields area



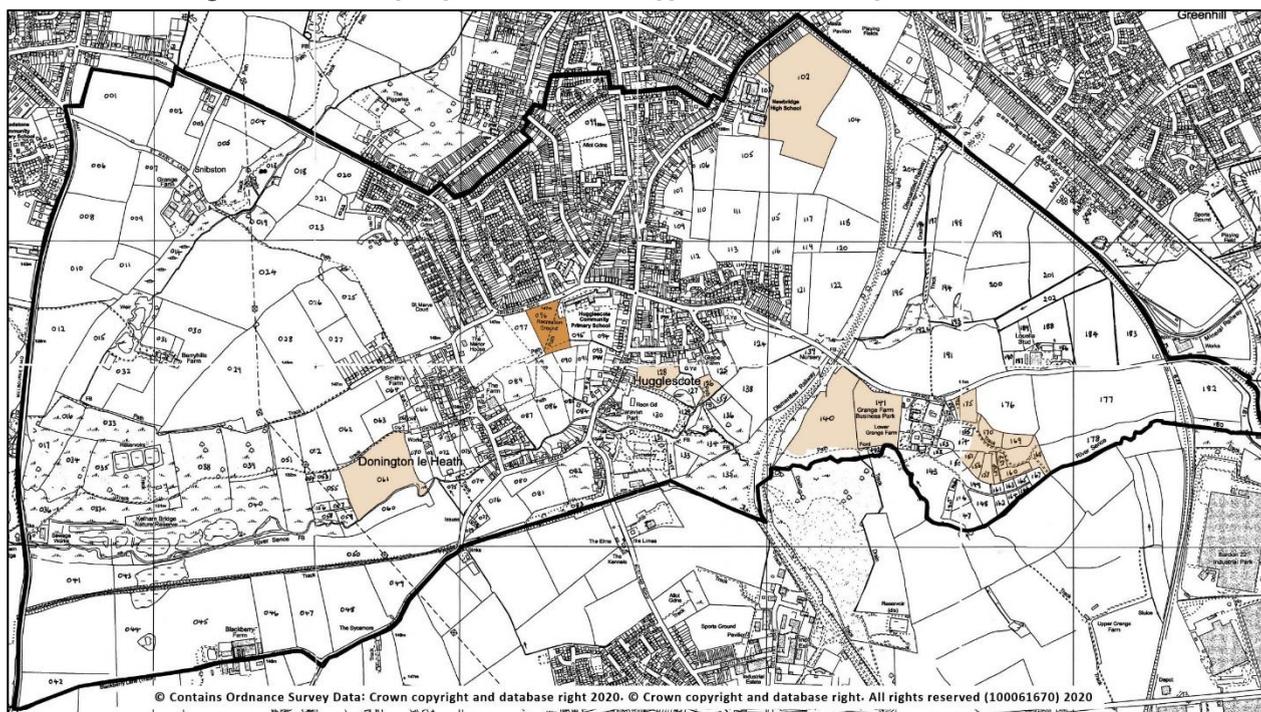
Historic England recognises the national historical importance of ridge and furrow and supports its protection as a *non-designated heritage asset*. This policy, which is in conformity with NPPF paragraphs 187, 192 and 197, and PPG 18a-040-20190723, requires planning decision-makers to take this significance, and the threat to the surviving remnants of ridge and furrow earthworks in the Plan Area, into informed consideration.

POLICY ENV 5: RIDGE AND FURROW - The areas of ridge and furrow earthworks mapped here (Figure 9.3) are non-designated local heritage assets. Any loss or damage arising from a development proposal (or a change of land use requiring planning permission) is to be avoided; the benefits of such development must be balanced against the significance of the ridge and furrow features as heritage assets.

