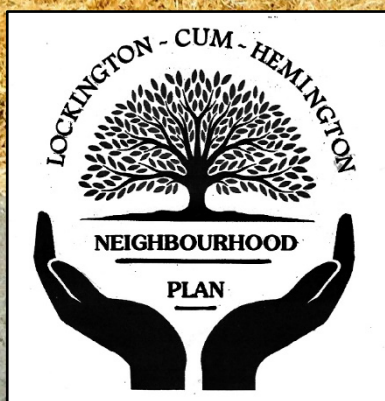


# Lockington-Hemington Neighbourhood Plan

2023-2031

Referendum version

January 2024





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# Foreword

1. Neighbourhood Planning was introduced by the Localism Act 2011 to give people the opportunity to shape the future development of their town or parish by creating a Neighbourhood Plan. In February 2021, the Parish Council took the decision to create a joint Neighbourhood Plan covering both villages. In March 2021 the Parish Council, as the Qualifying Body, applied to North West Leicestershire District Council for the designation of the whole of the Parish as the Neighbourhood Area. This was made on 5 May 2021 and work on the Lockington-Hemington Neighbourhood Plan began.
2. The Plan has been produced by an Advisory Committee, appointed by and reporting to the Parish Council, after careful consideration of many consultations and responses from the community and a wide variety of stakeholders. Detailed consideration has also been given to other sources including local survey information and higher-level planning policies and guidance.
3. This Neighbourhood Plan reflects community-wide observations, comments, concerns and aspirations about planning, development and related issues until 2031, the timescale covered by the North West Leicestershire District Council Local Plan. Our Plan has two audiences: the first is North West Leicestershire District Council's Planning Department and Planning Committee, who will ultimately use the policies contained within to help determine planning applications as they relate to Lockington-Hemington and the second is the communities of the villages who have contributed to the process of developing the Plan.
4. Because it is necessary for the Neighbourhood Plan to be understood by the local community, where district-wide policies are referenced, the actual policies are replicated in the text rather than merely referencing the policy source. It is hoped that by doing this, the document will be more transparent and accessible to all readers.
5. We are grateful to officers at the Local Authority and to the wider community for their involvement. Lockington-Hemington is an attractive and popular place in which to live, and the contribution from people who care about their community and want to make it better for generations to come is greatly appreciated.

**Darren Green**

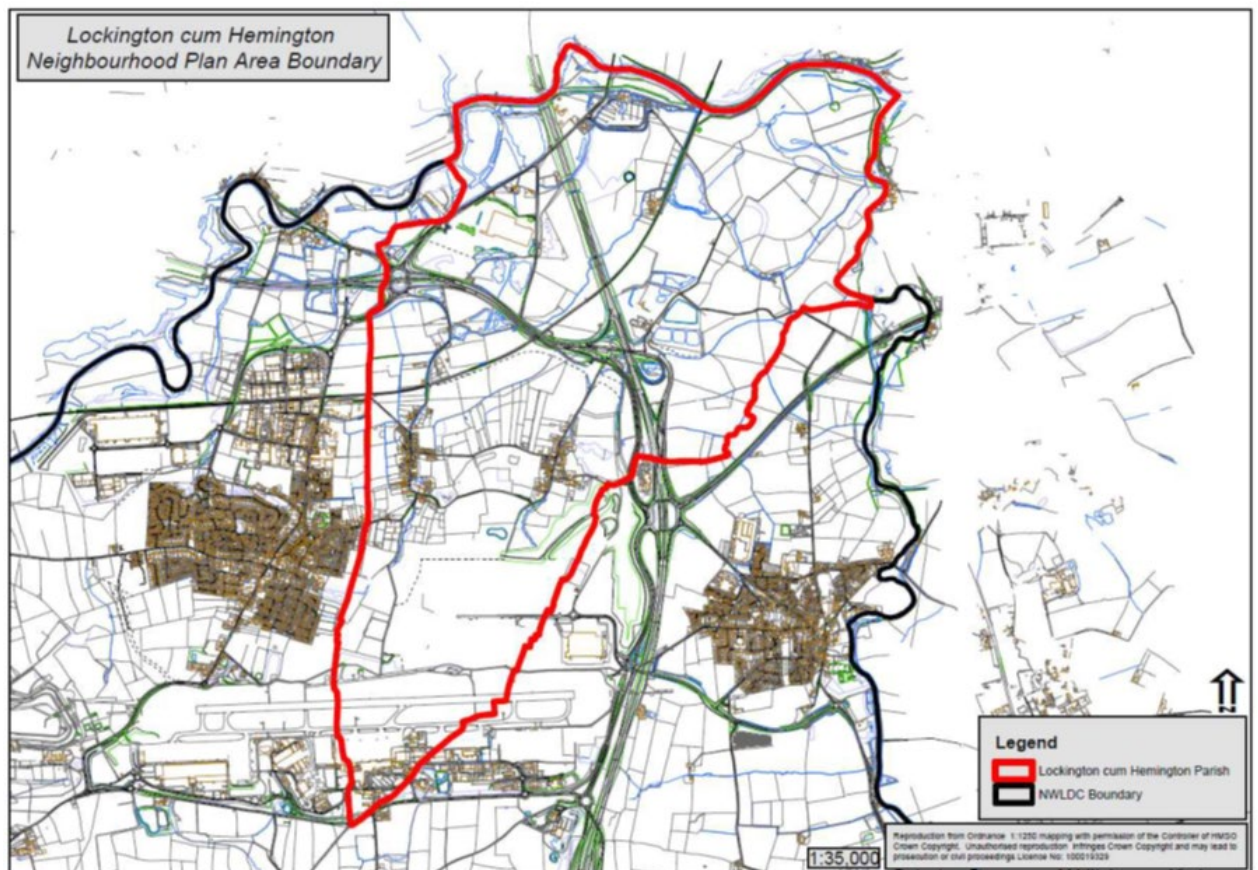
**Neighbourhood Plan Advisory Committee, January 2024**

# 1 About this Neighbourhood Plan

## Background

6. Welcome to the Neighbourhood Plan (“the Plan”) for the Parish of Lockington-Hemington.
7. The Plan has been drawn up and championed by an Advisory Committee made up of Parish Councillors and local residents working under the auspices of Lockington-Hemington Parish Council (‘the Parish Council’), the Plan’s Qualifying Body.
8. Neighbourhood Plans were introduced under the 2011 Localism Act. They are a new and powerful type of planning document which enables local communities to have a greater say and role in how their community will grow over the coming years.
9. 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”.
10. In preparing a Neighbourhood Plan, a community is not working from ‘a blank piece of paper’. There are rules and regulations that must be followed in its preparation.
11. Based on strong evidence gathered from the consultation and statistical sources such as the 2011 Census and more recent demographic data, the Plan, once Made, forms part of the North West Leicestershire Development Plan, which also includes the Local Plan and the Minerals and Waste Local Plan for Leicestershire. The Neighbourhood Plan will be kept under review and may change over time in response to new and changing needs and requirements.
12. On 5 May 2021, North West Leicestershire District Council approved the Parish Council’s application for designation as a Neighbourhood Plan area. The area to be covered by the Plan is defined by the Parish boundary (see Figure 1).

Figure 1



## Why prepare a Neighbourhood Plan?

13. It was decided to produce a Neighbourhood Plan as the Parish Council wanted to play a much stronger role in shaping how the Parish develops.
14. When we started on the process of developing our Neighbourhood Plan, we knew it would have to consider a lot of unique features of our Parish. A look at the map immediately shows some of the challenges posed by our location over many decades.
15. The creation of the wartime airfield of RAF Castle Donington to the south in 1943, now East Midlands Airport, severed the roads connecting Lockington and Hemington to neighbouring villages. The re-alignment of the A6, the construction of the M1 and later the A50 dual carriageway, significantly changed the shape of the Parish to the east and north of the villages.
16. Most recently, the warehouse development between the villages and the airport has caused disruption during its construction with closure and diversion of roads and footpaths, and disturbance to local environmental features including habitats and waterways. Mitigation features are in place, including balancing ponds, landscaping and tree planting but it will take several years for them to be fully effective.
17. The latest challenge is the proposal by St Modwen to build more warehousing to the south of the A50, which was allowed at appeal in January 2023. Further afield, the racetrack at Donington

Park creates a significant noise signature, and both it and the Power Station at Ratcliffe-on-Soar affect local air quality.

18. The cumulative effect of all of these developments over many years has inevitably impacted negatively on the villages, in terms of traffic, noise, air quality, water quality, biodiversity, light pollution, accessibility. Nonetheless, what remains is still very attractive and the villages are valued as good places to live.
19. A Neighbourhood Plan provides the opportunity for the community to set out a vision and plan for how they want Lockington-Hemington to develop up to 2031 in ways that meet identified local need, make sense for local people and make the Parish an even better place to live and visit.
20. It enables the community to put in place planning policies that will help deliver an agreed vision for Lockington-Hemington. It provides the opportunity to specify in more detail what we expect from development in the Parish. Furthermore, unlike Parish plans or other kinds of documents that may be prepared by a community, a Neighbourhood Plan forms an integral part of the development plan for an area. This legal status means that it must be taken into account by North West Leicestershire District Council and other relevant bodies when considering planning decisions that may affect the Parish.
21. The Plan is for the Parish as a whole and covers the period 2023 to 2031. This timescale was purposely chosen so that it mirrors that of the North West Leicestershire Local Plan.
22. The Neighbourhood Plan Advisory Committee was fully established by the Parish Council and held its inaugural meeting on 7 July 2021. This group comprised both Parish Councillors and volunteers from the community. The Committee members were approved by the Parish Council and given the authority and responsibility to deliver the Plan. The Group worked hard to drive the process forward, assisted by YourLocale Neighbourhood Plan consultancy.
23. Theme Groups of local volunteers were formed through the process of delivering the Neighbourhood Plan to draw up policies that will inform and guide the future development within the Plan. They focused on the following Themes:
  - Housing and the Built Environment
  - The Natural and Historic and Social Environment
  - Community Sustainability issues
24. The groups were guided by facilitators provided by YourLocale. They reported back to the Advisory Committee, met regularly and gathered information to support the formation of the emerging Neighbourhood Plan policies. Much of the information, which supported the decisions and provided the evidence base, has been gleaned from the extensive research, consultation and local knowledge of the group members.

# Lockington-Hemington Parish

## Beginnings

25. The villages of Lockington and Hemington are first recorded in the Leicestershire Survey of 1125. Before this, at the time of the Domesday Book in 1085, the assets of Lockington, Hemington and Long Whatton were listed under those of Shepshed.

26. By the thirteenth century, Hemington was the location of the Meynell manor house, the remains of which are in the present day Hemington Hall. By the end of the sixteenth century, the manor house and its estate had been purchased by the Harpur family (later Harpur-Crewe) of Swarkestone who rebuilt the manor house, linking it with the Nunnery. When the Harpur-Crewe family moved to Calke Abbey in 1697, the Hall became a tenanted farmhouse and the Nunnery became a barn. The Harpur-Crewe family maintained a substantial estate within and around Hemington until the later part of the twentieth century.

27. From the late thirteenth century until the late 1530s nearly the whole of Lockington township and its two manors (Nether Hall and Over Hall) were possessed by the abbot and convent of Leicester. By 1576, the two manors had passed to the Bainbrigge family and in about 1688 Lockington Hall was built on the site of the Nether Hall.



*Lockington Hall: the house as first built (engraving 1797)*

28. The estate passed to the Storey family at the end of the eighteenth century, and the Reverend Philip Storey remodelled the house. The hall and estate were purchased in 1872 by Nathaniel Charles Curzon. He greatly extended the house, as well as constructing and updating farm buildings and cottages across the estate. In 1972 the estate was inherited by the present owner, Charles Coaker. The Hall was converted to office accommodation in 1974. The influence of the estate is evident by the former estate farms, with their buildings and their relationship with the surrounding agricultural landscape. The influence of the Lockington estate also extended into Hemington, where the estate built Hemington House in the early part of the nineteenth century.

29. Hemington was originally a chapelry in the Parish of Lockington but became a separate Parish in 1866. In 1938 they were joined again as the Parish of Lockington-cum-Hemington. The Hemington Conservation Area was designated in 1974, with the Lockington Conservation Area following in 1992.

## Earlier Settlements

30. In 1994, an Early Bronze Age barrow cemetery was excavated near the present Junction 24A of the M1, before the construction of the A50 Derby Southern Bypass. Among the evidence recovered there was a spectacular group of items comprising two incomplete pottery vessels,



two gold armlets and a copper dagger, dated to around 2000 BC. This became known as the Lockington Gold Hoard and the armlets are now stored in the British Museum. Earlier surveys of an area just to the east of the Bronze Age site confirmed the presence of an Iron Age settlement, occupied around 100 BC, and a Roman villa occupied from the second to fourth century AD.



*The Lockington Gold Hoard*

## Farms, Barns, and Trades

31. Until the second half of the twentieth century both villages had an agricultural based economy and the landscape around them, with its regular field boundaries, was largely determined by the enclosure of the lands (completed in the 1780s). The agricultural landscape surrounding the village is in both pastoral and arable use. The fields to the north and south of Hemington Lane/Lockington Lane show clear evidence of earlier farming methods, with medieval ridge and furrow features created by ploughing with oxen and horses.

32. Several of the remaining names of properties show their links to the farming heritage. These include Peggs Farmhouse in Hemington, Hall Farmhouse in Lockington, and several buildings with 'barn' connections. Other properties were sites of activities associated with the farms and estates, such as, in Lockington, the bakehouse at 13 Main Street, the smithy building at 39 Main Street, and the Lockington estate's former carpenter's store on Church Street (now part of Lodge Barn). In Hemington, community resources included the Three Horseshoes public house (closed in 1993, now residential) and the Former Methodist Chapel built in 1797 (converted to retail, now residential). The Jolly Sailor public house, built as a beer house in the 1700s, remains as a focal point of the village.

## Churches

33. The Parish Church of St Nicholas in Lockington dates from the twelfth century and has additions from most periods from the Norman to the present day. The tower and large windows were added in the fifteenth century. The connections with the Bainbrigge, Storey and Curzon families of Lockington Hall are reflected by memorials to the families in the Church.



*Hemington Church*

34. Hemington Church was built in the late thirteenth century. It served as a private chapel to the manor house but was out of use by the end of the sixteenth century. The octagonal tower contained one large bell, believed to have been removed to Lockington church at some time and the tower collapsed in 1986.

## The World Wars

35. The War Memorial in Hemington, unveiled in April 1921, commemorates the residents of Lockington and Hemington who were killed or missing in the two world wars, eight from the first and one from the second. Three of those who died in the First World War are buried in the churchyard at Lockington.
36. During the Second World War, in 1943, RAF Castle Donington and its airfield were constructed on the site of what is now East Midlands Airport. This development severed the road from Hemington to Diseworth leaving what is now a public footpath, Diseworth Lane, ending at the airport boundary.

## The Brooks

37. Both villages have brooks running alongside their Main Streets, originating in the higher ground to the south of the villages and flowing towards the rivers to the north. The villages have been liable to occasional floods when the capacity of the brooks has been exceeded. One of the worst floods in Hemington occurred in 1929 when the water was so high that it poured between the houses and drowned several pigs.

## Community Assets

38. Hemington School opened on 1st July 1878, with places for 120 children and an average attendance of 88. The school, now Hemington Primary School, continues to thrive with around 55 pupils from age 4 to 11 years. The Village Hall was built in 1935 and soon became the social hub of both villages, as the venue for dances, plays, a youth club, Women's Institute meetings and dancing classes. A sports field on the edge of Hemington is currently being extensively refurbished with a new pavilion under construction.

## Roads and Footpaths

39. Dark Lane was the original route between the villages, linking the southern ends of the two Main Streets. In 1888, the present Hemington Lane/Lockington Lane was constructed by the Lockington estate in conjunction with the Harpur-Crewe estate of Hemington. The creation of the airfield in 1943, now East Midlands Airport, cut and diverted access routes to Diseworth to the south. The re-alignment of the A6 in 1936, the building of the M1 in 1965, and the A50

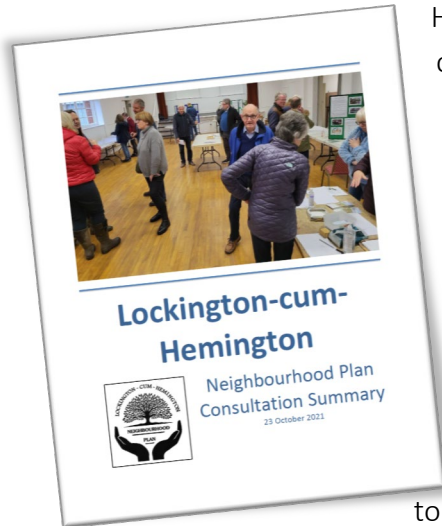
Derby Southern Bypass in 1994, changed the landscape to the north side of the Parish. More recently, the building of the East Midlands Gateway warehouse site and Rail Freight Interchange have closed the access from Church Street Lockington to Kegworth. Footpaths and bridleways have been re-routed and new paths have been created.

## Demographic data

40. 2011, the largest proportion of the population were aged 45-64, followed by those aged 25-44. Looking to 2020, the greatest proportion of the population remain aged 45-64, although to a greater extent than 2011, followed by those aged 65-84. The proportion of the youngest households fell, along with a significant decline in the proportion of individuals aged 25-44, perhaps indicative of a decline in families.
41. Population growth over the plan period is expected to be driven by the oldest households, with households with a household reference person aged 65 and over expected to grow by 70% between 2011 and 2031. This would mean that in 2031, households in this age category would account for 29.3% of households, compared to 22.6% in 2011.
42. In 2011 the proportion of the population aged 44 and under in Lockington-Hemington was below both district and national levels, most notably in the 16-24 age category. The proportion of individuals aged 45-64 in the Neighbourhood Area was significantly above the proportion across both North West Leicestershire and England. There was a slightly smaller proportion of individuals in the oldest age category in the NA.
43. Under-occupancy is relatively common in Lockington-Hemington, with approximately two thirds of households living in a home with at least one extra bedroom compared to their household size. This is most common in family households aged 65+, at 83.4% under-occupancy. This indicates that larger dwellings in the Neighbourhood Area may be occupied by older households that have been unable (or unwilling) to downsize into smaller dwellings, which would in turn free up mid-sized and larger dwellings for families.

## 2 The Consultation Process

45. The Neighbourhood Plan Advisory Committee's mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and prepare the Plan for consideration and ultimately approval by Lockington-Hemington Parish Council. A detailed chronology of the approach to consultation and the outcomes is contained within the Consultation Statement that will be included with the Submission Neighbourhood Plan.



46. A community questionnaire produced in November 2021 represented the comments of 75 residents of the Parish, a return of 10% of the adult electorate, and around 20% of households. This helped to identify some of the key issues that would need to be addressed through the Neighbourhood Plan.

47. The Advisory Committee also gathered statistical information about the Parish from a range of sources to provide a body of evidence on which to base the Plan's emerging Policies.

48. An open event took place on 23 October 2021 which was attended by 36 residents. This provided an opportunity for people to comment about what should be included in the Neighbourhood Plan and to explain the process.

49. From February 2022 onwards, 'Theme Groups' were formed of members of the Advisory Committee along with other residents and stakeholders. The groups met over the following 6 months or so and gathered the evidence needed to progress ideas and to formulate policies.



50. These groups undertook a range of work including field surveys and data analysis to build the content of the Neighbourhood Plan and to ensure that the evidence gathered was robust.

51. The Neighbourhood Plan was developed from these discussions, from all the other consultations and interviews conducted by members of the Advisory Committee and from research and evidence collected.

52. A further consultation event was held in November 2022 to share the policies with the community.

## 3. A Plan for Lockington-Hemington Parish

53. The policies of the Lockington-Hemington Neighbourhood Plan are set within the context of the plan-making framework for England. The scope and content of the Lockington-Hemington Neighbourhood Plan has been shaped by the priorities and aspirations of the local community, led by the Parish Council's Neighbourhood Planning Advisory Committee. This Plan covers the period up to 2031.