Figure 9.2: Ridge and furrow as part of the surviving medieval landscape, about 1980
(Robert F Hartley, reproduced by permission of LCC)



Figure 9.3: Surviving ridge and furrow in Hugglescote and Donington le Heath, 2018



Biodiversity and habitat connectivity

As described in *Landscape, geology and setting* above, Hugglescote and Donington are located in an area with a complex, multi-layered history of farming, mining, industry and settlement. Any 'wild' land, even the watercourses, was cleared or managed at least 1500 years ago and today's wildlife – plants and animals - has adapted and evolved to survive in the semi-natural niches and habitats, often in places where people also live and work. These include watercourses, wetlands and ponds; areas of less intensively managed open land, including field margins, corners and hillsides; permanent grass (grazing fields, paddocks, roadside verges, Country Park) under low-intensity (unploughed, no artificial fertilizers or herbicides) management in which a 'semi-natural' mix of grass species and flowering plants survives; planted, managed and semi-natural (regrowth) woodland; generally small and isolated (coverts, spinneys, community woodland, and ornamental or commercial plantations); species-rich hedgerows: a few on ancient boundaries, many of 18th century date ('Enclosure hedges') and some modern plantings; gardens, cemeteries, allotments; and farmyards, traditional and historic buildings.

Although attractive and productive, the rest of the landscape is inevitably of relatively low biodiversity value, and the pockets of good habitat are small and distant from one another. This has two effects. It raises the relative importance, in the context of the Plan Area, of the few remaining sites of local biodiversity importance – whether semi-natural or artificial – to high / irreplaceable; and it means that *species connectivity*, by which populations of animals and plants are able to interact, feed and reproduce, is disrupted.

Protection of habitats and species in the planning system is an obligation under European directives (e.g. *Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora*) and the English legislation derived from them (e.g. *Wildlife and Countryside Act 1981* with later amendments). An individual planning decision affecting one parcel of wildlife

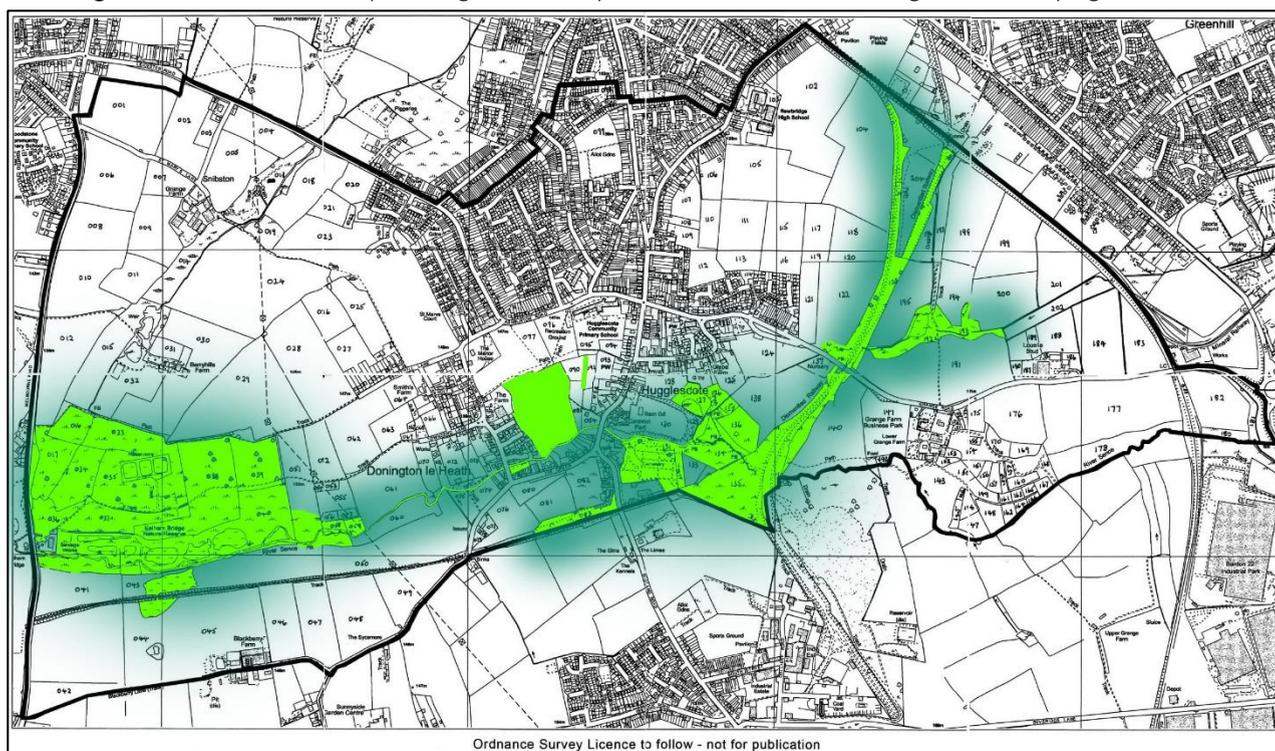
habitat in Hugglescote might feel too small to have an effect on biodiversity more widely. But English biodiversity consists *only* of the sum of all such individual places; destruction of any one reduces English biodiversity – irreversibly – by that amount. The cumulative effect of this approach, allowing development to destroy local habitat sites, has played a significant part in the observed 70% decline of much of England’s wildlife over the past several decades.

The residents of the Plan Area want to play their part in discouraging this unhelpful approach to Planning. To achieve this, the Neighbourhood Plan is explicitly supported by NPPF 2019 paragraphs 170(d), 174(b) and 175(a), and by Section 40 of the *Natural Environment and Rural Communities Act* 2006, which requires public authorities to ‘embed consideration of biodiversity as an integral part of policy and decision making ... to make a significant contribution to ... [HMG’s] *25-year Environment Plan* 2018. The relevant Planning Practice Guidance on the *Natural Environment* (2016, updated July 2019) will apply to site allocations and planning proposals in the Hugglescote and Donington le Heath Plan Area for the lifetime of this Neighbourhood Plan.

Local Wildlife Corridor

Policy ENV 2 deals with the protection of identified and designated parcels of land of high biodiversity value. This policy (ENV 6) covers the general principal of protecting and enhancing biodiversity. It also identifies a wildlife corridor centred on the river Sence valley, incorporating some of the best semi-natural habitat areas in the parish and passing through the settlements. This wildlife corridor will provide *habitat connectivity* to enable wildlife populations to move between the otherwise isolated surviving places for living, breeding, foraging and feeding, and (because of its proximity to the villages) give opportunities for local people to enjoy the benefits of appreciation of the natural world. This part of Policy ENV 6 is supported by the *NWLDC Draft Ecological Network* (LCC LRERC report, 2015) and is in conformity with NPPF (2019) paragraph 174(a).

Figure 10: Wildlife corridor providing connectivity between habitat areas of high biodiversity significance



POLICY ENV 6: BIODIVERSITY AND HABITAT CONNECTIVITY – Site allocations and development proposals will be expected to safeguard and enhance biodiversity (habitats and species, especially but not exclusively those protected by specific relevant English and European legislation).

Development proposals will be assessed by balancing the development’s intrinsic economic and societal value against any resulting biodiversity loss. In cases where the development is determined to outweigh biodiversity loss and avoidance of loss is therefore not possible (NPPF paragraph 175), the developer will be required to facilitate biodiversity net gain through mitigation (onsite) and/or compensation (habitat creation of equal biodiversity value, onsite or elsewhere).

In addition, development proposals and site allocations should not damage or adversely affect the habitat connectivity provided by the wildlife corridor identified in Figure 10.

COMMUNITY ACTION ENV 1: BIODIVERSITY

The Parish Council will work with community groups, landowners, funders and other organisations to enhance the biodiversity of the Parish by creating and/or managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land.

Important Views

Consultation during the Neighbourhood Plan’s preparation identified a widely held wish to protect what remains of Hugglescote’s rural setting, and its relationship with the surrounding landscape, including those rural and environmentally important areas to the west and south of the Parish. This is particularly important due to the recent loss of similar areas in the east of the Plan Area to large-scale housing development.