54. In drawing up this Plan, the following vision and objectives have been prepared:

### A Vision for 2031

55. Our vision for the Parish of Lockington-cum-Hemington is to maintain and enhance the good quality of life, community spirit and natural and built environment in the Parish and its villages, now and for future generations.

### Objectives

The vision will be achieved by:

- Providing a balanced range of housing choices which meet the diverse needs of all generations by increasing the supply of smaller homes and homes for elderly 'down-sizers';
- Encouraging high-quality design reflecting the rural character of the villages;
- Protecting and improving the provision of current facilities and assets which contribute to a vibrant community spirit (e.g. Village Hall, Pub, Church);
- Promoting the development of new community facilities which enhance and enrich community life;
- Safeguarding the most valued and 'special' open spaces in the Parish from inappropriate development;
- Enhancing the biodiversity characteristics of the Parish;
- Supporting development that respects the character of neighbouring properties and preserves the rural aspect of the villages providing a strong 'sense of place';
- Ensuring that the villages keep pace with technological advancements that will support employment opportunities;
- Making sure that all listed buildings and any identified community or environmental heritage 'assets' are protected and improved.

## Planning Context

56. The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012. The Regulations have informed the preparation of policies for the Lockington-Hemington Neighbourhood Plan, in particular ensuring that the Neighbourhood Plan:

- Contributes to the achievement of sustainable development.
- Is in general conformity with the strategic policies of the North West Leicestershire Local Plan and Leicestershire Minerals and Waste Local Plan and has regard for the policies contained within the National Planning Policy Framework (NPPF) 2021 as well as meeting a range of EU obligations.

## Sustainable Development in Lockington-Hemington

57. A definition of sustainable development is provided within the NPPF. It describes three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

### An economic role

58. Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

59. The community of Lockington-Hemington is primarily residential, but there is a strong desire to safeguard its employment locations, including the farming community. We therefore wish to retain the current level of employment and develop it further where possible and appropriate.

### A social role

60. Supporting strong, vibrant and healthy communities, by promoting the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

61. The Lockington-Hemington Neighbourhood Plan does not anticipate more than limited and proportionate residential development over the lifetime of the Neighbourhood Plan. It seeks to ensure that any new housing delivers a mix of housing types to meet the needs of present and future generations and supports the community's health as well as its social and cultural wellbeing. The provision of bungalows for older people as well as some smaller and more affordable homes would be welcome. We are also seeking to support and enhance existing community facilities and to improve services for younger people.

## An environmental role

62. Contributing to protecting and enhancing our natural, built and historic environment. As part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including supporting the move to a low carbon economy. In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- Special open spaces within the Neighbourhood Area are protected from development, to protect the village identity and retain the rural nature of its surroundings;
- Development preserves and contributes to the attractive local countryside including replacement of any natural boundaries lost, improvement of existing hedging and encouraging new planting;
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats and includes adding hedging to boundaries of new developments.

## 4. Housing and the Built Environment

### Housing Provision

63. The NWLDC Local Plan was adopted in November 2017, using the Housing and Economic Development Needs Assessment (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. The Local plan is in the early stages of being reviewed. It will go through until 2040, but is at too early a stage to influence the policies in this Neighbourhood Plan.
64. The Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for development. On the basis of this hierarchy, both villages of Lockington and Hemington are classified as small villages. The Local Plan describes Small Villages as ‘Settlements with very limited services and where development will be restricted to conversions of existing buildings or the redevelopment of previously developed land (as defined in the NPPF) or affordable housing in accordance with Policy H5 (Rural Exceptions Sites for Affordable Housing). The Local Plan goes on to say that these settlements ‘have very few services and facilities. Development in these locations would inevitably require the use of private vehicles to access services and facilities. Such an approach is at odds with the aim of the NPPF and so is inappropriate’.
65. There is no specific housing requirement for the Parish of Lockington-Hemington in the adopted Local Plan.
66. NWLDC Officers were approached to indicate a housing requirement for the Parish through the Plan period. Whichever calculation that was provided is used, the remaining requirement is small (or very small) and does not merit a specific site allocation. The information supplied by NWLDC is available as Appendix 2.
67. There are no available sites for Lockington-Hemington in the NWLDC Strategic Housing and Economic Land Availability Assessment (2021).
68. The Advisory Committee considered this situation carefully and decided that in view of the limited housing need in the Parish through the Plan period and in the absence of development options, it would not allocate a site in the Neighbourhood Plan and instead rely on the policies in the Local Plan alongside the policies in this Neighbourhood Plan to shape the very limited development that is likely to take place in the Parish up to 2031.
69. For similar reasons, the Advisory Committee decided after careful consideration not to introduce Settlement Boundaries for the villages of Lockington and Hemington.
70. In historical terms rural communities have often been protected by the designation of a village envelope (or settlement boundary) adopted in a statutory Local Plan.



71. Settlement boundaries were established by NWLDC in order 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 ribbon or piecemeal development and the merging of distinct settlements to the detriment of the community and visual amenity of the built-up area.
72. However, the Local Plan does not designate Settlement Boundaries for either Lockington or Hemington.
73. In statutory planning terms, land outside a defined Settlement 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 sport and recreation uses or for affordable housing. The villages of Lockington and Hemington are therefore currently classed as 'countryside'. This approach to development in the Parish is supported by the Neighbourhood Plan.

## Housing Mix

74. Based on the 2011 Census, home ownership levels are high with around 78% of households owning their homes outright or with a mortgage or loan. This is higher than the district (72%), regional (67%) and national (63%) rates. Around 6% of households live in affordable housing which was lower than the district (14%), regional (16%) and national (18%) rates.
75. Around 9% of households live in houses with five or more bedrooms which is higher than the district/England (5%) and regional (4%) averages.
76. There is evidence of some under occupancy in the local area (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 37% of all occupied households in Lockington-Hemington have two or more spare bedrooms and around 30% have one spare bedroom. Under occupancy in the local area is particularly evident in larger properties with around 35% of households with 4 or more bedrooms occupied by just one or two people.
77. Older people (aged 65+) accounted for 17% of total residents which was close to the district, region and England as a whole rates. The Census data suggests evidence of an ageing population with the number of people aged 65 and over increasing by 93% (68 residents) between 2001 and 2011. Over 65s represented 13% of total population in 2001 compared with 17% by 2011. More recent small area population estimates suggest the number of residents in the Parish rose by 2% between 2011 and 2019. The number of older people has continued to increase, rising

by 34% during the same period. Furthermore, research shows the number of older people will grow significantly in the future and relative growth will be highest in older cohorts. Latest available population projections suggest that NW Leics's 65 plus age group is forecast to grow by around 60% between 2018 and 2038. The median age of people living in the local area was 45 which was older than the district (42), region (40) and England (39) rates.

78. A more detailed breakdown of age bands reveals that at the time of the 2011 Census, Lockington-Hemington had a higher-than-average representation of residents aged between 40 and 69. It had a lower share of people aged between 20 and 29 which may reflect lack of affordable and suitable accommodation for young people entering the housing market.
79. A Housing Needs Report was commissioned in 2022 (Appendix 1). This concluded that the future housing mix should be predominantly 3-bed dwellings. The report also noted that there are fewer bungalows in the Parish than across the District as a whole and that there is a growing elderly population.
80. At the Open Event held in October 2021, the main theme to emerge was that in the event of any development a significant need would be for a greater level and range of housing to be available for young people and young families ... "as this keeps the village functioning into the future". Respondents called variously for smaller, low-cost homes sympathetic to village style and with off road parking.
81. In the community questionnaire from November 2021, there was significant support (91% of respondents) for the conversion of existing buildings. 63% of those responding supported the redevelopment of previously developed land. 63% supported broader development - 48% supporting smaller houses of 1-3 bedrooms, which was the only form of development where more people supported the development than opposed it.

POLICY H1: HOUSING MIX - New development should provide for a mixture of housing types as evidenced in the neighbourhood Plan Housing Needs Assessment 2022 (Appendix 1) or more recent documents updating this report. The predominant need is for three-bed dwellings; also for bungalows and smaller dwellings suitable for young families.

## Design Quality

82. The Parish of Lockington-Hemington has a long and interesting history, resulting in a wide array of heritage assets, attractive landscapes and a distinctive local character. This is reflected in the designation of Conservation Areas in both villages. Within the Lockington Conservation Area a number of properties have been included under a Town and Country Planning Order Article 4(2) direction by North West Leicestershire District Council (Letter Reference ADH/adh/LKart4(2) dated 22 October 2001). The effect of this is that a planning application may be required for development that would otherwise have been permitted development.

83. The biggest challenge facing the future of the Parish is to balance the desire to protect the character of the built-up area with the need for it evolve in a sensitive and proportionate manner in order to sustain the community and its facilities.
84. The NPPF (2021) notes that development that is not well designed should be refused, especially where it fails to reflect local design policies.
85. The Policy and design guide highlighted in this section seek to reflect the design principles which the community believes will help to achieve this aim. They reflect the outcome of work commissioned and led by a small group of people within the Housing Theme Group. The overall aim is to protect the Parish of Lockington-Hemington to retain its character within a unique and distinctive Parish. This can be achieved by the use of the planning system to respond sensitively to the wide range of historic buildings, structures, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive historic environment.
86. New development proposals should be designed sensitively to sit within the distinctive settlement patterns of Lockington and Hemington villages. Existing settlement patterns have grown incrementally over time. The buildings date from many different periods, providing a richness and variety of styles and materials. This traditional rural character should be enhanced by new development and schemes should be designed to ensure that new buildings sit comfortably within the existing settlement pattern and are respectful of their surroundings.
87. The community consider it to be important that new residential development is of the highest standard to ensure that it is in keeping with the residential properties already in the village. It is not considered necessary to have a uniform series of properties that all look the same, rather to ensure that new developments respect the features of buildings which make the Parish a desirable place in which to live.
88. The high-quality built environment should be maintained and enhanced, particularly where schemes are located within or in close proximity to the Conservation Areas. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the area.
89. The proposed location of any development should not adversely affect any of the Local Green Spaces or community-defined open spaces within the Parish and show concern for bio-diversity features that make a strong contribution to the overall character and physical form of the Parish.
90. A detailed 'design guidelines and codes' report has been produced for the Neighbourhood Area. It is important that the contents of this report are taken into account with any development

within Lockington-Hemington. If development proposals do not take this document into account, it is expected that full justification is provided within the planning application.

91. New development proposals should be designed sensitively to ensure that the high-quality built environment of the Neighbourhood Area is maintained and enhanced. New designs should respond in a positive way to the local character through careful and appropriate use of high-quality materials and detail. Proposals should also demonstrate consideration of height, scale and massing, to ensure that new development delivers a positive contribution to the street scene and adds value to the distinctive character of the Neighbourhood Area.

POLICY H2: DESIGN QUALITY - All commercial and residential development proposals should demonstrate a high quality of design, layout and use of materials which make a positive contribution to the special character of the Neighbourhood Area.

Any new development application should make specific reference to how the design guide and codes (as detailed in Appendix 3) has been taken into account in the design proposals. New development should seek to contribute to and enhance the existing character.

## Affordable housing

92. The NPPF (2021) defines affordable housing as 'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)'. The definition goes on to list different types including affordable housing for rent (including social rent); starter homes, (subsequently replaced with First Homes), discounted market sale housing and other affordable housing routes to home ownership.
93. NWLDC Local Plan policy H5 supports the aim of securing the provision of more affordable housing in rural areas to meet the needs of local communities through Rural Exceptions Sites for Affordable Housing. Rural Exceptions Sites deliver housing as an 'exception' to other policies in the development plan which otherwise restrict development. Traditionally, Rural Exception Sites are developed next to villages and small settlements and often in areas defined as 'open countryside'.
94. House prices are high locally. The latest housing affordability data for England Wales shows that on average, full-time workers could expect to pay an estimated 7.8 times their annual workplace-based earnings on purchasing a home in 2019.
95. The housing affordability gap continues to widen between the most and least affordable areas. In North West Leicestershire, the gap narrowed by 0.2 points between 2018 and 2019. However, the affordability gap has widened over time with average house prices estimated at being 6.8 times workplace-based average annual earnings in 2019 compared with 4.6 times in 2002.
96. Workplace-based earnings are not available at parish level but as the average house price in Lockington-Hemington continues to be above the district and national is above the district and national rates it is also presumed the affordability gap continues to widen.

97. In the Lockington-Hemington area in 2016 a low to mid-priced property cost on average £161,000 (ONS data). Assuming a 15% deposit, those entering the property market in the area would require a household income of £30,441 (£26,444 E&W average) and savings of £26,870 which is a challenge for many households.
98. Home ownership is dominant in Lockington-Hemington and affordable properties may be difficult to access for people on low incomes. Affordable dwellings stand at 5.9% of the housing stock, compared to over 15% across NWLDC as a whole. There was no affordable housing for sale recorded in the Parish at the 2011 Census.
99. A Housing Needs Assessment undertaken in 2022 (Appendix 1) recommended a First Homes discount of 40% to make them affordable locally.

POLICY H3: AFFORDABLE HOUSING PROVISION - To meet identified needs within the community, the provision of high-quality affordable housing through an exception site will be supported where the following criteria are met:

- a) The site is adjacent to the built-up areas of Lockington and Hemington;
- b) The type and scale of affordable housing is justified by evidence of need from a local housing needs survey. If First Homes are provided, the discount should be 40%, subject to viability.
- c) Planning obligations will be used to ensure that the affordable housing is available in perpetuity for people with a local connection to the Plan area; and
- d) The development consists entirely of affordable housing or is for a mixed-tenure scheme where an element of market housing is essential to the delivery of the affordable housing. The market housing must be the minimum necessary to make the scheme viable and be of a type and size that will meet a specific locally identified housing need.

## Windfall sites

100. Windfall sites are small infill or redevelopment sites that come forward unexpectedly, and which have not been specifically identified for new housing in a planning document. These sites often comprise redundant or vacant buildings including barns, or a gap between existing properties in a built-up street scene.
101. Such sites have made a small but regular contribution towards the housing supply in the Parish for a considerable time. It is expected that windfalls will continue to make a small contribution to housing provision in the Parish up to 2031.

POLICY H4: WINDFALL SITES – Small scale residential development proposals within the built-up area will be supported where it is restricted to the conversion of existing buildings or the reuse of previously developed land in line with Local Plan Policy S2. Development should:

- a. Help to meet the identified housing requirement for Lockington-Hemington in terms of housing mix

- b. Reflect the character and historic context of existing developments.
- c. Retain existing important natural boundaries such as trees, hedges and streams.
- d. Provide for a safe vehicular and pedestrian access to the site and any traffic generation and parking impact created does not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety unless appropriate mitigation measures are undertaken.
- e. Not result in an unacceptable loss of garden space or amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise.

# 5. The Natural, Historical and Social Environment

## The environment and sustainable development

102. This chapter of the Neighbourhood Plan deals mainly with the *environmental* agenda of *sustainable development*, together with open spaces of community value in the *social* agenda, as described in the *NPPF* (2021), page 5 and paragraph 11. It also deals with broader environmental issues of concern to the community, including protection and enhancement of biodiversity, planning for resilience to climate change, and approaches to renewable energy generation.

103. Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan’s lifetime. Of the remaining area of open and currently undeveloped land in the Parish, some 15% is protected through the Neighbourhood Plan’s policies, and the planning system generally, from potential environmentally damaging development:

1. Total area of Neighbourhood Plan Area	c.1375 ha
2. Open and undeveloped land (including old quarries)	c.890 ha
3. Area designated or recognised for environmental reasons in this Plan	c.140 ha

104. Neighbourhood Plans, as part of the English planning hierarchy, are required to deliver sustainable development by balancing the requirement for appropriate *economic* development in their Plan Area against the value of *environmental* and *social* features that are both special – appreciated, in their own right and as community assets, by local people – and significant for their wildlife and history. The policies in the Lockington-Hemington Neighbourhood Plan do this, but in a Plan Area where (as residents argue with strong justification) there has been a presumption in recent decades in favour of the *NPPF*’s *economic* (effectively growth) agenda, with some 460 ha of the 1375 ha (33%) of the Plan Area now occupied by large-scale, strategic, infrastructural and commercial development. While at a regional or national scale this might count as part of balanced, sustainable development, at the Neighbourhood Plan scale it is clearly disproportionate. There have been significant losses of biodiversity, heritage assets, water quality, views, landscape character and amenity in parallel with increased noise, flood risk and pollution risk as a result of these developments. All future development proposals in Lockington-Hemington should take the present unbalanced situation into account while being rigorously scrutinised for environmental and social harms.

**POLICY ENV 1: SUSTAINABLE DEVELOPMENT** – Development proposals will help deliver the objectives for sustainability as set out in Section 2 of the *NPPF*. In taking decisions on applications, account will be taken of past contributions to the economic objective and to

countryside policy that is to be applied as set out in Policy S3 of the Local Plan.

## Environmental background

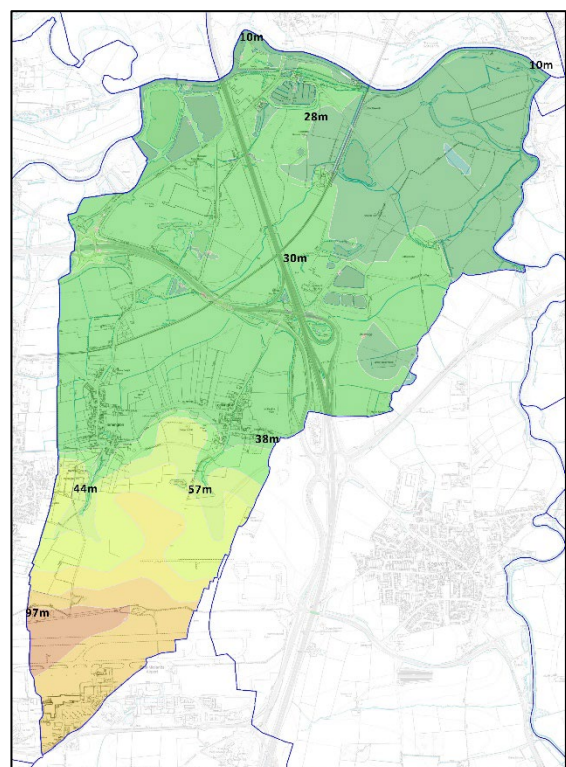
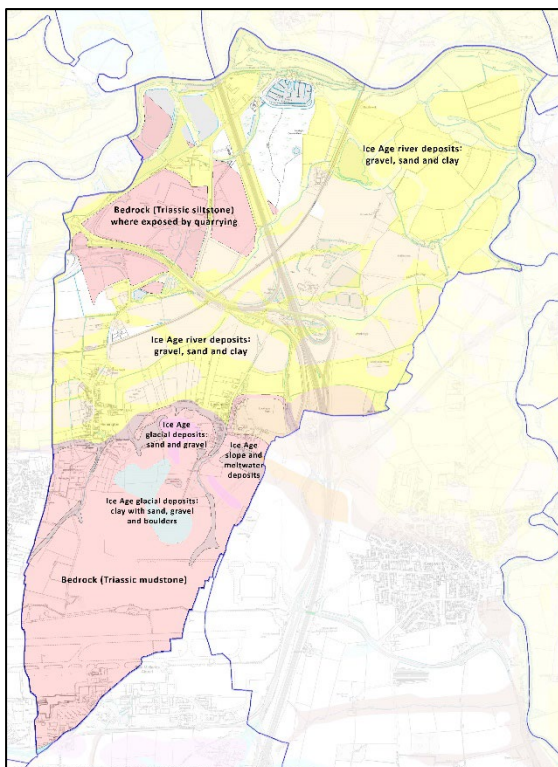
### Geology, landscape and setting

105. The whole Plan Area is underlain at depth by rocks of Triassic age (250 to 200 million years old), but the surface ('superficial') geology consists of mostly unconsolidated sediments laid down during and since the Ice Ages (3 million years ago to the present; see figure 2). The south half is an area of clay, silt, sand, gravel and boulder beds – a remnant of a much more extensive sheet of glacial till (sediments transported and dumped by ice sheets) after erosion removed the parts to east and north. In the east and north, inter- and post-glacial rivers of a scale and appearance like the vast braided valleys of Arctic Canada today flooded across and meandered through what would become the Soar and Trent valley floodplains. The sediments left by these rivers are the sand and gravel beds that provided construction aggregate to the nation for 50 years after WW2.