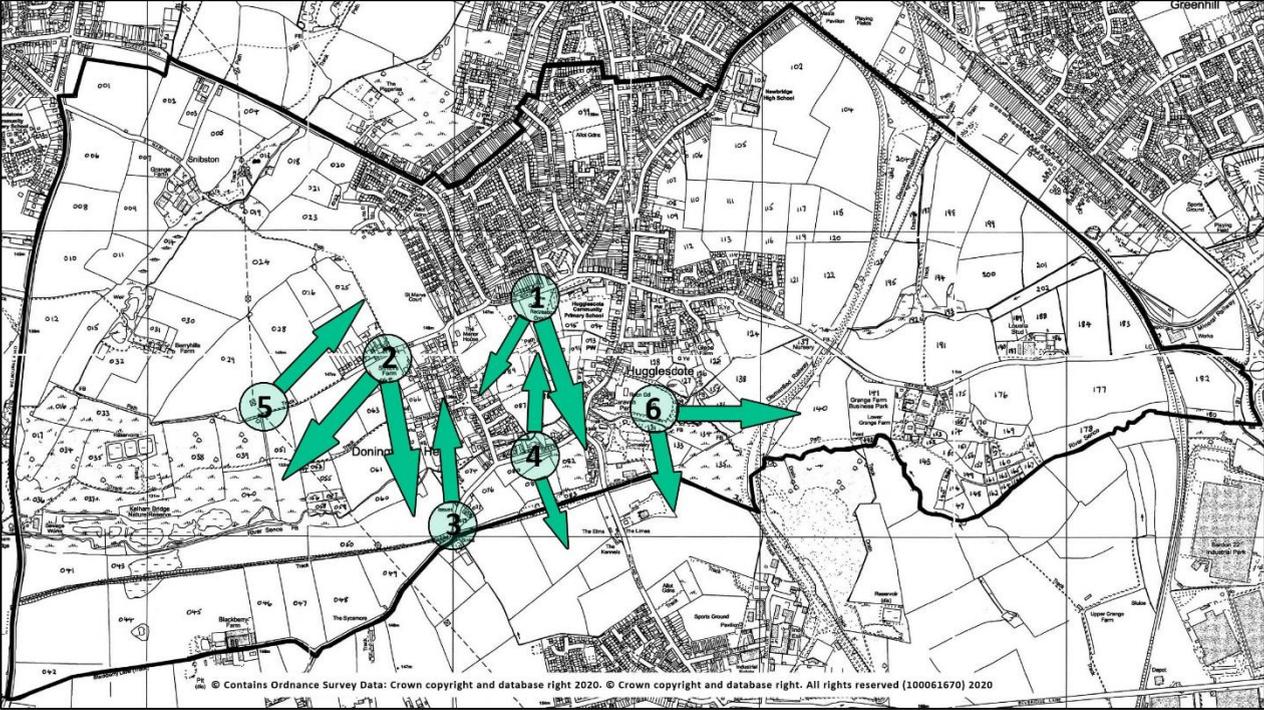
One of the main ways in which residents expressed this wish was by describing a number of highly valued views within the village and toward it from the surrounding countryside. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sightlines of the suggested views and mapped them (figure 11).

POLICY ENV 7: PROTECTION OF IMPORTANT VIEWS – The following views (Appendix 7 and figure 11) are important for defining the setting and character of Hugglescote and Donington le Heath and are valued by residents. To be supported, development proposals should not significantly harm them, or their publicly accessible viewpoints, and should include design statements setting out appropriate and effective mitigation measures.

1. From Ashburton Road recreation ground, south over the Sence valley and southwest over Donington Fields Country Park, both directions to open countryside;
2. From the open gap at the end of Berryhill Lane, extensive views south and southwest across and down the Sence valley into open countryside and Kelham Bridge nature reserve;
3. From the corner on Richmond Road where it enters Donington le Heath village, north over paddocks and fields to the rooftops of the north end (the manor house and its setting) of the historic village;

- 4. From The Green, Donington le Heath, south from the village allotments up the hill to open countryside and north through a paddock into Donington Fields woodland and beyond to Hugglescote;
- 5. From bridleway N80, east and north over open fields to the north end of Hugglescote;
- 6. From Millfield recreation ground, south across the cemetery and down into the Sence valley, and east up the valley toward the railway land (now an area of biodiversity significance) and extensively over the Lower Grange Farm fields to Bardon Hill and Charnwood Forest on the horizon.

Figure 11: Important views. See text for explanation



D. Transport and Access

Hugglescote is a residential village on southern edge of the Coalville conurbation with good transport links to the A511 corridor, M1 and Leicester and to the A42 which goes north to Nottingham and South to Birmingham. It is significant that no major A classified roads pass through the village. The village also sits on the main route between local villages to the south of Coalville and the facilities of town.

There are only B roads in the village, which follow historic road alignments, they are also residential roads, with parked vehicles on all roads in the village. As an historic village, older terraced properties lack parking facilities and the narrow footpaths lead to difficulties for pedestrians moving around the village. The parked cars can restrict traffic flows and help to slow the traffic down.