Figures 2 and 3: Geology (left) and topography of the Plan Area.

Geological map adapted from British Geological Survey online mapping

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106. The landscape of the Plan Area (figure 3) is heavily influenced by its location on the south side of the Trent valley, a major national topographic feature at a point where two natural routeways across England (west-east, southwest-northeast) meet. The lowest point – at the confluence of the two rivers – is only 10 metres above sea level. More than half of the Plan Area is in the associated floodplain, and this part rises only a few metres from north to south. But the villages themselves were established, by their founders 1500 years or more ago, on the lowest valley terrace, with access to the marshes – a source of wild food and natural building materials – but out of reach of flooding. Moreover, the terrace's subsoils



are sand and gravel, ensuring both dry footings for buildings and a supply of fresh water from springs on the side of nearby Daleacre Hill. From here to the southern edge of the Plan Area, the land rises quite steeply toward Charnwood Forest, reaching 90 metres elevation in the far southwest. This difference in height, although relatively modest, provides unobstructed panoramic views from Daleacre Hill and other high points right across the Parish and the Trent valley (and into Derbyshire/Nottinghamshire).

107. In medieval and early modern times, roads following the major routeways mentioned above clung to the same terraces above the edge of the marshes. Both villages were part of this early network of settlements, cart tracks and paths, and they prospered modestly under the medieval manorial system of land ownership and agriculture. The modern villages are only slightly altered from their layouts and extents in the 18<sup>th</sup> century, when the Loughborough to Derby (via Cavendish Bridge) turnpike passed to the east of Lockington Hall.
108. During the 20<sup>th</sup> and 21<sup>st</sup> centuries most of the Plan Area was radically changed, again due to its location beside the Trent/Soar floodplain and routeway. The sand and gravel deposits that form the floor of the valley were extensively quarried, while more recently national strategic transport and distribution networks have, with some logic, been located here in the Derby-Leicester- Nottingham triangle.
109. Although assailed on all sides by these modern developments, Lockington and Hemington, their churches and manor houses, and the fields around them, have survived as a hidden, almost secret, enclave of 'traditional' English countryside. Residents wish to retain the villages' unique character as part of the national framework's objective of sustainable development.

## Historical environment

110. Archaeological discoveries show that people have been here since the Bronze Age and through later prehistoric and Roman periods. But the present settlements of Lockington and Hemington date from the 'Dark Ages' following the end of the Roman Empire occupation, when immigrants from mainland Europe moved into territories where indigenous people already lived in scattered homesteads. Larger 'nucleated' settlements, each with their surrounding communal field systems, were established. Both Hemington and Lockington are

### HISTORY FROM PLACE-NAMES

#### **Lockington**

'Farm/settlement connected with *Loc/Loca*' or perhaps 'farm/settlement at/called *Locing*' (= 'the enclosure place')

#### Elements and their meanings

*Loca* (Old English) personal name

[OR perhaps *loc* Old English) A lock, a bolt; a fold]

*-ing* (Old English) Place-name forming suffix

*-ingtūn* (Old English) a settlement called after, or connected with . . . [*tūn* = (Old English) an enclosure; a farmstead; a village; an estate]

#### **Hemington**

'Farm/settlement connected with *Hemma*'

#### Elements and their meanings

*Hemma* (Old English) personal name

likely to have been named after their Anglo- Saxon founders (or head men).

*-ingtūn* (Old English) A settlement called after, or connected with . . . [tūn = (Old English) an enclosure; a farmstead; a village; an estate]  
*SOURCE: Key to English place names, University of Nottingham*

111. By the 13<sup>th</sup> century Hemington was owned by the Meynell family; their manor house (remains of which survive) and the fields of the estate were purchased by the Harpur (later Harpur-Crewe) family. The Harpur-Crewes moved to Calke in 1697; the house became a tenanted farmhouse and the nunnery a barn. Lockington township (two manors) was owned in the 13<sup>th</sup> century by Leicester Abbey. By 1588 both manors had passed to the Bainbrigge family (builders of Lockington Hall), and then through the Storey, Curzon and related families to the present. Much of Hemington's farmland passed into the Lockington estate during this period. Ridge and furrow field patterns from the medieval period, the ornamental grounds of Lockington Hall and the distinctive 'arts and crafts' style estate buildings of the late 19<sup>th</sup> century are important historic environment legacies of these families' influence on the Plan Area.
112. Local residents are aware that, unfortunately, the Plan Area has lost much of its historic landscape and the sites and features that characterised it. Of its total area of 1375 hectares, 750 ha in the north has been quarried or is under road and railway infrastructure, and 140 ha in the south has been levelled to create East Midlands Gateway logistics park and East Midlands Airport. The sand and gravel extraction and strategic developments were generally preceded by 'rescue' archaeological investigations; the results are recorded in the Historic England and Leicestershire Historic Environment Record (HER) databases. Of the 133 recorded HER sites and features of archaeological/historical significance (including the find-site of the nationally important Lockington Bronze Age gold hoard), only five sites, and the small areas of medieval village remains and ridge and furrow close to Lockington and Hemington, survive in a condition (with visible features or proven buried archaeology) to be relevant to planning decision-making. Residents are determined that what remains of the Plan Area's distinctive archaeology and historic landscape should be protected in future, through careful scrutinization of all development proposals for potential damage to, or loss of, historic environment sites and features.

## Natural environment

113. Unlike most other 'rural' parishes in Leicestershire, where the whole area outside the settlements is more or less intensive modern farmland with pockets of higher biodiversity, Lockington-Hemington has three distinctly different parts from a natural environment point of view:
- a) Trent washlands: the floodplain: marshes and farmland in early medieval times, drained in the 14th-19th centuries, quarried for sand and gravel in the 20th; the worked-out pits have been restored (infilled), or left to nature. A mixture of arable fields, floodplain pasture, lakes, ditches, marshes, naturally regenerated wet woodland, etc. High (up to national level) biodiversity value.
  - b) Fairly 'traditional' mixed countryside: a mix of arable and pastoral, small woodlands,

hedgerows, ornamental parkland and gardens in and around the two villages. Moderate, locally high, biodiversity value.

- c) Commercial developments and transport infrastructure areas: where not built over, mainly managed grass with some small, protected woodland and scrub sites, wetland (mainly impermanent) and areas sown with wildflower/grass mix. Potential for habitat creation, but currently of only low or moderate biodiversity value.

## Existing environmental designations

114. The Plan Area is in National Character Areas *70 Melbourne Parklands* and *69 Trent Valley Washland* (NCAs are defined and characterised by Natural England for planning purposes). Landscape Character Types mapped for the East Midlands Region Landscape Character Assessment (2010, also Natural England) occurring in the Plan Area are *5b Wooded village farmlands* and *3a Floodplain valleys*.

115. In the natural environment there is one SSSI (in two parts) and some 23 areas of *Priority Habitat* (defined by Natural England), together with 96 validated and 12 historic Local Wildlife Sites (LWS) in the Leicestershire and Rutland Environmental Records Centre database. It was noted during preparation of this Plan that some 23 of the validated and historic LWSs were either destroyed or reduced in area by the construction of Gateway Logistics Park; although the landscaping for this development has incorporated some biodiversity enhancements (tree planting, grassland, etc.); these are not subject to post-2021 biodiversity net gain requirements.

116. In the historical environment there are four Scheduled Monuments, 26 Listed Buildings and 133 further sites and features of historical environment significance (Leicestershire Historic Environment Records; see 'Historical Environment', above); of the 133 only five of relevance to Neighbourhood Plan policies survive.

## Environmental inventory

117. An environmental inventory (Appendix 4) of Lockington-Hemington was compiled in support of the environmental designations and policies in this Plan between March and July 2022. The work comprised two elements:

- Review of all existing designations and other available information in the public domain and
- Fieldwork to identify and confirm environmentally significant (in the context of the Plan Area) sites and features.

118. The review compiled information from many sources, including DEFRA, Natural England, Historic England, Leicestershire Historic Environment Records, Leicestershire Environmental Record Centre (habitats, species and designations), North West Leicestershire Council, Environment Agency, British Geological Survey, old maps (Ordnance Survey, archive), local history and archaeology, publications and local knowledge. The fieldwork was combined with local desk studies to review all open and currently undeveloped land in the Plan Area.

Significant species, habitats, public open spaces, landscape characteristics, earthworks and other extant heritage features, views and viewpoints were checked and recorded.

119. These data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and every site of local environmental significance was evaluated using a system (Appendix 4) based on the seven criteria for Local Green Space selection in the *NPPF (2021)*.

## Local Green Spaces

120. Of the approximately 215 inventoried parcels of open land in the Parish, 92 were identified as having notable environmental (natural, historical and/or social) features. As described above, these sites were scored, using the seven criteria for Local Green Space designation noted in the *NPPF (2021)*. Two site(s) (figure 4) score highly under all relevant criteria in the inventory (Appendix 4) and meet the essential requirements for designation as Local Green Space as outlined in *NPPF (2021)* paragraphs 101-103. Full evidence for the designations is in Appendix 5. Statutory protection of these sites will ensure their protection for future generations.

Figure 4: Local Green Spaces (footpath routes shown are not necessarily definitive Rights of Way)

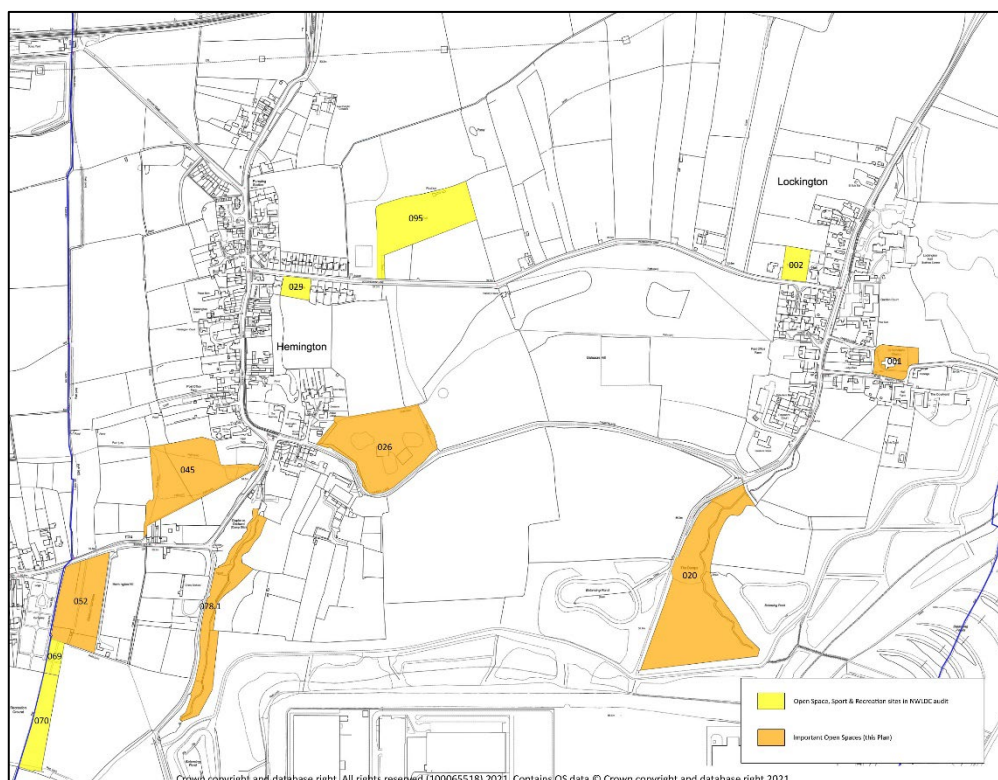


**POLICY ENV 2: LOCAL GREEN SPACES** – Development proposals that would result in the loss of, or have an adverse effect on, Daleacre Hill, Hemington and Daleacre Hill, Lockington (details Appendix 5; locations figure 4) will not be supported unless consistent with policies for managing development in Green Belts.

## Important Open Spaces

121. A group of sites scored highly in the inventory for their outstanding community value. They have been identified in fieldwork, community consultations and in Parish records; five are recognised as Open Space, Sport & Recreation sites in NWLDC's *PPG17 Open Space Sport and Recreation Study 2008* (part of the supporting documentation for the North West Leicestershire Council Local Plan, 2011-31). At the time of drafting of this Neighbourhood Plan (September 2022), no OSSR audit has been undertaken as part of the evidence base for the emerging Local Plan Review. The Neighbourhood Plan has identified a further six open spaces with the characteristics and values of OSSRs using NWLDC's open spaces hierarchy of typologies.
122. All these sites' value as open space within and close to the built-up areas and/or their actual or potential value as community resources are recognised in Policy ENV 2. The policy is in general conformity with, and adds local detail to, North West Leicestershire *Local Plan (2011-2031)* Policy IF3, specifically the section 'Loss of Open Space'; the small scale of new development in the Neighbourhood Plan Area (both settlements are in 'open countryside') means there is no foreseeable need to specify new developer-provided open spaces in Lockington and Hemington.
123. The need for effective, continuous maintenance arrangements for publicly accessible open spaces, irrespective of their public/private rights of access status, is recognised in Community Action 1.

Figure 5: Important Open Spaces



POLICY ENV 3: IMPORTANT OPEN SPACES - The following open spaces (locations, figure 5; details Appendix 4) are of high local value for recreation, beauty, amenity, or tranquillity, within or close to the built-up area. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.

Recognised in NWLDC PPG17 Open Space Sport and Recreation Study 2008

Play Area, Lockington Road, Hemington *Local Open Space* and *Children's play areas* Inventory reference 029

Lockington Recreation Ground and children's play area, Hemington Lane, Lockington *Local Open Space* 002

Hemington Sports Ground, Lockington Road, Hemington *Recreation Ground* 095/097

Moira Dale Recreation ground, Castle Donington (the part situated in the Lockington-Hemington Neighbourhood Plan Area) 070

Castle Donington cemetery extension (the part situated in the Lockington-Hemington Neighbourhood Plan Area) 069

Designated in this Neighbourhood Plan

The Dumps, Lockington *Informal countryside/nature conservation* 019/020 The

Dumps, Hemington *Informal countryside/nature conservation* 078.1

St Nicholas churchyard, Lockington *Commons, allotments and cemeteries* 001

Hemington Hill Allotment Gardens *Commons, allotments and cemeteries* 052

Hemington Park, Hemington *Local Open Space* and *Informal countryside/Nature conservation* 026

Ladies Close, Hemington *Local Open Space* and *Informal countryside/Nature conservation* 045

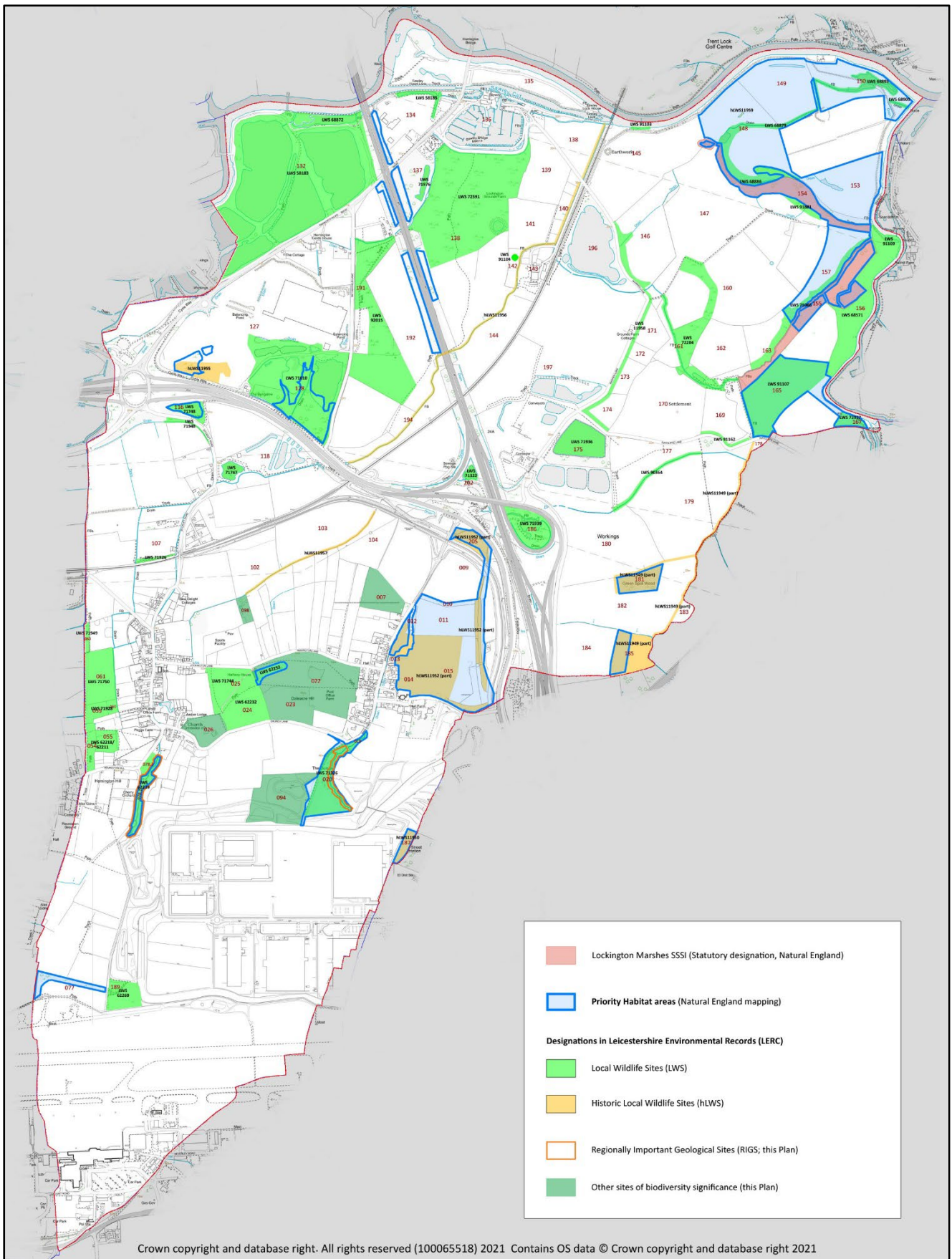
COMMUNITY ACTION 1: MAINTENANCE AND MANAGEMENT OF IMPORTANT OPEN SPACES – The Lockington-Hemington community expects all public open spaces mapped in figure 5 to be managed effectively to maintain or enhance their amenities, features or biodiversity, and to comply with public liability standards for safety, for as long as they continue to function as publicly-accessible open spaces.

## Sites and features of natural environment significance

124. A group of inventory sites scores highly for 'wildlife' (scoring at least 3/5 under this criterion). The features and designations for which the identified sites have been selected are identified in the environmental inventory (Appendix 4). They comprise a) statutorily protected sites; b) those where *priority habitats* occur (Natural England mapping) or where *biodiversity action plan (BAP) species* have been recorded; c) sites identified as ecologically significant by Leicestershire County Council, including Local Wildlife Sites, and d) sites identified during the inventory process as being of high biodiversity or geology\* significance in the context of the Plan Area. The map (figure 6) shows their locations.

\*Evidence for the two Regionally Important Geological Sites (RIGS) identified during fieldwork for this Plan is in the Supporting Documents.

Figure 6: Sites and features of natural environment significance



125. Policy ENV 3 delivers site-level compliance in the Plan Area with the relevant North West Leicestershire Council policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019, and the UK Environment Act 2021. It is in conformity with NPPF (2021) policies 174, 175, 179 and 180. It also refers to the DEFRA *Guidance* of July 7, 2021 in respect of the use of the *biodiversity metric* approach for assessing the wildlife value of development sites.

POLICY ENV 4: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites and features mapped here (figure 6) have been identified as being of at least local significance for the natural environment. They are ecologically important in their own right, make a contribution to carbon sequestration, and are locally valued. The significance of the species, habitats or features present should be balanced against the benefit of any development that would adversely affect them. Development proposals on the identified sites will be expected to include evidence-based, measurable proposals for delivering biodiversity net gain at a minimum 10%.

If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

## Biodiversity and habitat connectivity across the Plan Area

126. It might be said that Lockington-Hemington is a ‘typical’ area of the English Midlands because it has no nationally important wildlife hotspots, except the SSSI, and thus that it has little or no biodiversity significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity. England’s biodiversity is entirely and only the sum of the wildlife in all of its individual parishes: Lockington-Hemington is as important in this regard as every other parish, and residents want it to play its essential part in protecting what remains of England’s threatened and diminishing biodiversity.

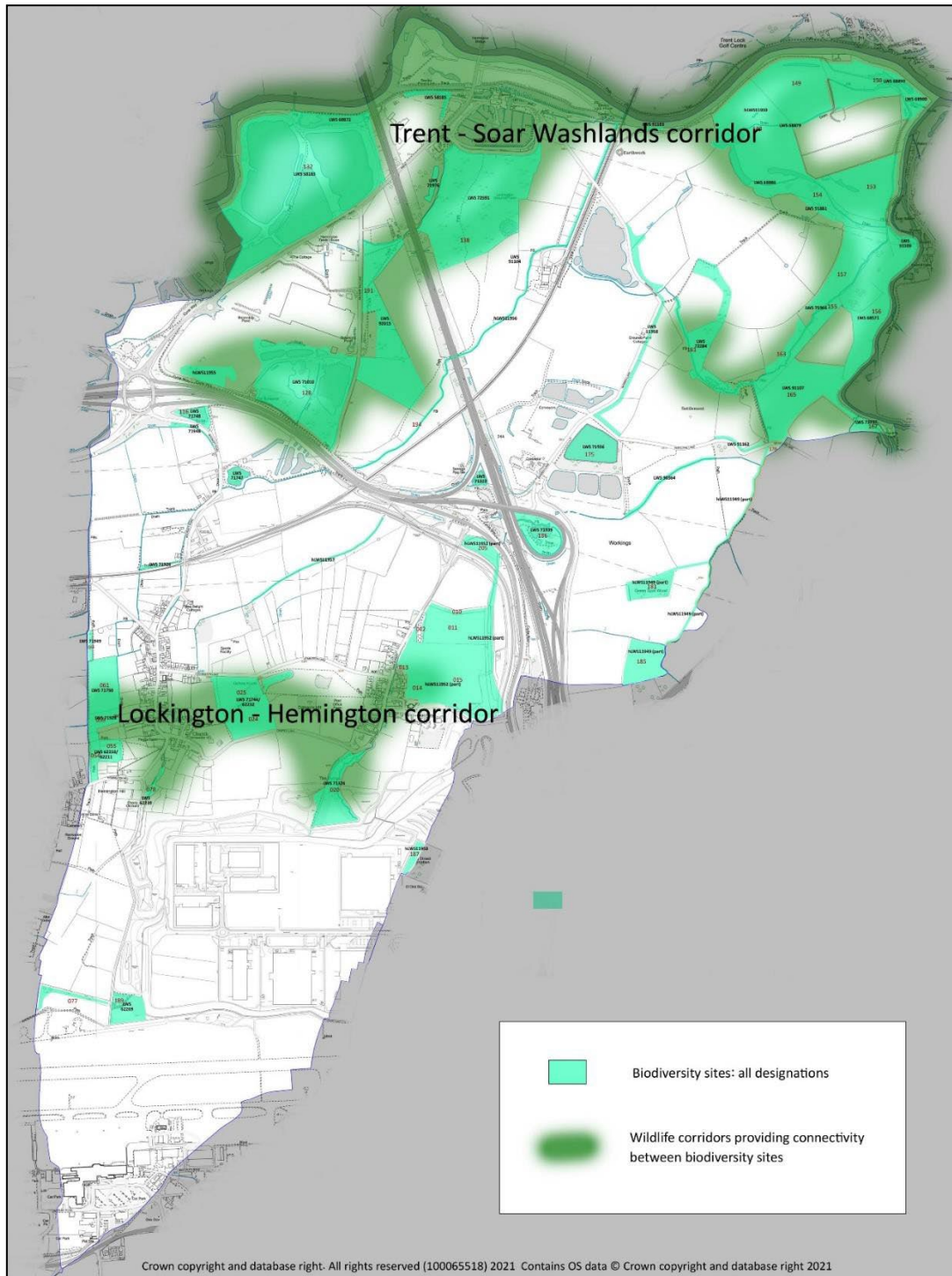
127. Connectivity is an essential component of biodiversity. Isolated populations of animals and plants are at risk of destruction or of simply ‘dying out’. Wildlife Corridors aim to re-connect populations and habitats within parishes and more widely. A wildlife corridor between Lockington and Hemington providing connectivity between the main groups of biodiversity sites in this part of the Plan Area is mapped (indicatively) in figure 7. Also mapped in figure 7 is a more detailed version of the *River Trent* and *River Soar* wildlife corridors identified by NWLDC (*Ecological Networks Report, 2017*).

128. While policy ENV 3 delivers site-specific compliance in the Plan Area with the relevant North West Leicestershire Council policies, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019 and the UK Environment Act 2021, this policy (ENV 4) does the same for strategic planning and future development proposals across the Plan Area. It also refers to the DEFRA *Guidance* of July 7, 2021 in respect of the use of the *biodiversity metric* approach to assessing the value of a development site to wildlife. The policy is explicitly supported by



NPPF (2021) paragraphs 174 (a) and (d); 175; 179 and 180(a), on which this policy's wording is partly based. The community also expects all planning strategies, proposals and decisions affecting Lockington-Hemington to comply with the requirements of the *Climate Change Act 2008*, to follow the spirit of the *Paris Agreement* (UK ratification 2017) and the UK's *25 year environment plan (2018)*, and to plan for *biodiversity net gain* through the mechanisms described in the *Environment Act 2021*.

Figure 7: Wildlife corridors



POLICY ENV 5: BIODIVERSITY AND HABITAT CONNECTIVITY– All new development proposals will be expected to safeguard habitats and species, of at least local significance, and to deliver a minimum of 10% biodiversity net gain. If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused..

When fulfilment of biodiversity net gain involves trees and hedges, compensatory plantings should be of native or suitable exotic/ornamental species and should take appropriate account of plant disease control and aftercare.

Development proposals should not adversely affect the habitat connectivity provided by the wildlife corridors identified in figure 7.

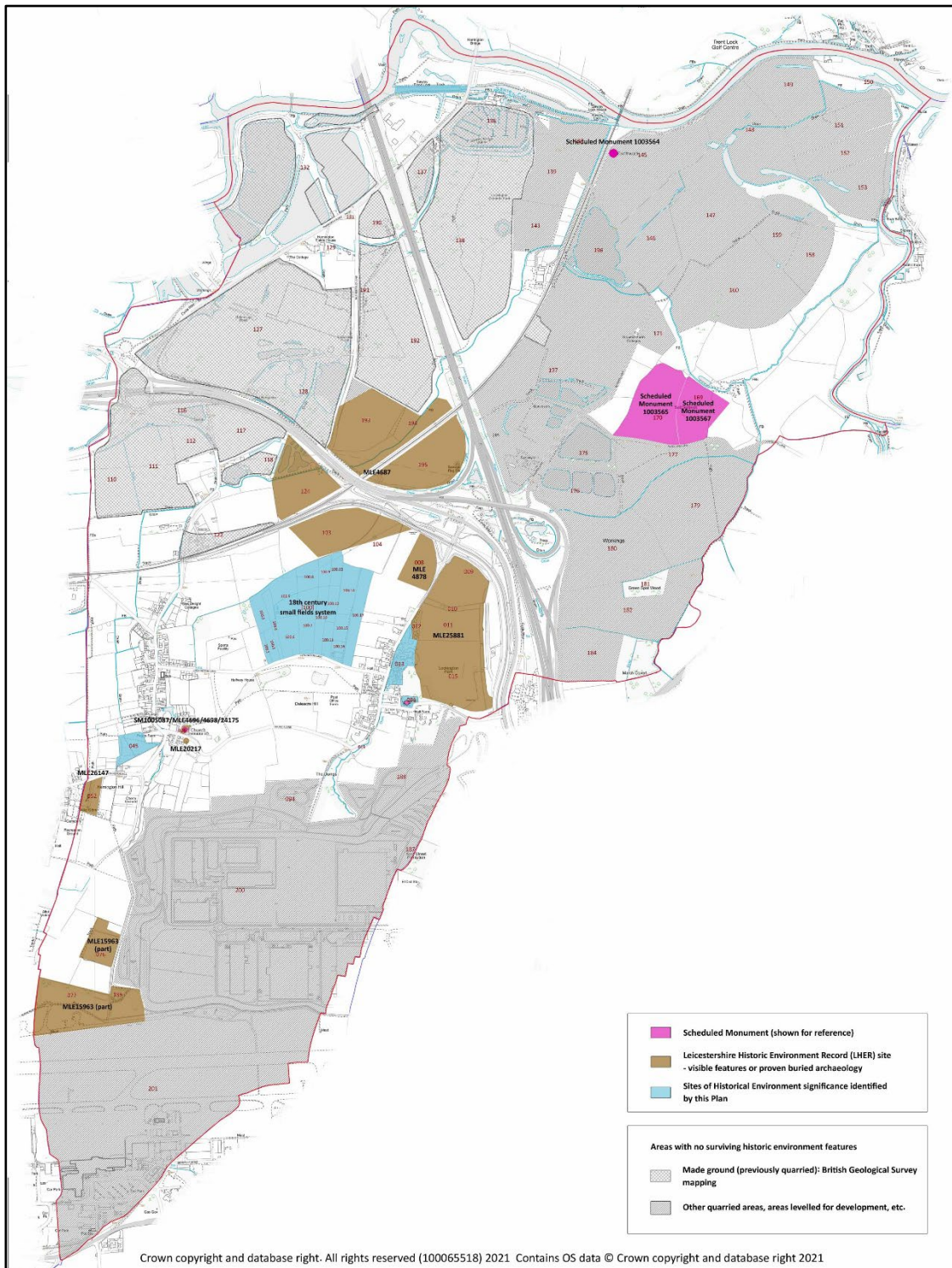
## Sites of historical environment significance

129. A group of inventory sites scores highly for ‘history’ (scoring at least 3/5 under this criterion). They comprise all surviving sites with *extant and visible* archaeological or historical features or proven buried archaeology as recorded in the Historic England and Leicestershire *Historic Environment Records* (HER) databases. The features for which the identified sites have been selected and notified are listed in the environmental inventory (Appendix 4). The map (figure 8) shows their locations.

130. The loss of proven sites and features of historical environment significance across the Plan Area as a result of quarrying and large-scale strategic development (commercial, and transport infrastructure) since the mid-20<sup>th</sup> century is regretted by local residents and by amateur and professional historians. Of more than 100 relevant records in the Historic England/Leicestershire CC databases, only 23 (on 13 composite and single-record sites) have survived destruction by large- scale permitted development. Very high thresholds in the balance of harm to a heritage asset against the value of a proposed development should be applied in future to minimise any further loss of Lockington/Hemington’s historic legacy.

POLICY ENV 6: SITES OF HISTORIC ENVIRONMENT SIGNIFICANCE - The sites mapped in figure 8 (details in Appendix 4) have been identified as being of local or wider significance for history. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. Proposals for new development will not be supported unless the benefits arising from the development would outweigh the harm to the heritage asset concerned.

Figure 8: Surviving sites and features of historical environment significance  
 See figure 11.3 and Policy ENV 6 for ridge and furrow



## Ridge and furrow

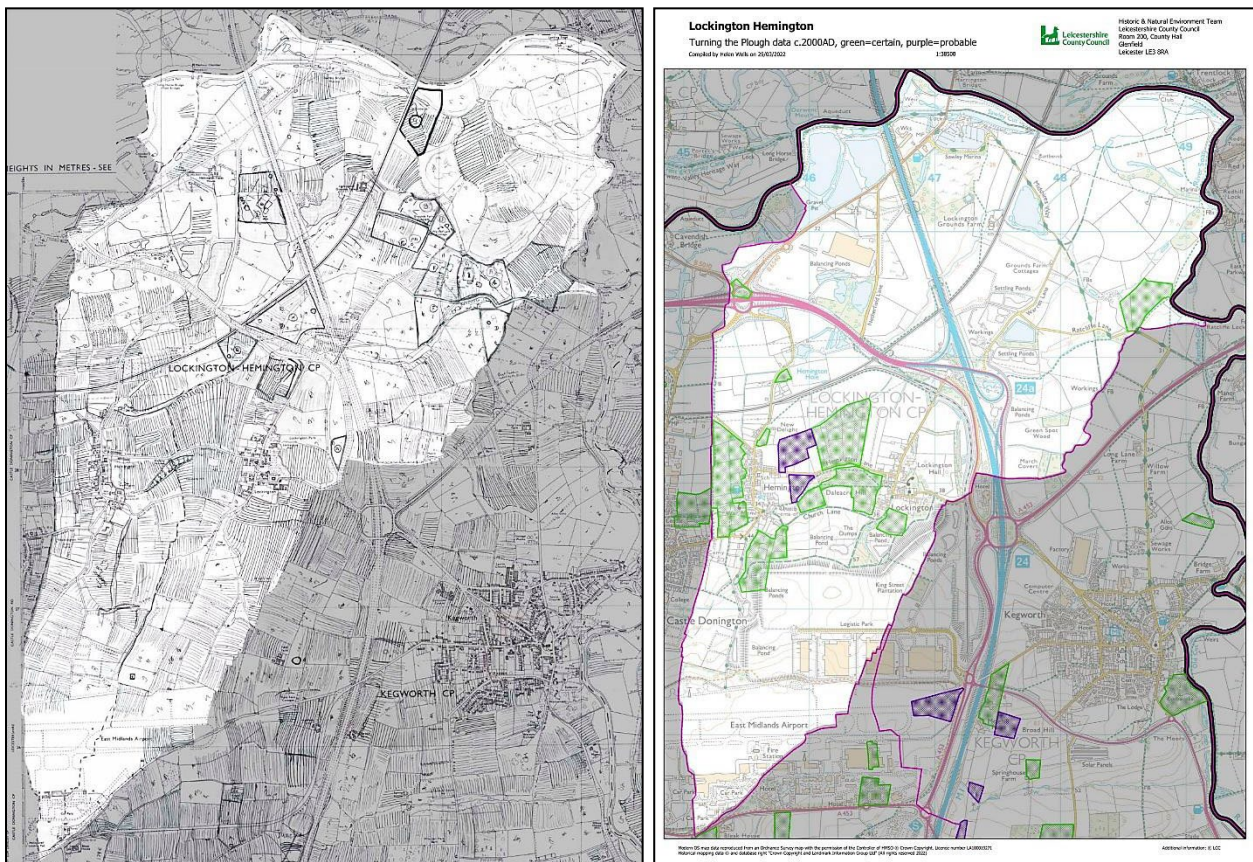
131. The medieval townships of Lockington and Hemington were sustained by agriculture. Apart from the (extensive, in the Trent valley floodplain) permanent seasonally-flooded grazing meadows, and areas of woodland and 'waste', the several manors or estates under their respective 'lordships' were managed using the medieval open field system, in which arable (cereals, beans), grazing (mostly cattle, whose dung provided fertiliser) and periods of fallow were rotated, normally in a three-year cycle. The usual arrangement was to have three large

open fields, arranged into ploughlands of manageable size, in each manor or ‘township’; ploughing was carried out in autumn using a heavy single plough pulled by gangs of oxen. Because the plough was not reversible, as the oxgang progressed up a furlong, made a wide turn in the headland and returned, the soil was thrown up into a series of ridges separated by deep furrows. Each year’s ploughing increased the height of the ridges – after centuries of working they could be as much as 2 metres high and 5 or more metres between crests.

132. When the open field system, along with the economic and social systems it supported, was replaced by small, enclosed fields of pasture in the agricultural revolution (mainly in the 18<sup>th</sup> century), the ridges and furrows survived under grass. The extent and layout of the medieval ploughlands and the open fields of which they were part was therefore still visible, indeed they survived like this until after World War II (see figure 9) when a second agricultural revolution encouraged deep ploughing, artificial fertilisers and intensive arable farming. Like many parishes in the English midlands, Lockington-Hemington lost all but 11% of its ridge and furrow during the following half century.

Figure 9 (left) Ridge and furrow in Lockington-Hemington about 1947, as reconstructed by R F Hartley (Leicestershire County Archaeology Unit) in c.1985. Adapted from map © Leics. CC

Figure 10 (right) Ridge and furrow in Lockington-Hemington, c.1999 (*Turning the Plough* survey, Historic England). Adapted from map © Leics. CC



133. In the late 1990s, English Heritage (now Historic England), realising the scale of this destruction, undertook the first of a series of surveys (*Turning the Plough*) across the Midlands, and made recommendations for protection and management. The full extent

of ridge and furrow in Leicestershire immediately after WW2 was mapped by Hartley (Leics. CC) in the 1980s from aerial photographs and fieldwork (figure 9). This, and the survey in the late 1990s for the *Turning the Plough* survey (Historic England, figure 10) provided baselines for a new survey undertaken for this Plan in 2022 (figure 11).

134. In summary, the results show the decline in Lockington-Hemington since World War II; the situation is now as follows:

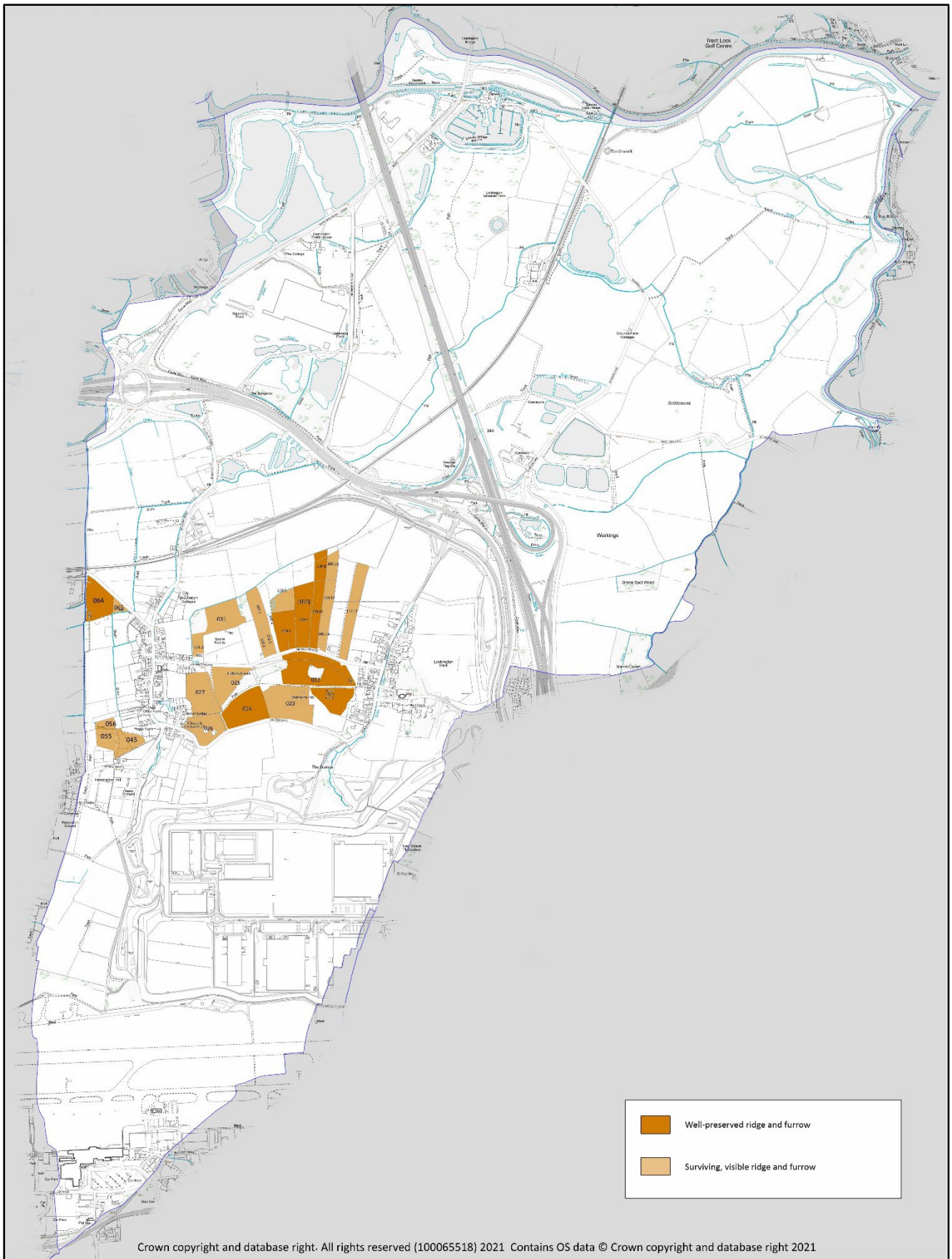
1947	c.370 ha
1999	c.41 ha
2022	c.32 ha

135. In English legislation ridge and furrow fields (except for the few that are Scheduled Monuments) are not statutorily protected, despite recognition that *“as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance”* (English Heritage, 2001).