The connections Hugglescote has with major transport routes means that congestion on A511 leads to people using the route through the village as an alternative to the A511. This has led to a desire to stop people from the Ashby de la Zouch area using the classified but unnumbered route through Hugglescote to reach the M1 and Leicester.

The route consisting of Standard Hill, Ashburton Road and Grange Road is a classified unnumbered road, it has not been designated as either an A or B road. The Department for Transport 'Guidance on Road Classification and the Primary Route Network' sets out the following classifications:

'All UK roads (excluding motorways) fall into the following four categories:

- A roads – major roads intended to provide large-scale transport links within or between areas.
- B roads – roads intended to connect different areas, and to feed traffic between A roads and smaller roads on the network.
- Classified unnumbered – smaller roads intended to connect together unclassified roads with A and B roads, and often linking a housing estate or a village to the rest of the network. Similar to 'minor roads' on an Ordnance Survey map and sometimes known unofficially as C roads.
- Unclassified – local roads intended for local traffic. The vast majority (60%) of roads in the UK fall within this category.'

Currently the route operates in a similar manner to a B road, connecting different areas and feeding traffic between A roads and smaller roads on the network.

Traffic Management and road safety

The development of industrial estates in Bardon/Ellistown has led to an increase in HGV vehicles and the north and eastern routes into the village do not carry weight restrictions. Currently the HGV southern route out of Coalville comes down to the Hugglescote crossroads and along Grange Road.

All entry roads into the village have issues with speeding traffic, especially to the east and west Standard Hill, Ashburton Road and Grange Road corridor. Parked cars can help to slow the traffic down.

The village has two schools which at school dropping off and collection times has an impact on the traffic flows in the village.

POLICY T1: TRANSPORT ASSESSMENT FOR NEW HOUSING DEVELOPMENT - Transport assessments for new housing development should demonstrate that:

- a) The cumulative impact on traffic flows on the strategic and local highway network, including the roads within and leading to the village centre, will not be severe, unless appropriate mitigation measures are undertaken where feasible;
- b) provision is made for accessible and efficient public transport routes within the development site or the improvement of public transport facilities to serve the development;
- c) improvements to pedestrian and cycle routes are incorporated to serve the development, where appropriate, and to provide safe, convenient and attractive routes to shops, employment, schools and community facilities and which are integrated into wider networks;
- d) it retains existing rights of way or provides acceptable diversions;
- e) it incorporates adequate parking and manoeuvring space within the development in accordance with the Highway Authority's standards and Neighbourhood Plan Policy H8; and
- f) travel packs are to be provided where appropriate on residential developments to encourage sustainable forms of transport and to promote existing pedestrian and cycle routes.

Car parking

Many of the older houses do not have car parking which leads to significant levels of on street parking. However, in some streets e.g. Highfield Street, there are no designated gaps within the parked cars to allow traffic travelling in opposite directions to pass each other.

The village is fortunate in having a health centre, but currently this doesn't have enough car parking and vehicles already park out on Grange Road.

POLICY T2: RESIDENTIAL AND PUBLIC CAR PARKING – New residential development should incorporate parking provision in accordance with the Leicestershire Highways parking standards.

Extensions to existing dwellings should not result in the loss of parking spaces below the minimum level.

Development proposals that would result in the loss of off-street car parking will only be acceptable where:

- a) It can be clearly demonstrated that there is no longer any potential for the continued use of the land for car parking and that the loss of parking will not aggravate an existing shortfall of spaces in the vicinity; or
- b) adequate and convenient replacement car parking spaces will be provided elsewhere in the vicinity.

Proposals to develop a new car park or extend an existing public car park in the village at a suitable location will be supported.

Pedestrian access

There is a lack of facilities for cyclists and pedestrians and in some areas e.g. Grange Road the narrow pavement makes it difficult for pushchairs.

The old mineral line could provide an opportunity to enhance the walking and cycle ways in the village and provide an off-road safe route from the new developments to Newbridge School.

Public Transport

Public Transport is adequate at the moment, with Coalville and Leicester connections. However, with the anticipated growth this may become an issue in the future, for example there is no bus service serving Forest Road and Grange Road.

The Parish Council would welcome the re-opening of the Leicester to Burton Railway line to passengers. There is potential land close to the new development behind Bardon Road, for a station.