136. While individual fields with surviving ridge and furrow in Lockington-Hemington are not claimed to be of international importance, their rarity across the Midlands and their relationship with the other medieval heritage assets in the Plan Area associated with its unusual manorial history means that any further, avoidable, loss would be irreversibly detrimental. In conformity with paragraphs 194, 203 and 204 of the NPPF (2021) and following the recommendation of Historic England all surviving ridge and furrow in the Plan Area should now be regarded as a non-designated heritage asset and taken into account in the planning system as the visible evidence of a component of national heritage comparable in significance to that of surviving medieval buildings. In future, and whenever possible, increased local housing need or new targets required at a higher level in the planning system should be fulfilled by allocating development to available sites with no surviving ridge and furrow.

**POLICY ENV 7: RIDGE AND FURROW**– The areas of ridge and furrow mapped in figure 11 are non-designated heritage assets. Proposals for new development within the ridge and furrow fields shown on Figure 9 will not be supported unless the benefits arising from the development would outweigh the harm to the heritage asset concerned.

Figure 11 Ridge and furrow in Lockington-Hemington, 2022



# Statutorily protected heritage assets

137. Twenty-nine buildings and structures in the Plan Area (Figures 12, 13) have statutory protection through Scheduling or Listing at Grade I, II\* or II. The Neighbourhood Plan lists them in the supporting information for reference, and to note that new development will be required to take into account their *settings* as defined on a case-by-case basis by Historic England.

Figure 12: Statutory heritage assets in the open countryside

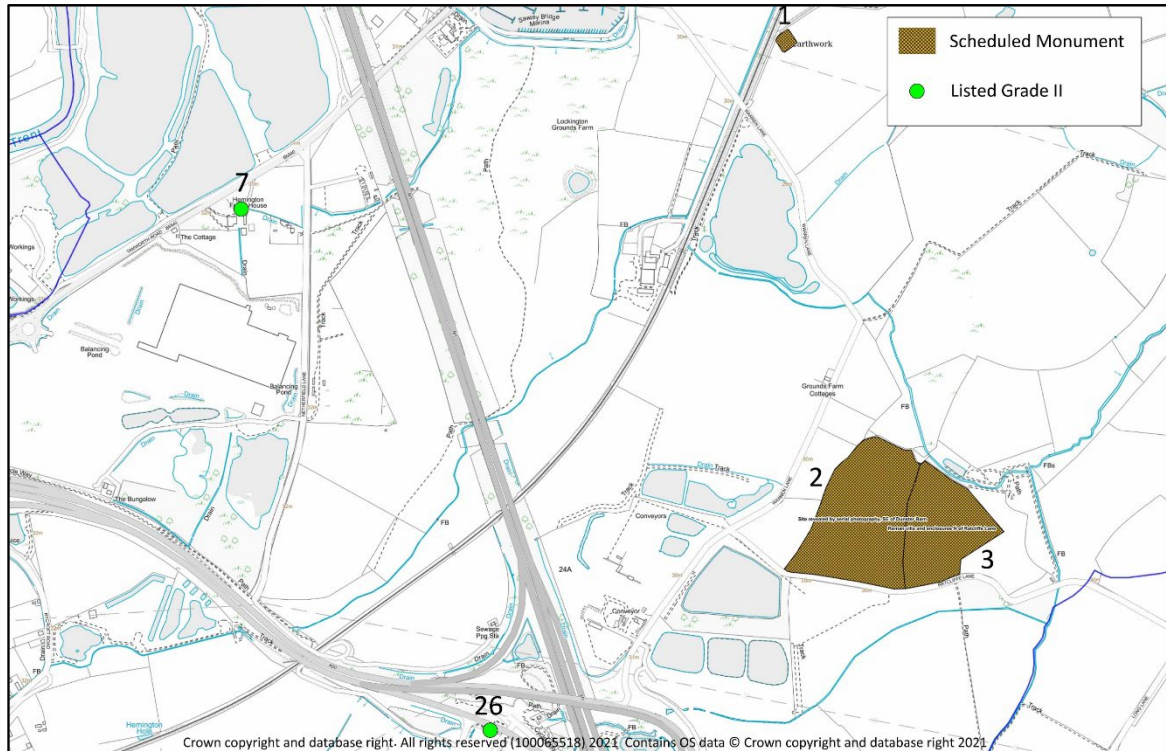
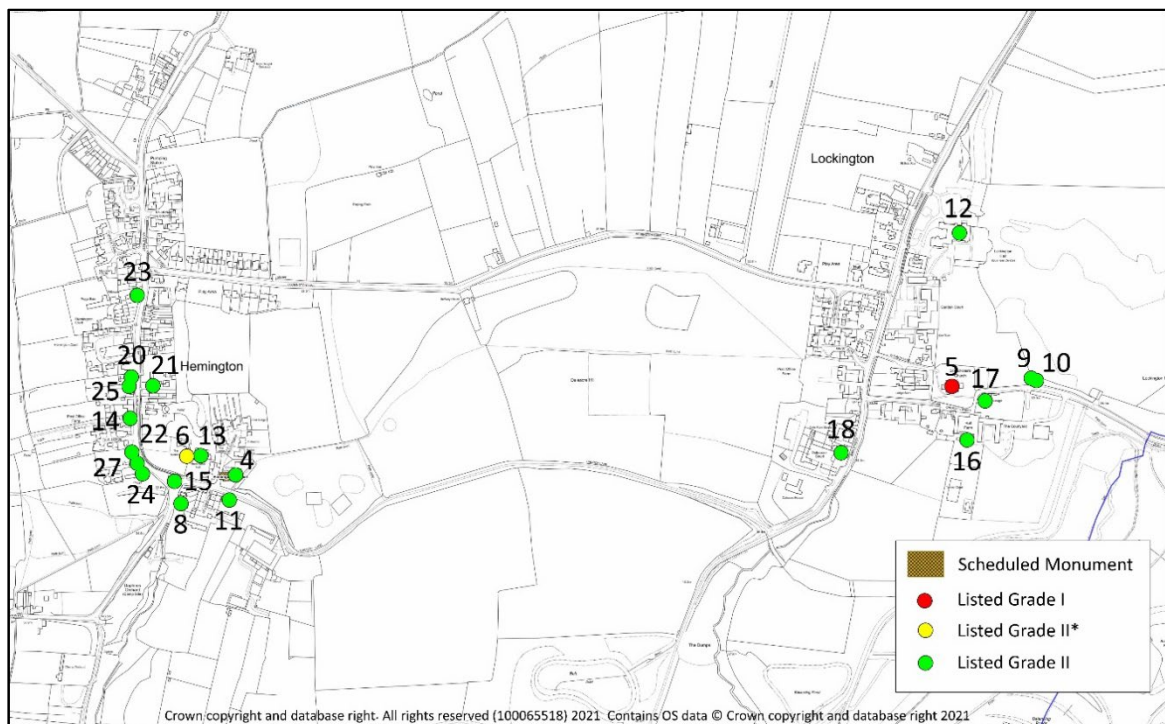


Figure 13 Statutory heritage assets in the villages



## Non-Designated Heritage Assets

138. Leicestershire County Council recognises four buildings or structures of local historic significance (as ‘non listed historic buildings’) in the Leics. Historic Environment Record (HER). In addition, the Neighbourhood Plan identifies six other buildings and structures in the built environment of Lockington-Hemington that are considered to be of local significance for architectural, historical or social reasons. Some of them were listed but not described in the NWLDC *Conservation Area Appraisals* (2001) for Lockington and Hemington, these documents are out of date and replacement appraisals are planned; meanwhile this Neighbourhood Plan takes the opportunity to recognise those most valued by the community and suitable for protection by Policy ENV 8. The evidence for their inclusion (details in Appendix 6) has been based on Historic England *Advice Note 7*, 2016.

139. Inclusion of these properties and structures (LCC and new) in the Plan records them in the planning system as *non-designated heritage assets* in order that they can be afforded protection at the appropriate level, in conformity with NPPF (2021) paragraphs 192, 203 and 205.

POLICY ENV 8: NON-DESIGNATED HERITAGE ASSETS – The buildings and structures listed here (locations figure 14 as numbered here, details Appendix 6) are non-designated heritage assets. They are important for their contribution to the layout and characteristic mix of architectural styles in the villages and Plan Area, and their features and settings will be protected wherever possible. Proposals for new development will not be supported unless the benefits arising from the development would outweigh the harm to the heritage asset concerned.

Assets in the Leicestershire Historic Environment Record (HER):

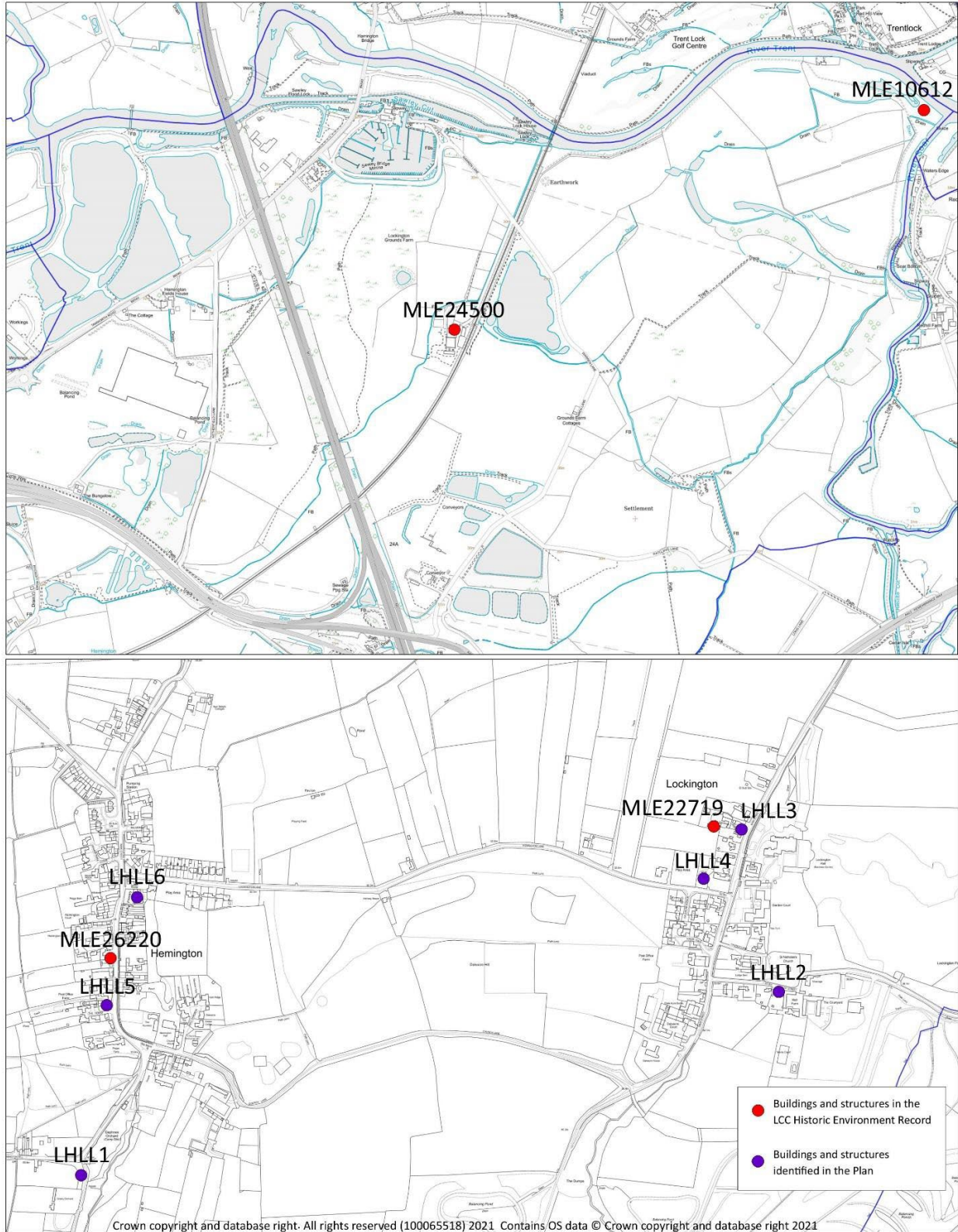
MLE 26220	Former Wesleyan Chapel, 19 Main St, Hemington
MLE 22719	Barn at The Standings, 27 Main Street, Lockington
MLE 24500	Lockington Grange Farm, south of Sawley Marina
MLE 10612	Remaining end of a post-medieval bridge, south of Trent Lock

Assets recorded in this Plan, 2022

LHLL1	Water trough, Diseworth Lane Hemington
LHLL2	Numbers 8, 10 and 12 Church Street Lockington
LHLL3	Winnow Barn, 27A Main Street Lockington
LHLL4	Lockington-Hemington village hall, Lockington
LHLL5	The Three Horseshoes, 5 Main Street Hemington
LHLL6	Hemington Primary School



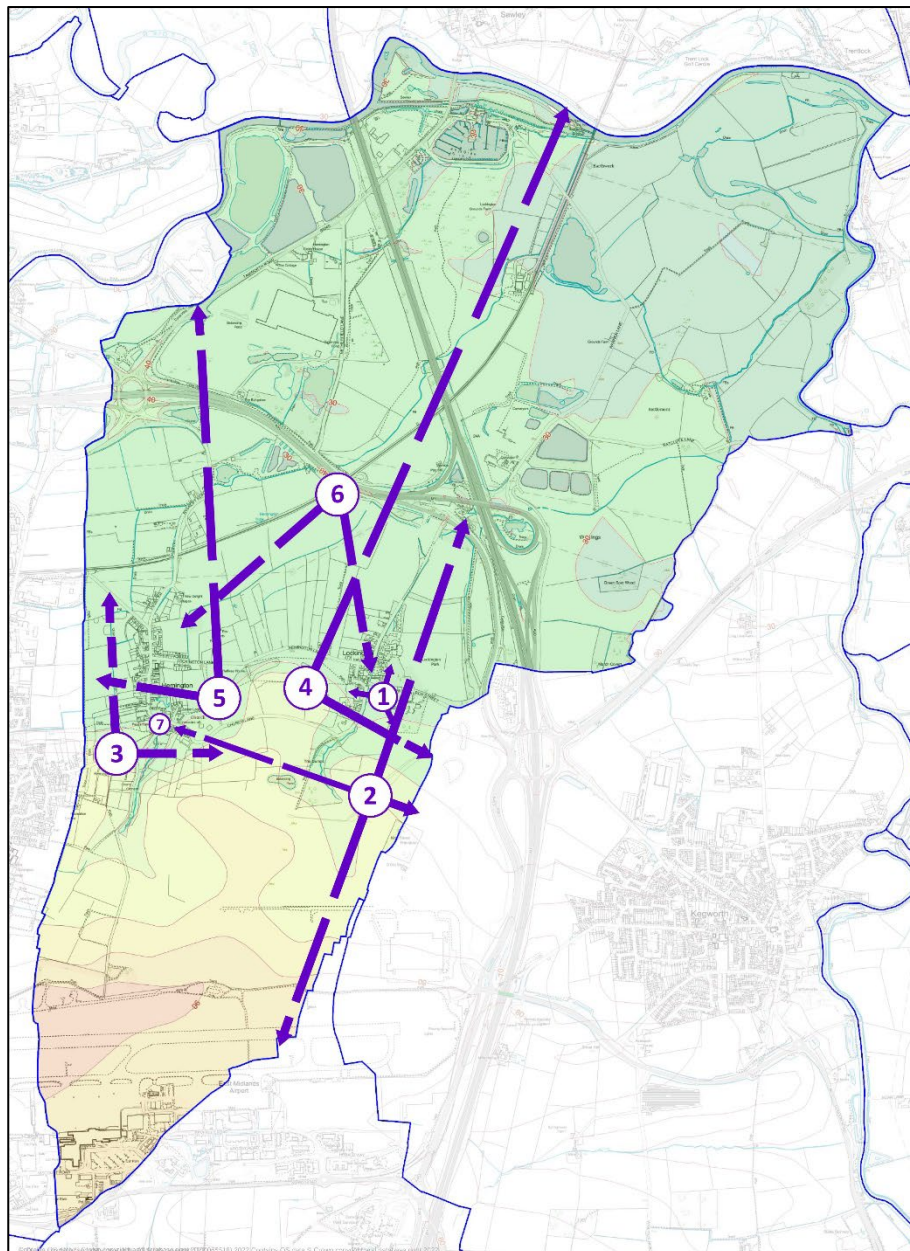
Figure 14: Non-Designated Heritage Assets in the Plan Area



## Important views

140. Consultation during the Neighbourhood Plan's preparation identified a widely held wish to protect what remains of Lockington-Hemington's rural setting, in particular its visual relationship with the surrounding landscape, including the Trent valley and Daleacre Hill.
141. One of the main ways in which residents expressed this wish was by describing several highly valued views within the villages, at their 'gateways', toward the settlements from the surrounding countryside and from high ground across the whole Parish. These consultation findings were further defined 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 15).

Figure 15: Important views



POLICY ENV 9: IMPORTANT VIEWS – The following views (map figure 15, details Appendix 7) are important to the setting and character of the villages. Development proposals should respect and whenever possible protect the identified views within the boundary of the Neighbourhood Plan. Development which would have an adverse impact on the identified views will not be supported.

1. From front of The Old Vicarage, Lockington, streetscape views of Church Street, St Nicholas' Church and the Churchyard.
2. From the earth bund between The Dumps and King Street Plantation, 360° panorama east to the parish boundary (and beyond toward Kegworth), north across Lockington village, St Nicholas' Church and Lockington Hall parkland, west over The Dumps and Daleacre Hill to Hemington and south to King Street Plantation and the Gateway Logistics Park.
3. From Ladies Close, north and east over Hemington village.
4. From Daleacre Hill Lockington, east over Lockington village to the church and north for several miles across the Parish to the river Trent (and beyond into Nottinghamshire)
5. From Daleacre Hill Hemington, west over Hemington village and north across the parish and the Trent valley floodplain
6. From the footpath alongside the A50 on the railway overbridge, generally south to Hemington and Lockington villages and their settings
7. Hemington War Memorial: village view taking in several Listed buildings including Peggs Farmhouse, The Nunnery, Hemington Hall and Hemington House.