POLICY T3: LEICESTER TO BURTON RAILWAY LINE – The Plan supports the provision of public transport services on the former Leicester to Burton rail line. Proposals for development within the Plan area that threaten the integrity of the Leicester to Burton railway line and infrastructure for its potential re-use for public transport services will not be supported. Development of a new station and associated infrastructure within the Plan area will be supported.

E. Community Facilities and Amenities

The Parish is served with some facilities, but as it is so close to the Coalville Urban district it does depend on facilities within Coalville. The village has the following facilities:

- One pub and a Working Men's Club;
- two convenience stores (one with Post Office facilities);
- a valuable and well used community centre;
- a community café;
- a health centre and pharmacy;
- a primary school and secondary school;
- two chapels formed into the Community Church and worship at the Community Centre and two Church of England churches;
- a Scout headquarters;
- air cadet training facility;
- a range of shops and businesses e.g. hairdressers, take aways, car sales and a children's nursery.

There is also the Millfield Recreation Ground, Ashburton Road play area, St Mary's allotments, various play areas, open spaces, a cemetery and two closed churchyards.

The significant developments in the area should have a positive impact on the viability of current facilities and may offer the opportunity for additional facilities. Already there are plans for an additional primary school.

A number of services come via the Coalville urban area. For example, there are no leisure facilities within the village that are publicly accessible.

POLICY CF1: COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of an existing community facility (including the community centre) will not be supported unless it can be demonstrated that any of the below apply:

- a) There is no longer any need or demand for the existing community facility;
- b) the existing community facility is no longer economically viable;
- c) the proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

Proposals that improve the quality and range of community facilities, will be supported provided that the development:

- a) Meets the design criteria stated in Policy G3;
- b) will not result in unacceptable traffic movements that generate increased levels of noise, fumes, smell or other harmful disturbance to residential properties including the need for additional parking which cannot be catered for within the curtilage of the property;

- c) are of a scale appropriate to the needs of the locality and conveniently accessible for residents of the village wishing to walk or cycle;
- d) take into full account the needs of disabled people.

Schools

Hugglescote Primary School is a large 2 class intake school taking pupils from 4 to 11. It is currently undergoing further expansion and is reducing its play area to accommodate this. It serves a key role in bringing the community together with such activities as a Christmas and Summer Fair. It has limited parking facilities and no off-road parent drop off point. Located to the west of Hugglescote crossroads it draws significant pedestrian and vehicular traffic through the village centre causing some congestion around the school and at the crossroads at the start and the end of the school day.

Newbridge School. Currently an 11-16 school. It is a medium sized secondary school on an unclassified but at times busy road. It has reasonable car parking facilities for staff but experiences severe parking issues at School drop-off and pick-up times. It has a large and active sports facility used through the day by the school and into the evening by local clubs. The facilities are not available to private individuals.

POLICY CF2: SCHOOLS – Proposals for the expansion of existing schools in the Plan area will be supported where it can be demonstrated that:

- a) Expansion would not exacerbate existing access related or traffic circulation problems, or that suitable mitigation measures are brought forward as part of the proposal;
- b) there is no loss of land already used for recreation by the schools; and
- c) the development would not result in a significant loss of amenity to residents or other adjacent users.

Proposals for a new school will be supported where it can be demonstrated that the development:

- a) Would be safely accessible for pedestrians and cyclists, and is well related to bus routes and/ or there is adequate provision for waiting school buses to park;
- b) has appropriate vehicular access, and does not adversely impact upon traffic circulation; and
- c) would not result in a significant loss of open space, amenity to residents or other adjacent users.

Doctors Surgery

Hugglescote has a relatively new Doctors surgery on Grange road. It is a nice new building and includes a Pharmacy. It is not yet at full capacity and was built in anticipation of new housing in the area. Its location is to the east of the village a significant distance from the western end, and it is at the bottom of a steep hill. It is not currently on a bus route. This presents access challenges, particularly for the elderly. It has a car park, but this does not cope and at busy times, cars often park on Grange Road at a point on the edge of the village where traffic speed has been recorded

as high by speed watch activities.

POLICY CF3: DOCTORS SURGERY - The expansion of GP premises and or services to increase the accessibility of health care for residents will be supported if the development:

- a) will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties;
- b) will not generate a need for parking that cannot be adequately catered for; and
- c) makes adequate provision for Mobility Scooters.

Proposals for alternative premises that increase the accessibility of health care for residents will be supported providing that the development:

- a) will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties, or generate a need for parking that cannot be adequately catered for; and
- b) will provide parking provision, including that for essential medical personnel, to development plan standards, with adequate provision for Mobility Scooters.

Noisy Sports

There have been concerns that the enjoyment and the quality of residential amenity has been spoilt by noise and other disturbance from some sporting and recreational activities where for example they involve (though not exclusively) loud team sports activities – often known as ‘noisy sports’. It is important that such noise generating sports are situated in appropriate locations and designed, so that they do not impact on resident’s amenity.

POLICY CF4: NOISY SPORTS - Proposals for the permanent use of land for noisy sport will be supported provided that:

- a) Their noise impact on noise sensitive development or areas valued for their tranquility can be adequately mitigated through a scheme of noise mitigation measures;
- b) They would not result in excessive noise levels at the boundaries of noise sensitive development;
- c) A planning condition is attached to any approval to ensure that activities end by 10:00 pm so as not to have a detrimental impact on residential amenity.

F. Employment

The shops, services, facilities and small businesses in Hugglescote provide a range of employment opportunities. The Census 2011 reported that over 100 people work from home or mainly from home and that around 250 people walk or cycle to work.

In line with the Local Plan (Objective 5) the Neighbourhood Plan seeks to enable local employment to flourish by supporting existing businesses and by encouraging new business and social enterprises, which can be based within clearly defined areas or home-based.

POLICY E1: SUPPORT FOR EXISTING EMPLOYMENT OPPORTUNITIES – Where planning permission is required there will be a strong presumption against the loss of commercial premises or land (B-class) which provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

- The commercial premises or land in question has not been in active use for at least 12 months; and
- the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment-generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

New small-scale employment

New employment initiatives in the right location can help to boost and diversify the local economy and provide more local employment opportunities.

Any new employment initiatives should be sensitive to the character of the parish. Employment proposals should only be seen as acceptable if they avoid harmful impacts such as increased traffic, parking, residential amenity, the preservation of historic/heritage assets and the local environment.

The Neighbourhood Plan recognises and supports the increasing numbers of people who conduct their businesses from home. This is reflected through policies to encourage a diverse range of housing types and support for proposals to extend or convert suitable buildings to accommodate such businesses.

POLICY E2: NEW SMALL-SCALE EMPLOYMENT - Small scale employment-related development for new, or the expansion of existing, employment uses will be supported where they comply with the provisions of Policy G3, will not generate unacceptable noise, fumes or smells; will respect and is compatible with local character and uses; and would not be harmful to the living conditions of neighbouring residents, or cause serious harm in terms of road safety or the free flow of traffic.

Working from Home

In rural areas such as Hugglescote and Donington le Heath with limited employment opportunities the benefit of supporting home working is that it helps to promote employment activities whilst reducing the dependency of the car for journeys to employment sites outside the Parish. Currently some 3.1% of the village inhabitants work from home (full-time or part-time) or are employed by a local business, which is below the national figure of 3.5% indicated by the Office for National Statistics.

The intention of Policy E3 is to recognise that people may not have a suitable space within their home from which to run a business, or they may wish to separate their work distinctly and deliberately and living space. Policy E3 promotes home working by supporting the construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate. This is intended to maximise the opportunity for home run enterprises to be created and supported in the long term in the Parish. Policy E3 would apply where a material change of use occurs, such that planning permission is required. This reflects positive support for entrepreneurial activity in line with the NPPF and North West Leicestershire Local Plan.

POLICY E3: WORKING FROM HOME – Proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported where:

- a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made;
- b) no significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity; and
- c) any extension or free-standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.

Re-use of agricultural and commercial buildings

There are several working farms in the Parish. Given potential challenges facing the agricultural economy, the Neighbourhood Plan will seek to support farming businesses within the Parish as they are considered essential to maintaining a balanced and vibrant rural community.