## Footpaths and other walking routes

142. The network of footpaths and other rights of way in the Plan Area is not extensive compared with other parishes in North West Leicestershire. Because walking routes everywhere tend to be survivors from before the 18<sup>th</sup> century Enclosure of the farmed landscape and from before the development of paved motor roads, there are good historical reasons for this, including in the case of Lockington-Hemington the way some medieval tracks were converted to roads (now public highways), the wide area of seasonally wet water meadows of the Rivers Trent and Soar, the impact of quarrying and the motorway network, and the development of the airport and distribution centres. However, with modern recognition of the value of walking routes for health and wellbeing the lack is unfortunate, and any erosion of the network's surviving extent and character will be resisted.

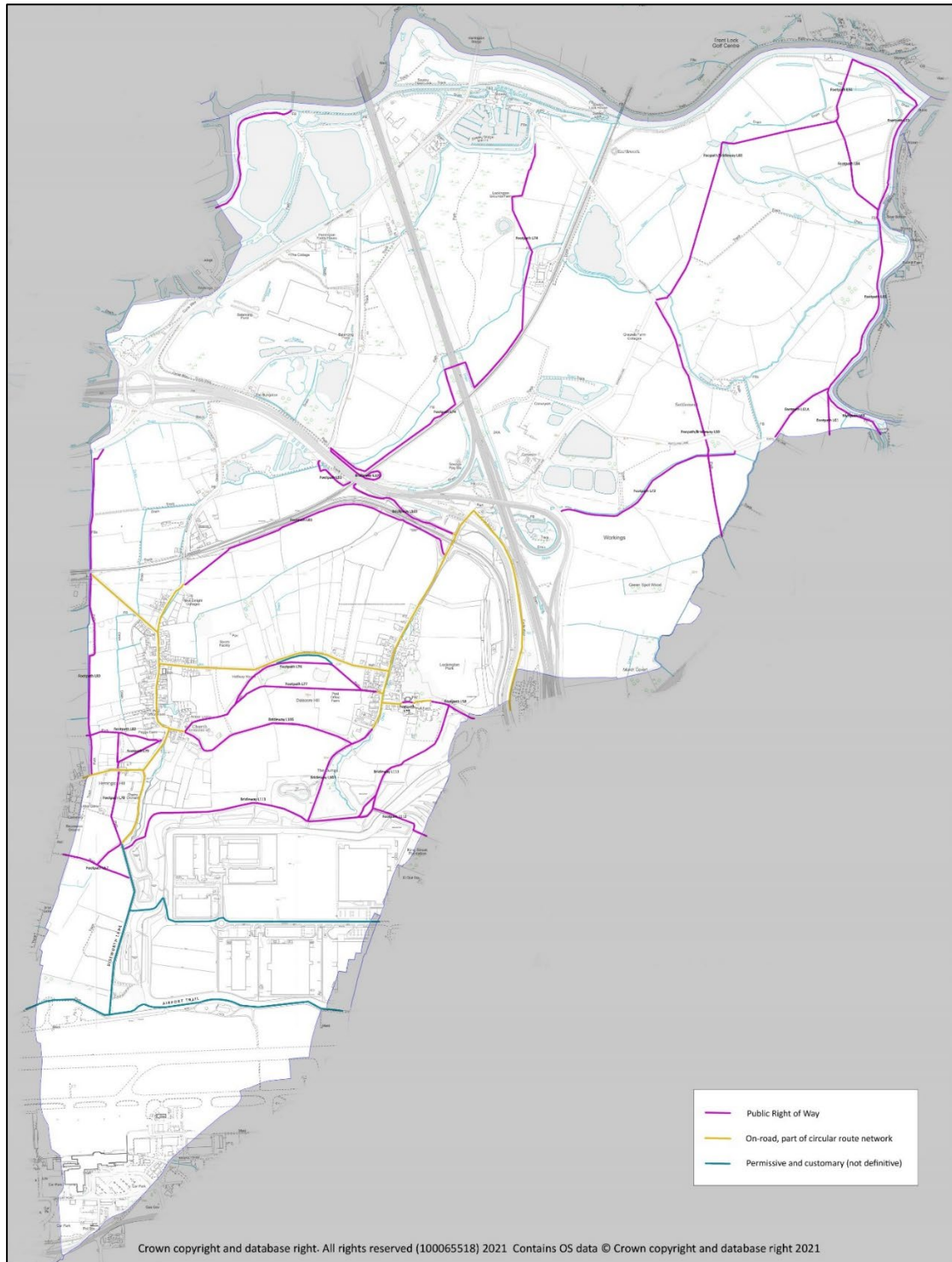
143. In the Neighbourhood Plan's consultation questionnaire (November 2021) 92% of respondents supported 'making the Parish more walker and cycle friendly' as a way of improving life in the Parish. Where opportunities arise for the restoration or improvement of footpaths and cycleways as part of future development proposals, they will be supported, particularly where they enhance connectivity between communities.

POLICY ENV 10: FOOTPATHS AND OTHER WALKING ROUTES – Development proposals that

result in the loss of, or have a significant adverse effect on, the existing network of footpaths (figure 16) will not be supported without appropriate mitigation.

The creation of new footpaths, or the enhancement of existing footpaths, to encourage walking to village amenities and to areas with a historical connection to the Parish such as Kegworth and Castle Donington for leisure and wellbeing, is supported.

Figure 16: Footpaths and other walking routes. Note that this is not the definitive map

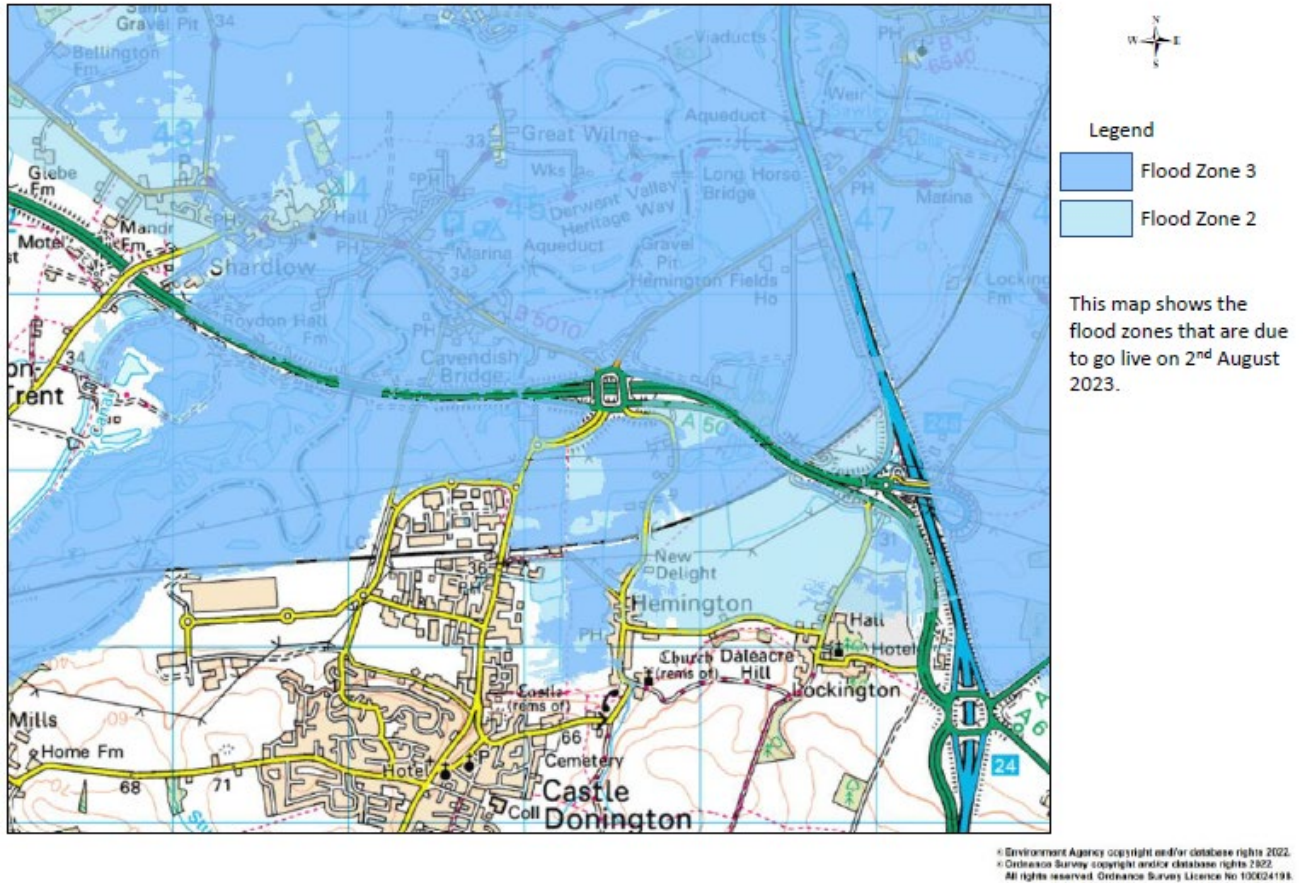


## Flood risk resilience, watercourses and climate change

144. Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions towards climate change, the effects of recent and current warming on weather events will likely persist for decades. It is therefore desirable to plan for at least a medium-term future in which weather events will continue to become more extreme by putting in place measures that mitigate the challenge of climate change for the lifetime of this Neighbourhood Plan and beyond. This objective is explicitly supported by the Environment Agency (EA) draft *National Flood and Coastal Erosion Risk Management Strategy for England* (2019), in which the strategic emphasis for the EA shifts from mitigation to resilience; in other words from requiring new development to reduce its adverse effects on flood risk to avoiding creating (or adding to) flood risk at all.
145. In light of this, it is particularly important that the location and technical standards of all new development proposals in the Plan Area should in future be judged not only on their immediate adverse effects but on their likely contribution to flooding, both in river valleys and from surface water and other flash flooding, in a climate change world. To complement this, the community will support proposals to improve the infrastructure within the built-up areas for managing flooding from rivers and from surface water run-off events, providing this is not unduly detrimental to the historic built environment, biodiversity, or open and green spaces.
146. A related but contrary deleterious result of new development on hydrology has been experienced in Lockington-Hemington. The very large volumes of surface water run-off that the more than 100 ha of warehouses and hard standing in the south of the Plan Area might produce has necessitated construction of retention and drainage infrastructure at a scale to cope with the worst predicted events. But local residents' experience is that at all other, unexceptional, times this infrastructure results in significantly reduced normal flow into Lockington Book and Hemington Brook, and the springs feeding them. These small, picturesque watercourses flow through the two villages, are an integral component of their character and have (until the new developments were constructed) made an important contribution to local biodiversity but are now reduced to trickles for most of the year.
147. This policy supports the North West Leicestershire Council *Zero Carbon Roadmap* 2019, and is in general conformity with North West Leicestershire Council Local Plan (2011-2031, adopted 2017) Policy Cc2.

Figure 17: Flood Zones  
Based on Environment Agency flood zones 2 August 2023

### Flood Zones at Hemington, Lockington and Castle Donnington



POLICY ENV 11: FLOOD RISK RESILIENCE, WATERCOURSES AND CLIMATE CHANGE – A sequential test will be required for development in areas at risk from flooding as set out in National Planning Practice Guidance.

Proposals to construct new (or modify existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within or close to the built-up area, will be supported on condition that they do not increase flood risk for residents and do not unnecessarily and adversely affect historical sites, biodiversity or important open spaces.

All development proposals shall demonstrate that::

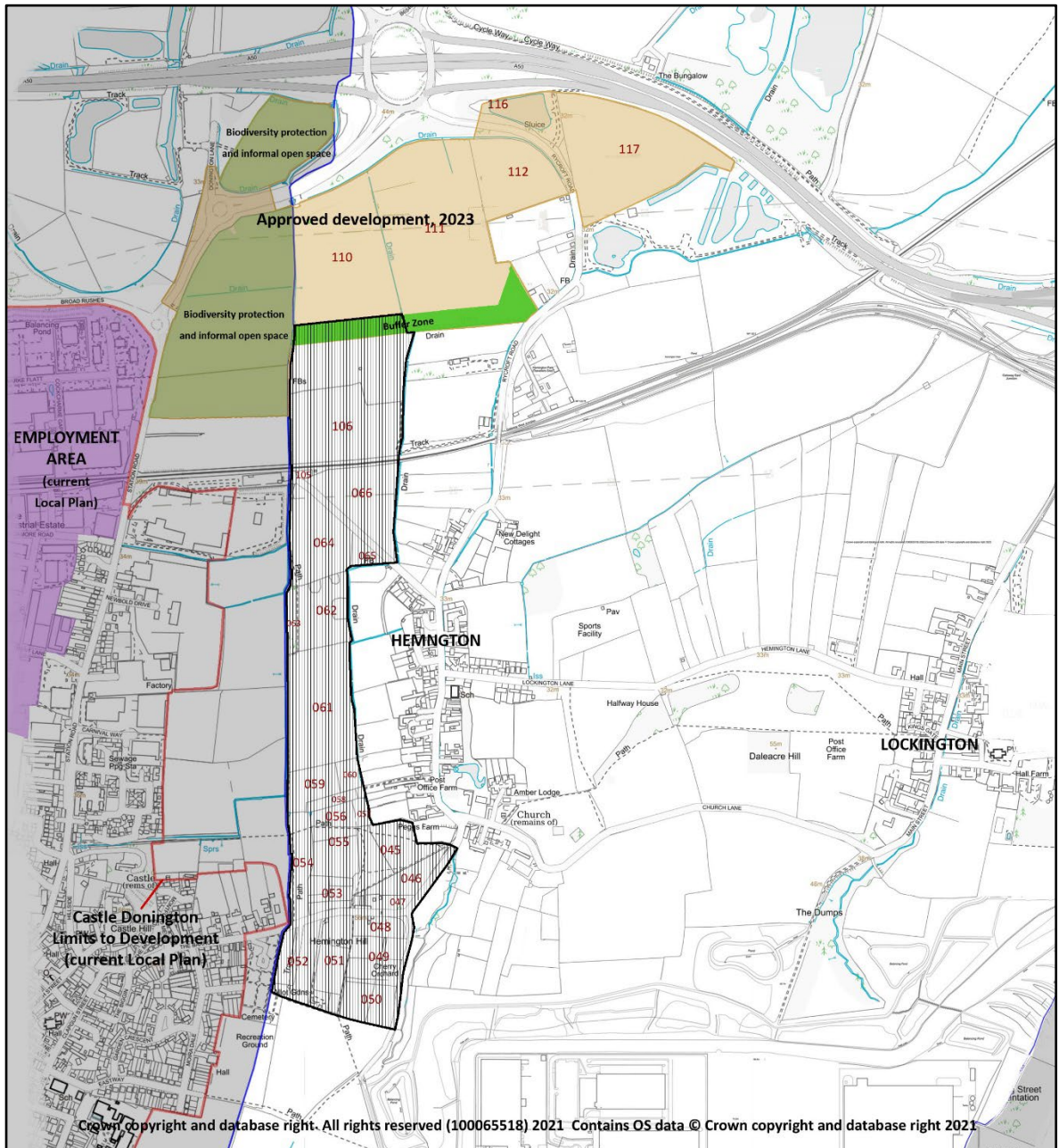
- a. if in a location susceptible to flooding from rivers or surface water, no alternative site with a lower risk of flooding is reasonably available. Within the site, the most vulnerable development is located in areas of lowest flood risk;
- b. its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological stud, where justified, whose findings must be complied with in respect of design, groundworks and

- construction;
- c. it includes a Surface Water Drainage Strategy, where justified, which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and will not threaten other natural habitats and water systems.
  - d. New developments shall demonstrate that all surface water discharges have been carried out in accordance with the principles laid out within the drainage hierarchy, whereby a discharge to the public sewerage system is avoided where possible.
  - e. its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
  - f. it does not increase the risk of flooding to third parties;
  - g. it does not adversely affect (reduce) flow rates in watercourses downstream when rainfall is normal or low;
  - h. proposed SuDs infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting; and
  - i. it explicitly takes the future effects of climate change on flood risk into account;
  - j. New development shall be designed to remain safe for occupants/users of the site in times of flood in accordance with the NPPF and PPG.

## Local Areas of Local Separation

148. Policy En5 *Areas of Separation* in the current North West Leicestershire Local Plan refers only to the area between Coalville and Whitwick. The Lockington-Hemington Neighbourhood Plan policy is in general conformity with the NWLDC policy, but in detail follows the precedent set by adopted policies in other Leicestershire Local Plans (Harborough, Melton, Charnwood, etc.). The wording includes a phrase adapted from the Inspector's recommended addition to Harborough District Council Local Plan (1997 draft) policy EV/5, which has subsequently been adopted in HDC's and other current Leicestershire Authorities' Local Plan policies. (For details see [www.harborough.gov.uk/downloads/file/15/area\\_of\\_separation\\_review\\_web\\_publication\\_versionpdf](http://www.harborough.gov.uk/downloads/file/15/area_of_separation_review_web_publication_versionpdf).)

Figure 18: Local Area of Separation in the Plan Area - to prevent coalescence of Castle Donington with Hemington. (Vertical hatched line symbol)



149. In drafting the policy, the Qualifying Body took account of the possible argument that protection of the space between neighbouring settlements is adequately covered by open countryside policies, but noted that the two relatively open areas between Castle Donington, Hemington and Lockington consist of a patchwork of open fields, paddocks, cemeteries, sport facilities, farms and residential properties which do not currently compromise the separate identities of the settlements but which would do so if further, infilling and 'exception' development was allowed (the present Local Plan policy options) or if broader strategic policy (e.g. *Warehousing and Logistics in Leicester and Leicestershire: Managing growth and change Leicester and Leicestershire Authorities Final Report April 2021, as amended March 2022*) were to be actioned by NWLDC.



POLICY ENV 12: LOCAL AREAS OF SEPARATION – The area of land identified Figure 18 is designated as a Local Area of Separation. Development within this area should be located and designed to maintain the separation of the settlements.

## Renewable energy generation infrastructure

150. National Planning Policy Framework (2021) paragraphs 152-154 and 156 make it clear that all communities are responsible for reducing emissions as part of the necessary approach to mitigating and adapting to climate change. Residents of Lockington-Hemington wish to play their part in this (in particular by not objecting in principle to renewable generation proposals where suitably located) but at a scale appropriate to the intimate, surviving, historic rural countryside of the central section of the Plan Area. The impact of wind generation infrastructure on local communities has been recognised by the government: a Ministerial statement made on 18<sup>th</sup> June 2015 notes that suitable areas for wind energy development must be identified in Local Plans (as has been done, incompletely, by North West Leicestershire District Council, see paragraph 156) and crucially that any such developments must have the support of affected local communities.
151. Lockington-Hemington Neighbourhood Plan Area is located in National Character Areas 70 *Melbourne Parklands* and 69 *Trent Valley Washlands*. The relevant *Statements of Environmental Opportunity* for the two NCAs state, respectively:
- LCA 70 “SEO 1: [Manage the new planting of The National Forest] and restore the characteristics of the historic parklands and woodlands. Conserve and manage the hedgerows and hedgerow trees, preserving the field patterns of early enclosures and maintaining the legacy of historic land use, bringing benefits for soil quality, biodiversity and recreation”; “SEO 4: Protect and enhance the historic landscape character and historic ecclesiastical centres...”
  - LCA 69 “SEO 1: Carefully plan and manage new development within the NCA to ensure that landscape character and ecosystem services are strengthened, that heritage features, wildlife habitats, woodland and the hedgerow network are enhanced...”
152. No Landscape Character Assessment has been carried out by North West Leicestershire District Council in the north-eastern part of the District, which includes Lockington/Hemington.
153. The maps of the ‘area identified as potentially suitable for large- or small-scale turbines’ supporting NWLDC Local Plan Policy Cc1 2(a) are not of a suitable scale to provide sufficient local detail to be referenced usefully in this Neighbourhood Plan. Moreover, there is some doubt regarding their value for determining individual planning proposals: the only reason for exclusion from the ‘suitable area’ appears to be absolute proximity to existing settlements and commercial/industrial sites. East Midlands Airport is mapped as ‘suitable’ and no account has been taken of topography, aspect or other

factors.