The conversion of farm buildings can enable diversification through sustainable re-use to provide opportunities for new businesses which can generate income and offer employment opportunities for local people. Subject to the proper consideration of residential amenity, visual impact on the countryside, heritage, environmental and highway safety issues, Neighbourhood Plan policies will support farm businesses by promoting a sustainable farming and rural economy in Hugglescote and Donington le Heath Parish; promoting the diversification of rural businesses; encourage businesses to provide a wider range of local produce, services and leisure facilities, providing local employment

and attract visitors to the Parish; maintaining and enhancing the local environment of rural and agricultural lands.

The change of use of some rural buildings to new uses is already permitted under the General Permitted Development Orders. The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 allows, under certain circumstances, the change of use of agricultural buildings to residential use and change of use of agricultural buildings to registered nurseries providing childcare or state-funded schools, under the prior approval system.

POLICY E4: RE-USE OF AGRICULTURAL AND COMMERCIAL BUILDINGS – The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where:

- a) The use proposed is appropriate to the rural location;
- b) the conversion/adaptation works respect the local character of the surrounding area;
- c) the development will not result in any unacceptable harm in respect of any archaeological, architectural, historic or environmental features;
- d) the local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site; and
- e) there is no unacceptable harm to neighbours through noise, light pollution, increased traffic levels or increased flood risk.

Shops

Shops provide an important, and for many people essential, service to the local community, as well as a focus for community activity. Consultation shows the protection and enhancement of these shops are important. These retail businesses provide a valuable service in meeting the day-to-day needs of residents as well as providing opportunities for investment and local employment, close to where people live.

Consultation suggests that the provision of shops is adequate but limited. Also, any further reductions in shopping provision should be resisted as there is already a very narrow range of choice and provision and any further loss would seriously affect the viability and vitality of shopping in the Parish and inevitably result in more car journeys.

POLICY E5: SHOPS - Development proposals that result in the loss, or have a significant adverse effect on, an existing shopping use will not be supported unless it can be demonstrated that its continued use for shopping is no longer viable.

G. Developer Contributions

All development has the potential to impact on the environment and place pressure on local infrastructure and services. It is recognised that the planning system should be used to ensure that new development contributes positively to the local environment and helps to mitigate against any adverse impacts on infrastructure.

Appropriate infrastructure is therefore critical to support the provision of development. This is not only to ensure that the new development is properly served in respect of essential day-to-day infrastructure required by the occupants of any new development but also to minimise the impact upon existing infrastructure.

However, the NPPF stresses that the need for infrastructure accompanying development must have regard for the viability of that development. Planning Practice Guidance on Neighbourhood Planning (Paragraph: 046 Reference ID: 41-046-20140306) also recognises the ability of Neighbourhood Plans to identify the need for new or enhanced infrastructure but requires them to prioritise the infrastructure requirements.

Provision of the necessary physical and community infrastructure arising from proposed development is therefore a critical component of the Plan, which has identified a wide range of potential infrastructure requirements through its production.

Funding for new infrastructure is currently provided through a legal agreement (often referred to as a Section 106 Agreement) between the District Council and the applicant, along with other parties involved in the delivery of the specific infrastructure improvement (such as the County Council Education Department in relation to the impact on school places).

NWLDC are not currently considering the introduction of what is known as a Community Infrastructure Levy (CIL) where charges will be applied according to the scale and type of development, and these funds used to contribute towards the infrastructure requirements of development. However, they may do so at some future point in time.

The provision of these diverse elements of infrastructure needs to be timely if deficiencies are to be avoided. The infrastructure requirements identified and detailed within the Plan are summarised below:

1. Enhanced requirements for affordable housing (H2)
2. Transport improvements including pedestrian and cycle routes and off-road parking, and the provision of travel packs (T1)
3. Enhanced community facilities (CF1) to include: MUGA for Ashburton road; Improved play equipment for all play areas; Skate park; Gateways to the village to define boundaries and slow traffic; Securing the Community Centre currently owned by the Anglican Church and Increased play area provision.

6. Monitoring and Review

The Neighbourhood Plan will last up to 2031. During this time, it is likely that the circumstances which the Plan seeks to address will change.

The Neighbourhood Plan will be monitored regularly. This will be led by Hugglescote and Donington le Heath Parish Council on at least an annual basis. The policies and measures contained in the Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level relevant to the delivery of the Neighbourhood Plan will also be included.

The Parish Council proposes to formally review the Neighbourhood Plan on a five- year cycle commencing in 2025 or to coincide with the review of the North West Leicestershire Local Plan if this cycle is different.