154. No Landscape Sensitivity Appraisal has been carried out by NWLDC with respect to turbines or solar arrays. A small area of the Neighbourhood Plan Area east of Castle Donington (parcels A and C) was appraised for sensitivity to housing and employment development (Gillespies, 2019), but this is not pertinent to the following policy. Figure 19 of this Neighbourhood Plan therefore maps the landscape sensitivity of the Plan Area as assessed by the community. The area shaded green survives as a relatively unspoiled corner of rural England, with the two small villages, the medieval and Georgian fields, historic landscaped parkland and pockets of valuable woodland and other wildlife habitat, all overlooked from the popular viewpoint on Daleacre Hill. In this local context, its landscape sensitivity means that large-scale development, including energy generation infrastructure, would clearly be inappropriate and damaging. North of the M1/A50 corridor (mapped in brown) the Trent/Soar confluence floodplain is somewhat less sensitive; despite the extensive 20<sup>th</sup>-century quarrying, it has extensive areas of County level (or higher) biodiversity significance. Its landscape is less picturesque and access to it from the villages is constrained by the transport infrastructure, but it still has local importance as open countryside and any new energy generation development should be sensitively located and controlled (figure 19).

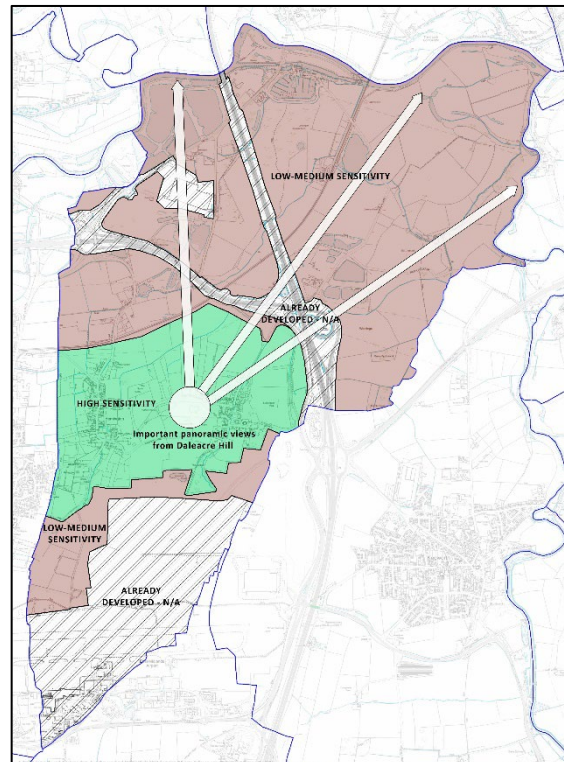


Figure 19: Landscape sensitivity to turbines and solar arrays in the Plan Area

155. Policy ENV 13 and figure 20 reflect the community's wish to make a landscape-sensitive, appropriate level of contribution to the recognised need for renewable energy generation. But it also takes into account residents' reasonable perception that the two rural, historic villages of Hemington and Lockington have been obliged to absorb disproportionate amounts of quarrying, commercial and national infrastructure development at very large scale on previously open countryside in the Plan Area, that the size and location of future developments should therefore be controlled and that the specified environmental, amenity and social conditions should be fully met.

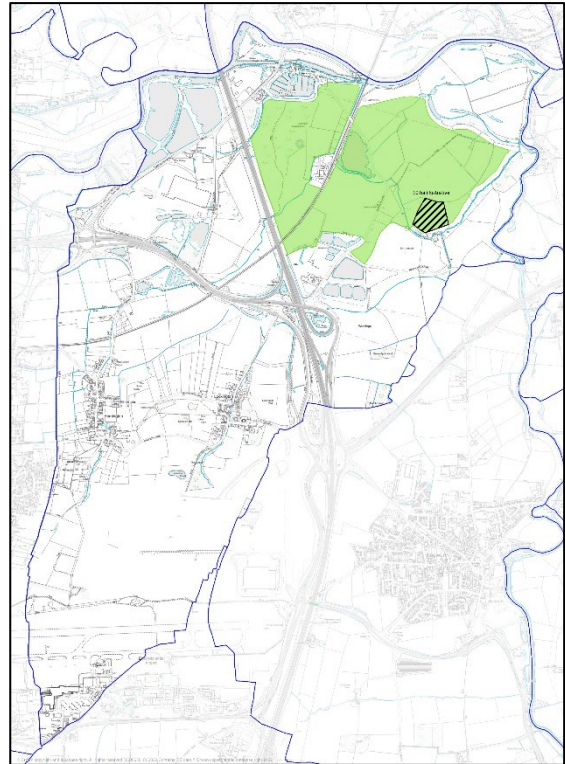


Figure 20: Areas suitable for wind and solar energy infrastructure, subject to conditions in Policy ENV 12. (The hatched area indicates an area of 10 ha for illustration of scale, not a proposed location)

156. Through the Neighbourhood Plan preparation, a number of factors were taken into account in determining the policy position:

157. **Choice of Suitable Area.** From the starting point of the 'Low-Medium Sensitivity' areas in Figure 19, we identified the smaller area in Figure 20 as the least sensitive space taking into account its distance from visual reception (housing, roads) and its current usage (reclaimed gravel extraction, low grade agriculture). The proximity to the existing Ratcliffe-on-Soar Power Station, although not decisive, supports the selection of this area.

158. **Size Thresholds.** The thresholds for the turbine heights and solar array area were based on an appreciation of existing installations in the local area and their visual impact. We also considered the generating capacity achievable within these size thresholds and considered that they were proportionate to the scale of the Parish.

159. The policy is in general conformity with NPPF 2021 paragraphs 156-158, and applies the Ministerial Statement of 2015; it is also in general conformity with Adopted North West Leicestershire Council Local Plan 2011-31 Policy Cc1 while adding local detail to it (including restoring omissions from the Local Plan).

**POLICY ENV 13: RENEWABLE ENERGY GENERATION INFRASTRUCTURE –** Proposals for wind and solar generation infrastructure of up to two turbines each of maximum tip height 30m and/or one solar array up to 10 ha area will be supported in the areas mapped in figure 20, subject to avoidance or mitigation of the following harmful effects on environment and amenity:

- adverse impact (noise, reflections, glare, shadow, flicker, other visual impact, water pollution, smell, air quality impairment, gaseous or particulate emissions) on the health,

wellbeing or amenities of residents and third parties

- adverse impact on identified views or on the sensitivity and character of the landscape (figure 20)
- adverse effect on footpaths and other recreational and amenity walking, cycling and riding routes
- adverse effect on biodiversity or species and habitat sites of at least local significance (Policies ENV 4 and ENV 5 or as revealed in relevant ecological surveys).adverse effect on statutory historic environment features or sites, non-designated heritage assets or ridge and furrow (policies ENV5 and 6 will apply)

Proposals will comply with NWLDC Local Plan policy Ec5 (f) in respect of the East Midlands Airport safeguarding zone.

In the case of solar PV arrays, proposals should also be supported by appropriate and relevant assessments and documentation in respect of transport, heritage, archaeology, landscape impact, environmental impact, flood impact, ecology, agricultural land quality, arboriculture (impact and method) and tree protection. Areas in which the community would, subject to these conditions, support proposals are shown in figure 20.

Proposals for renewable energy generation infrastructure larger than specified above (number, height or area) will not be supported.

## 6. Community Sustainability

### Background

160. Hemington and Lockington are thriving villages whose community spirit and facilities are very important to all who live here.
161. Being at the centre of the country and the heart of the road, rail and air network, Hemington and Lockington are in a very advantageous location. For understandable reasons, this has been noticed and the last decade has seen the area developed, some would say exploited, for the benefit of the economy and the country. As we write, this development continues without abatement; East Midlands Airport is now designated a Freeport, global logistics firms continue to scoop up and develop the countryside surrounding the villages and the hamlet that once was, now suffers noise pollution, traffic congestion and the loss of its local green spaces.
162. Our survey showed that 99% of the respondents agreed with the vision for the Neighbourhood Plan which is "To maintain and enhance the good quality of life, community spirit and natural and built environment in the Parish and its villages, now and for future generations.'
163. The threat to our village communities from zealous over development is very real but our Community Sustainability Plan shows that with careful consideration, using community spirit as a focus, we can put in place a document to help protect Hemington and Lockington and its local green spaces and encourage the community to come together with a strong and purposeful voice.

### The Villages

164. The villages of Lockington and Hemington are first recorded in the Leicestershire Survey of 1125. Before this, at the time of the Domesday Book in 1085, the assets of Lockington, Hemington and Long Whatton were listed under those of Shepshed.
165. At the time of the English Civil War, in the 1640s, Lockington Manor was occupied by the Bainbrigge family, while Hemington Hall was the residence of Sir John Harpur. William Bainbrigge's third wife was the sister of the Parliamentary General Henry Ireton (who was also the son-in-law of Oliver Cromwell), so the Bainbrigge family may have been sympathetic to the Parliamentary regime. The Harpur family was probably royalist, although Leicestershire was not a centre of firm allegiance to either side in the war. Despite this, a report of 1899 describes traces of earthworks on the hills overlooking Hemington, thrown up during the Civil War for the purpose of an attack on Hemington Hall, then the residence of Sir John Harpur, and folklore has it that Hemington Church was knocked about

by Cromwell's soldiers.

166. The Lockington Hall estate, along with the Harpur Crewe estate based at Calke Abbey - Ticknall, has been the major influence on the pattern of development within the village. The predominant influence of the estate is evident by the former extent of the estate farms and their associated buildings within the settlement and their direct relationship with the surrounding agricultural landscape. The influence of the Lockington Hall estate also extended into Hemington, the Lockington estate being responsible for the construction of Hemington House in the early part of the nineteenth century.
167. Hemington was originally a chapelry in the Parish of Lockington but became a separate Parish in 1866. In 1938 they were joined again as the Parish of Lockington-cum-Hemington. The Hemington Conservation Area was designated in 1974, with the Lockington Conservation Area following in 1992.
168. Friendly rivalry remains within the villages with Lockington having the Parish Church, the village hall and business centre, with Hemington having the public house, School, war memorial and sports ground. In recent times sporting events such as inter village cricket matches have maintained such rivalry. Joining of the names to 'Hemlock' is often used when the villages are combined for events - a rightful joining of the two villages.

## A. Community Facilities and Amenities

169. Community Facilities & Amenities play an important part to life in Lockington and Hemington; they help to bring the communities together and to make us collectively proud of our Parish.
170. There are relatively few Facilities and Amenities within our small Parish. More extensive facilities exist in nearby Castle Donington and whilst these nearby facilities are a great benefit to parishioners, it is important that our Parish retains the facilities and amenities it presently has. Some of these provide local employment and also a reason for visitors to come to Lockington and Hemington, be it to see residents or visiting as tourists.

## Hemington Primary School

171. With the support of the Curzon family, the Lockington & Hemington United District School Board was formed in 1876. Hemington School opened on 1st July 1878, with places for 120 children and an average attendance of 88. The Board also built an adjoining house for the schoolmistress, now incorporated into the main building. The school, now Hemington Primary School, continues to thrive with around 55 pupils from age 4 to 11 years.

172. The school's vision is *to enable, encourage and equip all children to achieve their best through an inspiring and nurturing environment*. The most recent OFSTED grading from 2018 is GOOD.
173. Current issues faced by the school include parking during drop-off and collection times around the school gates as well a lack of recreational facilities due to delays in development of the sports pavilion.
174. The school follows the Leicestershire County Council admissions policy, which includes criteria for cared-for children, catchment, siblings and special needs.
175. An annual sports day is held on the school field for everyone including the local community. The PTFA put on fairs as well at the school which are open to the community.
176. There is little or no physical room on site for the school to expand should additional capacity be required. A new primary school has been completed adjoining the Parish in Castle Donington which, whilst providing no additional capacity within the Parish, will alleviate local demand generally - many of the current pupil population reside outside the Parish.

## The Village Hall

177. Built in 1935 at a cost of £835, the village hall became the social hub of both villages, including very successful performances by the local drama group. It was also the venue for dances, plays put on by the 'Hemlock Players', a youth club, Women's Institute meetings, ballet dancing classes and tai chi. It is currently undergoing modernisation by the Parish Council and still well utilised for a variety of classes, Parish Council meetings and school PTFA functions. There are approximately 15 vehicle parking spaces but there is the intention to clear a surfaced space to facilitate a further 25 spaces.

## St Nicholas' Church, Lockington

178. Dating from the 1200s, the church is a Grade I listed building and the historic heart of Lockington. As a consequence of surrounding industrial development, the church is no longer on a through route and, as such, has become rather cut off from its community. The congregation for the now monthly services is very small and the sustainability of the church is severely threatened.
179. There is a strong desire, through this Neighbourhood Plan, to support the continuation of the church as a community asset. Individuals are being encouraged to come together to explore and develop ways for the building to be more widely used. Black tie events and film nights have been popular and discussions around music, poetry and other events are positive developments.

180. The church has no associated church hall. It has kitchen facilities but it does not have toilets. These are key to the staging of many of the events that would help to breathe life back into the church. Discussion is underway about how to fund toilet facilities. Car parking would be at the nearby village hall.

## Public Houses

181. The Parish contains two public houses; the Jolly Sailor in Hemington and the Plank and Leggit near Sawley Marina. Of these, only the Jolly Sailor is truly accessible from and therefore part of the villages. As the only surviving amenity, (for example there used to be other pubs, post offices and butchers), it is a very important meeting and socialising point for the community.

182. Despite the hiatus caused by the pandemic, the Jolly Sailor continues to flourish attracting walkers, bikers and regulars both local and from further afield. The pub is small and there is no car park as this has become a beer garden, which accommodates more people than the internal space. There is a small function room for events and the landlord is willing to provide a bar for Parish events.

183. The pub hosts music nights with local bands, games and bingo nights and a weekly quiz. It supports both the local football and cricket clubs and serves as a general meeting point for all activities local and national e.g. Remembrance Day and Platinum Jubilee.

184. There is also Beer with the Bishop, which is organised in conjunction with the church.

## The War Memorial

185. Situated in Hemington and unveiled in April 1921, the war memorial commemorates the residents of Lockington and Hemington who were killed or missing in the two world wars, eight from the first and one from the second. Three of those who died in the First World War are buried in the churchyard at Lockington. The annual Remembrance service continues to be well attended by villagers and associated families.

## Allotments

186. There are allotments just within the Parish bordering the boundary with Castle Donington Parish, and can be taken up by parishioners.

187. The allotments were put up for sale by the Harpur Crewe estate in 1999. The tenants at that time agreed to form the Hemington Hill Allotments Association and buy them at a set amount per sq yard and the sale was finalised in 2000.



188. The association is run by a committee. There are 25 plots which are bought and sold through the association at the same price with a bit added for inflation, no profit making. Members of the association can rent out all or part of their plots. The secretary holds the waiting list of people who either want to buy or rent a plot.

## Footpaths and Bridleways

189. Dark Lane was the original route between the villages, linking the southern ends of the two Main Streets. In 1888, the present Hemington Lane/Lockington Lane was constructed by the Lockington Estate in conjunction with the Harpur-Crewe Estate of Hemington. Dark Lane remains in use as a public bridleway.

190. Other roads and footpaths have been affected by developments around the Parish. More recently, the building of the East Midlands Gateway warehouse site and Rail Freight Terminal with its newly extended railway link have closed the vehicle access from Church Street, Lockington to Kegworth. Footpaths and bridleways have been re-routed and new paths have been created.

191. Directly between the villages, the well-used footpath over Daleacre Hill offers open views of the varied Parish landscape. Whilst originally not a welcomed development, the additional and replacement footpaths and bridleways installed as part of the East Midlands Gateway facility have been well received.

192. Horse riding is a popular pastime in the area and there are a number of privately owned equestrian facilities which make good use of local bridleways.

193. While limited signage may deter new users, the bridleways are well used by local riders. They have good drainage, are not greatly used by walkers and have grass verges for cantering.

194. Poor general maintenance means that overhanging branches and erosion of some paths can cause issues. Also motocross bikes use them, which will cause maintenance problems in the long term.

195. There are several cycle paths which are well used, enabling journeys to and from work, to local villages and good recreational access. Footpaths link to Sawley, Shardlow, Castle Donington and Kegworth as well a 6 mile circular trail around the airport, which the airport funds and maintains.

## Hemington Park

196. The park is an area of around 6 acres between the villages off Dark Lane, which was gifted to the Parish in the will of Hugo Harpur-Crewe, and is maintained by Hemington Park

Trust Charity. It has recently had 5 oak trees planted by the schoolchildren to commemorate the Queen's Platinum Jubilee. This mirrors the '5 oaks' planted on Ladies Close, which celebrated Queen Victoria's Diamond Jubilee in 1897.

## Sports Field

197. Conveyed to the Parish in 1897 as 'Hemington Recreation Ground' (Charitable Trust). The Parish Council are trustees of the land. Another charity 'Hemlock Recreational & Sporting Advancement' was formed in 2020 to provide facilities for recreation and leisure. This major recreational area and sports field is located on Lockington Lane, Hemington.
198. The field is used by the school as its sports facility, along with the Parish football and cricket teams.
199. A new pavilion is currently under construction on the sports field. Quotes obtained for the new sports pavilion have been significantly impacted by Covid, Brexit and other inflationary pressures. This has created a delay in its construction but it should be completed by 2024.
200. Hemington Hammers F.C. is a Grassroots football team. The team plays in the East Midlands Public Authorities League One. There are currently no children's or ladies teams.
201. The Jolly Sailor public house has a 'friendly' cricket team which plays at the sports field.

## Play Areas

202. There is a children's play area in each village.
203. Hemington play area on Lockington Lane was given to the Parish in 1897 as the 'Playground also known as the Little Rec' to be used by the children attending the adjacent school. It is maintained by the Parish Council as trustees.
204. Lockington Play area, adjacent to the village hall on Hemington Lane was given to the community in 1947 as 'Lockington War Memorial Field'. It is owned by Fields in Trust and managed by the Parish Council.
205. Both play areas and the sports field are currently (2022) undergoing planned improvement activities through Parish Council work and grant funding.
206. Communal seating is important to enable less able people to walk and then rest; it is also important for meeting friends and for quiet reflection. In addition to benches along footpaths, both play areas have recently had a "reflection" bench installed, by North West

Leicestershire District Council, together with a cherry tree, to encourage reflection on the lives of those who died, from whatever causes, during the Covid-19 pandemic.

## Rivers and Lakes

207. The rural location of the Parish aligned with its Trent Valley position results in an increased awareness and responsibility for water courses and potential flooding issues within the community. It also allows for the more positive contribution towards leisure activities with walks alongside the village 'brooks', marina boating, fishing lakes and river or canal fishing all being available.
208. The Pride of Derby fishing club has a section between Sawley and Shardlow within the Parish boundary with various characteristics according to its website. This is due mainly to its artificially made section and holding weir created in 1790 to allow the Trent & Mersey Canal to cross the River Trent to the Sawley Cut and access the river again downstream. This results in slow deep water downstream from the confluence and shallow fast water below Sawley Weir. There is a large population of bream and roach in slower areas and carp/barbel in faster waters.
209. Main rivers, such as the River Soar, are those under the authority of the Environment Agency, a non-departmental public body sponsored by DEFRA (Department of Environment, Food and Rural Affairs).
210. The Environment Agency carries out maintenance, improvement or construction work on main rivers to manage flood risk. They are also responsible for working in partnership with the Met Office to provide flood forecasts and warnings.
211. The downstream reaches of the Hemington Brook from the culvert, outside Daphne's Orchard and Lockington Brook, north of Church Lane, are classed as 'main rivers'. The EA arranged for de-silting of Hemington Brook in 2020 and we currently await a date for Lockington Brook de-silt.
212. Such activities are advised to be carried out in 5-6 year cycles, with monitoring and inspection in between. Severn Trent also performed a pipework inspection and clean out in both villages in 2020 after severe storms in 2019 resulted in flooding issues.
213. Other rivers are called 'ordinary watercourses'. Lead Local Flood Authorities, District Councils and Internal Drainage Boards carry out flood risk management on ordinary watercourses.
214. The owner of a watercourse is usually the owner of the land that the watercourse runs on or under. Where the watercourse is on the boundary of the land, the landowner is responsible for the watercourse up to its centre.

## Fishing

215. Rycroft Fisheries is a popular fishing venue with both match and pleasure anglers, many people refer to the fishery as “Hemington”, fishing for bream, carp, chub, roach and tench. There is a seasonal café at the fisheries.

## Sawley Marina

216. Outside of the main residences is Sawley Marina, operated by Aquavista. It is the UK’s largest inland marina. It lies on a navigational cut of the River Trent near Long Eaton in Derbyshire.
217. With a water space that covers 23 acres, there is leisure mooring for 414 berths and residential mooring for 186 berths, which provide for permanent waterside living.
218. Sawley Marina is a part of the Parish but generally engages socially and commercially with the nearby conurbations of Sawley and Long Eaton, which are outside of the Parish. As such, the site and its permanent residents form a unique and largely self-contained community within the Parish.
219. During the development of this Neighbourhood Plan the Aquavista Site Office was approached to share the original NP survey and open events to encourage input. The Parish Council will take on the improved involvement of the Marina community going forward.

**POLICY CFA1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES** - Development leading to the loss of Hemington Primary School, the Village Hall, St Nicholas’ Church, The Jolly Sailor Public House, the war memorial, Hemington Park, the sports field or the play areas (as described in this Neighbourhood Plan) will not be supported unless it can be demonstrated that::

- a) There is no longer any need or demand for the existing community facility; or
- b) The existing community facility is, demonstrably, no longer economically viable or able to be supported by the community – this will be demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least 6 months. Such viability and support includes fundraising and volunteering by parishioners and others; or
- 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.

## Promoting additional community facilities and amenities

220. Community consultation confirmed not only the importance of our community facilities and amenities in the Parish, community identity and spirit, history and heritage, It has also shown a desire for improved and additional facilities.

221. For example, support has been expressed for communal workshop areas, meeting facilities, more footpaths and cycle friendly routes, better community transport and better promotion of the village hall and the church.
222. The community is committed to developing and promoting local facilities as well as ensuring that, as far as is possible, they are fully accessible to all.

POLICY CFA2: NEW AND IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities, will be supported provided that the development:

- a) Will not result in unacceptable traffic movements or other disturbance to residential, community or business properties; and
- b) Will not generate a need for parking that cannot be adequately catered for; and
- c) Is of a scale appropriate to the needs of the locality and conveniently accessible for residents of the Parish wishing to walk or cycle; and
- d) Be of a size and scale not adversely affecting the character, infrastructure and environment of the Parish, including the countryside; and
- e) Reflects the needs of people with disabilities.

COMMUNITY ACTION 2: SUPPORT FOR ALL PARISHIONERS - The Parish Council will work to ensure that parishioners residing outside the two villages will receive equal information and support whenever required.

## B. Businesses and employment

### Support for existing employment

223. Whilst being dwarfed as an employment centre by nearby large-scale businesses associated with the airport and the major road network; self-employed businesses and home working flourish within the Parish. Businesses range from upholsterers to farmers, musicians to international sales trainers. We welcome such entrepreneurship and will continue to encourage innovation and prosperity.
224. Critical to this is the provision and updating of technology and infrastructure that allows us to compete on a global stage.
225. Where there are buildings that are dedicated to business use in the Parish it is recommended that they be protected against being lost to other uses.

### Air space and rail freight

226. East Midlands Airport, together with the nearby rail freight terminal, has been designated part of the East Midlands Freeport (March 2022). This brings opportunity and responsibility. The increase in rail freight, road freight and air freight will be significant.

Given our location the need to protect our air quality and noise levels is important for the future.

POLICY BE1: ACTIVE ENCOURAGEMENT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES - There will be a strong presumption against the loss of commercial premises or land within the Parish (Use Classes B2, B8 and E(g)). Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:

- a. The commercial premises or land in question has not been in active use for at least 6 months; or
- b. The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment-generating uses. This will be demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least 6 months.

## Support for new employment opportunities

227. New employment initiatives in the right location can help to boost and diversify the local economy and to provide more local employment opportunities.
228. There is concern over new business within the Parish because of the major EMG development and recent St Modwen application, both of which are considered to be too large for the size of the Parish. Views expressed suggested there would be no objection to development appropriate to the rural nature of the village and the Parish. However, there was significant opposition to any larger scale business development, citing reasons such as the inability of the roads to cope, increased traffic flows and HGVs and it not being good for small villages.
229. However, within the community survey, a large majority (59%) said they would welcome some new businesses into the village, so long as any new business proposals are sensitive to the character of the Parish avoid harmful impacts on issues agreed to be locally important such as increased traffic flows, parking, residential amenity, the preservation of historic/heritage assets and the local environment.
230. Interestingly, only 39% thought locally available employment was important compared with 48% who were less concerned. This may reflect the proximity to existing thriving businesses in Castle Donington and easy access to Nottingham, Derby and Leicester.
231. The survey shows that people are keen on businesses such as a cafe or small grocery store to enhance the sense of community and would like better promotion of the village hall as a venue for pop-up businesses (e.g. craft and local artisan market). 47% would like to see communal workshop areas.

232. There is, however, a need to recognise and support the increasing numbers of people who conduct their businesses from home. The Neighbourhood Plan covers this in other sections.

POLICY BE2: ACTIVE ENCOURAGEMENT FOR NEW BUSINESSES AND EMPLOYMENT - In supporting additional employment opportunities, new development will be required to:

- a) Fall within the built-up area, unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development which specifically benefits a countryside location; and
- b) Where possible, be sited in existing buildings or on areas of previously developed land; and
- c) Be of a size and scale not adversely affecting the character, infrastructure and environment of the villages and the neighbourhood plan area, including the countryside; and
- d) provide sufficient on-site parking; and
- e) Ensure that no significant or adverse impact arises to nearby residence or other sensitive land uses from noise, fumes, light pollution or other nuisance associated with the work activity; and
- f) Where appropriate, be well integrated into and complement existing businesses.

## Home working

233. In rural areas, a 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.

234. Homeworking, in part, has recently grown in popularity because increased living costs mean families cannot afford the levels of external childcare previously enjoyed.

235. A significant number of people work from home in the Parish and there are many small businesses in the village. Impact on home life (e.g. shared bedrooms, reduced living space) is high due to the need to find working areas within the family home. This can be for one or more adults.

236. The 2011 census notes that 6.2% of the Parish population worked mainly at or from home. This is approximately double the national (3.5%) and regional (3.3%) averages. It is therefore important to be supportive of home workers' needs. In the community survey, half of those who work stated that they work from home for at least a part of their working week.

237. Where parishioners have the desire, the Parish wishes to encourage family life, entrepreneurial working and business growth through homeworking. Where homes choose to convert and/or build/re-purpose external buildings to working accommodation, consideration should be given to the size, style and nature of such buildings to ensure we retain the heritage and rural feeling/environs of the villages and surrounding areas.

POLICY BE3: HOME WORKING – Where planning permission is required 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.

## Farming and farm diversification

238. Until the second half of the twentieth century both villages had an agricultural based economy and the landscape around them, with its regular field boundaries, was largely determined by the enclosure of the lands (completed in the 1780s). The agricultural landscape surrounding the village is in both pastoral and arable use. The fields to the north and south of Hemington Lane/ Lockington Lane show clear evidence of earlier farming methods, with medieval ridge and furrow features. A large area of the parish is on flood plain and therefore impacted during the winter and after prolonged rainfall.

239. Several of the current names of properties show their links to the farming heritage. These include Peggs Farmhouse in Hemington, Hall Farmhouse in Lockington, and several buildings with 'barn' connections. Other properties were sites of activities associated with the farms and estates, such as, in Lockington, the bakehouse at 13 Main Street, the Smithy building at 39 Main Street, and the Lockington Estate's former carpenter's store on Church Street (now part of Lodge Barn).

240. Current farming businesses are fewer in number but cover large areas. The Lockington estate is the major land owner and in Hemington there is a real connection in farming and retail with the 'Love Our Earth' shop in Castle Donington selling locally produced stock as well as promoting plastic free goods and packaging. Also within Hemington there is a cider orchard, which has had trees planted recently.

241. There is general support for farming diversification. The conversion of former agricultural buildings could enable diversification and lead to the sustainable re-use of vacant buildings providing opportunities for the establishment and development of small businesses that generate income and employment opportunities for local people.

POLICY BE4: FARM DIVERSIFICATION - In order to support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural buildings and/or change of use of agricultural land will be supported provided that:



- a) The use proposed is appropriate to the rural location; and
- b) Conversion/adaptation works does not have a detrimental effect on the distinctive rural character of the Parish; and
- c) Any development will not have a significant adverse impact on any archaeological; and architectural, historic or environmental features; and
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and does not adversely affect the Parish infrastructure, particularly local road networks, water supply and sewerage, and will meet parking requirements within the curtilage of the farm; and
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

## Visitors and tourism

242. Lockington and Hemington is a beautiful rural Parish to which visitors are attracted. The Parish is keen to extend a welcome to visitors whilst ensuring that their visit does not have a negative impact - for example, in the context of traffic.

243. Visitors include bell ringers; dog walkers; organised walks by the rambler's association; people with historical interests in the listed buildings, crook beamed, thatched cottages, as well as the historical settlement going back to pre-Cromwell times; bikers and cycling groups; visiting football and cricket teams – the village has a strong connection with international cricketers which brings teams and visitors from around the globe; visitors to the Jolly Sailor, the garden of which especially attracts families from on sunny days; the pub's support of local musical talent attracts visitors to enjoy open air concerts.

244. There is accommodation for tourists: Daphne's Orchard, a campsite, is in a secluded part of the village and a popular AirBnB is also available.

245. Recently a 'pop-up' tea room has been available to residents and visitors. The Green Room is currently open on Monday, Friday and at weekends and is situated on Main Street, Lockington.

246. There are issues associated with visitors to the Parish. Parking can be difficult at key times when pavements can be blocked and unusable for pushchairs and mobility scooters. Conversely, some facilities are not advertised and thus under used (and at risk) – for example, the church.

247. Generally, visitors are familiar with some of what the village has to offer but perhaps do not have a comprehensive view. There is the potential for tourism to be encouraged and managed over the lifetime of the Neighbourhood Plan. For example; through the introduction of pictorial signs and leaflets sharing local stories and heritage, and the provision of safe parking that does not impact local residents.

POLICY BE5: TOURISM - Tourism developments will be supported provided that they demonstrate that:

- a) They are of an appropriate scale so as not to have an adverse effect on local character and amenity; and
- b) Such development will not result in significantly increased traffic movements; and
- c) 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
- d) Where feasible, the development involves the re-use of existing buildings or is part of farm diversification.

The net loss of tourism facilities will not be supported unless they are no longer viable or alternative provision is made available.

COMMUNITY ACTION 3: EAST MIDLANDS FREEPORT - The Parish Council will work to fully understand the implications for the Parish of the Freeport and ensure that where possible, potential benefits are maximised and issues minimised.

## Broadband infrastructure & telephony

248. The modern economy increasingly requires a good communications infrastructure. High-speed Internet connectivity is driving business innovation and growth, helping people access services and opening up new opportunities for learning. This is particularly important in small rural settings where better broadband enables improved access to an increasing number of on-line applications and services provided by the public and private sector, can help to reduce social exclusion and create business opportunities.

249. Concern about mobile phone signals in the Parish featured in community consultation. As in other rural areas, where a growing number of parishioners work from home and a lack of public transport can mean that some older people become isolated, communication technology is important.

250. There is less concern expressed by parishioners about broadband coverage, although official OfCom data shows potential for improvement.

POLICY BE6: BROADBAND AND MOBILE PHONE INFRASTRUCTURE - Proposals to develop broadband capability which ensures that existing and future amenities and infrastructure keep pace with national and international standards will be supported, to enable the Parish to be economically competitive.

Improvements to the mobile telecommunication network that will serve the Parish will be supported.

Where new masts are installed, these should be shared where possible by more than one provider.

Any infrastructure improvements requiring above ground network installations must be

sympathetically located and designed to integrate into the landscape, i.e. not be in or near to open landscapes.

## C. Transport & traffic

251. The main approach to the Conservation Areas of Hemington and then Lockington is from the A50 Junction 1 along Rycroft Road, currently a rural road with open setting on either side including a fishery and the outlying Hemington properties. We already have a longstanding HGV issue primarily on the road through Hemington Conservation Area. Despite sending some 70 photographs of incidents to the authorities, LCC Highways & Highways England will not deal with this, citing this is due to illegal activity on the part of drivers using their phones for directions and thus is a police matter. Yet it is real to residents who are concerned for safety and the damage to property that it has caused.
252. The traffic comes from both directions. From Castle Donington up Hillside and along Barroon and then down Hemington Hill, through Hemington and out to the A50 along Rycroft Road - and the reverse route. Given the very low unemployment levels in the area, and based on observations at other sites locally, the likelihood is that cars will form the majority of transport to any future development site from outside the immediate area. This will defeat the purpose of other sustainable transport modes.
253. This area is certainly desired by operators of large warehouses as evidenced by approvals in the last 5 years of East Midlands Gateway, an Aldi distribution centre, two more warehouses at Trent Lane in Castle Donington, and most recently last year the approval of the strategic site at Netherfield Lane. Of these 80% of the 139 Ha East Midlands Gateway site, 100% of the Aldi site 39 Ha site and 100% of the 34 Ha Netherfield Lane site are situated in the small Parish of Lockington cum Hemington where both villages sit in Conservation Areas. The other 20% of East Midland Gateway sits in Castle Donington Parish. Any future developments will have cumulative impacts in real terms on the residents of the area which, whilst assessed as acceptable on desktop studies, do not reflect the realities often driven by human behaviour.
254. The route from J24 of the M1 through Lockington and Hemington to J1 of the A50 becomes a 'rat run' whenever there is a problem on the local major roads, particularly the A50. We have a Google assessment of how attractive this is, taken during such an incident where Google suggested an eight minute time saving by routing through Hemington and then Lockington which has direct road access to Junction 24 of the M1.
255. Although there is no railway station in the village, East Midlands Parkway opened early in 2008 at Ratcliffe-on-Soar (3 miles to the east) provides links on the Midland Main Line. The western part of the East Midlands Gateway freight terminal, and a part of East Midlands Airport, both lie in the southern part of the Parish.

256. Roads through the villages are covered by a 7.5-ton weight limit (except for access) which, unfortunately is not always observed, leading to significant levels of concern for safety at times. Enforcing restrictions on large and heavy vehicle (96% of respondents agree/strongly agree) and controlling the speed of vehicles (90%) are very important to respondents of the 2021 survey.
257. The recent development of the Parish has led to some parking issues and traffic problems along Rycroft Rd and Main Street in Hemington and Hemington Lane / Main Street junction in Lockington. Indeed, 53% of respondents registered a concern for the safety at junctions.
258. There is not currently a regular public transport provision through the villages but a dial-a-ride bus can be ordered at certain times, although this can be somewhat random for availability. Additionally the Castle Donington Volunteer Centre arranges minibus and drivers for a donation, for services such as shop visits and hospital appointments. 71% of survey respondents think access to transport is important.
259. For most people living in the Parish, however, the car is the principal mode of transport even for short journeys. At least 75% of all journeys made by respondents are made in a private motor vehicle.
260. Walking (69%) and cycling (38%) are important for leisure activities. Additionally, 40% of respondents walk when taking children to school.
261. The NPPF (2021) encourages a reduction in congestion and greenhouse gas emissions through the introduction of measures, which promote a reduction in the number of journeys made by car, and there are a number of actions that can be taken by individuals and by the public and private sectors to support this objective.
262. The Plan, therefore, focuses on those areas where it can have an influence on the need to travel by car, highway safety and parking provisions. In particular it includes measures to promote new areas for parking and ensures that, where necessary, traffic management measures are provided in connection with new development.

## Traffic Management

263. The area of North West Leicestershire in which our Parish sits has become a magnet in the last two decades for large developments including logistics and storage facilities. Whilst not necessarily enhancing employment opportunities for local residents, it has built on the locations of the M1, A42, A50 roads along with East Midlands Airport, which is the second biggest freight airport in the UK after Heathrow.

264. Businesses in the area include Amazon, DHL, Marks and Spencer, Aldi, Games Workshop, Breedon Group, SEGRO, Tarmac Quarry, Very Group, Kuehne and Nagel and Nestle.

265. Issues that have been realised with these developments are increased traffic levels in villages and speed, large number of HGVs and traffic jams at junctions. Initial developments also impacted the levels and quality of water within both village brooks.



Examples of road blockages due to HGVs in both villages

## Parking and traffic congestion

266. The consultation questionnaire identified local concerns about traffic volume and speed (87% concerned or very concerned), and car parking (73%).

267. Although both villages are affected by these issues, Hemington probably suffers more from congestion due to two factors. It is more of a through route for traffic going between the A50 Junction 1, Castle Donington and Lockington. It also has a lower proportion of houses with off-street parking. This often leads to cars parking on both sides of Main Street, often on pavements, making access difficult, particularly for larger vehicles and at peak times, including both ends of the school day.

268. Speeding is an issue at the approaches to both villages. Rycroft Road, from the A50 to Hemington, has a 30 mph limit which is often exceeded and accidents have occurred at the bends near New Delight where roadside railings have been damaged. The approach to Lockington from the north is also limited to 30 mph. It is mostly narrow with passing places but frequent speeding is evident.

269. The road between the villages, Lockington/Hemington Lane, is subject only to the national speed limit on its 800 metre length. Visibility is limited by bends in the road and there is a footpath along the south side, so residents are concerned that vehicles travel at unsafe speeds although within the legal limit.



Parking issues on Main Street, Hemington

## Public Transport

270. Whilst the villages are located at a point in the country for excellent overall transport infrastructure (East Midlands Airport , M1 , A50 , East Midlands Parkway ) , there is an issue with a lack of available public transport within the Parish, particularly in the main residential areas. Access to regular buses requires getting to Castle Donington first , which can be an inconvenience for people. Castle Donington Volunteer Centre runs an excellent service for people to book minibus travel to supermarkets etc.

**POLICY T1: TRAFFIC MANAGEMENT** - With particular regard to the rural highway network of the Parish and the need to minimise any increase in vehicular traffic all development must:

- a) Be designed to minimise additional traffic generation and movement through the village; and
- b) Incorporate sufficient off-road parking; and
- c) Not remove or compromise the use of any existing off-road parking areas, including garages, unless a suitable equivalent alternative is provided; and
- d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions; and
- e) Where practicable, improve and create footpaths and cycle ways to improve access to key Parish services.

COMMUNITY ACTION 4: PUBLIC TRANSPORT - The Parish Council will work with service providers to raise community awareness of public transport options available

## Electric Vehicles

271. Over the lifetime of the plan there will be a major shift in motor vehicle technology as electric vehicle technology supersedes the existing petrol and diesel-powered vehicles. The UK as a whole has to address a major upgrade in infrastructure to generate and distribute the additional electrical power that is needed to charge the batteries of the electric vehicles. At a local level, every house that owns an electric vehicle will have to address how the vehicle will be re-charged – either at a remote station or at the home location. The Parish supports the introduction of green energy technology, will prepare for electric vehicles and address the issue of how cars can be re-charged either at off-road locations; and for those houses that do not have the option for off-road charging. It is possible that charging points may be installed at roadside or car parking locations.

272. Any new housing development should include infrastructure and available power supply that will support charging of electric vehicles that are parked at each house.

POLICY T2: ELECTRIC VEHICLES - The provision of communal vehicular charging points within the Parish will be supported so long as there is universal access and minimise negative impact on the availability of existing parking within the Parish.

## 7. Monitoring and Review

273. 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.
274. The Neighbourhood Plan will be monitored regularly. This will be led by Lockington-Hemington 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.
275. The Parish Council proposes to formally review the Neighbourhood Plan on a five-year cycle commencing in 2027 or to coincide with the review of the North West Leicestershire Local Plan if this cycle is different, or when significant changes occur in national planning policy that impacts on Lockington-Hemington.