

# Newbold Verdon

## NEIGHBOURHOOD PLAN

### 2018 – 2036



# Submission version

07.01.2020

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# Introduction from the Chair of Newbold Verdon Neighbourhood Plan Advisory Steering Committee

The process of creating the Newbold Verdon Neighbourhood Plan has been driven by parish councillors and members of the community and is part of the Government's approach to planning contained in the Localism Act of 2011. Local people now have a greater say about what happens in the area in which they live by preparing a Neighbourhood Plan that sets out policies that meet the need of the community whilst having regard for local, national and EU policies.

The aim of this Neighbourhood Plan is to put forward the wishes of the community regarding future development and to deliver local aspirations within the context of the strategic planning framework.

Newbold Verdon Parish Council has overseen the development of the Neighbourhood Plan but has delegated its preparation to the Advisory Steering Group.

The Neighbourhood Plan contains a number of policies, including some areas where the Parish Council will support development activity, and other areas such as "Local Green Spaces" that the community wish to protect. These policies have been drafted following engagement with the residents of Newbold Verdon parish.

This Neighbourhood Plan also identifies a number of Community Actions. These are not planning policies and are not subject to examination. They reflect future work activities that it is proposed are undertaken within the parish and involving a range of third parties to help improve the parish in line with the outcome of community consultation.

We are grateful to Officers from Hinckley and Bosworth Borough Council who have supported us through the process and to our community for engaging so enthusiastically in the process.

Heather Davison

Chair

Newbold Verdon Neighbourhood Plan Steering Committee  
January 2020

## 1. Introduction

This is the Submission version of the Neighbourhood Plan for Newbold Verdon Parish. It has been prepared by the Newbold Verdon Neighbourhood Plan Advisory Steering Committee, which brings together members of the local community and parish councillors and has been led by the Parish Council.

A Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops and evolves. It is an opportunity for local people to create a framework for delivering a sustainable future for the benefit of all who live or work in that community, or who visit it.

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”.

It enables a community to create a vision and set clear planning policies for the use and development of land at the neighbourhood level to realise this vision. This includes, for example, where new homes, shops and industrial units should be built, what new buildings and extensions should look like and which areas of land should be protected from development.

Neighbourhood Plans can be general or more detailed, depending on what local people want. They must, however, be in general conformity with Borough-wide planning policies, have regard for national planning policies and must be prepared in a prescribed manner.

Comments received through the pre-submission consultation process have been taken on board and the Neighbourhood Plan amended where appropriate. It is now ready to be submitted to Hinckley and Bosworth Borough Council who will consult on it further before passing it through for a referendum of everyone on the electoral roll in the parish, where those on the electoral register in Newbold Verdon parish will be invited to vote on whether or not they support it. At least 50% of those voting must vote yes for it to become a ‘Made’ statutory planning document.

After being ‘Made’, each time a planning decision has to be taken by Hinckley and Bosworth Borough Council, or any other body, they will be required to refer to the Neighbourhood Plan (alongside the Borough’s own Core Strategy 2009 to 2026 and other relevant documents) and check whether the proposed development is in accordance with the policies the community has developed.

## 2. How the Neighbourhood Plan fits into the Planning System

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

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

A Neighbourhood Plan is not prepared in isolation. It also needs to be in general conformity with relevant national and Borough-wide (i.e. Hinckley and Bosworth) planning policies.

For Newbold Verdon, the most significant planning document is the Hinckley and Bosworth Core Strategy 2009 - 2026. This sets out the strategic planning framework for the District's future development through that period. It contains a number of policies and objectives which are relevant to Newbold Verdon and which the Plan must be in general conformity with. These policies and objectives span issues such as the provision and location of new housing; providing sustainable transport; promoting design and protecting and enhancing the built environment and green infrastructure. The Neighbourhood Plan is in general conformity with the policies contained in these documents.

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

- An economic dimension – they should contribute to economic development;
- A social dimension – they should support strong, vibrant and healthy communities by providing the right supply of housing and creating a high quality built environment with accessible local services;
- An environmental dimension – they should contribute to protecting and enhancing the natural, built and historic environment.
- In addition, Neighbourhood Plans must be compatible with European Union (EU) legislation. Relevant EU obligations in relation to the neighbourhood planning process are those relating to Strategic Environmental Assessments, protected European Habitats and Human Rights Legislation.

This Plan and the policies it contains are consistent with the NPPF, Hinckley and Bosworth Core Strategy and relevant EU legislation. Full details of how the Plan complies with these legislative requirements are set out in the Basic Conditions Statement.

Furthermore, these policies will be specific to Newbold Verdon and reflect the needs and aspirations of the community.

It is important to note that not having a Neighbourhood Plan does not mean that development won't happen. Development will still take place, but without the policies in this Plan, which set out the type of development that is in keeping with our area's character having any effect. Decisions will instead be primarily based on the District's policies rather than local criteria.

### 3. The Plan, its vision, objectives and what we want it to achieve

The Plan area encompasses the whole of the parish of Newbold Verdon (see figure 1) and covers the period up to 2036, a timescale which deliberately mirrors that for the Hinckley and Bosworth Core Strategy.

The vision is that:

In 2036 Newbold Verdon will have retained its existing character, friendliness and sense of community that parishioners are so proud of. It will remain a unique rural community with distinct areas of separation from other local villages and towns enjoying open views of the countryside and increased access to areas of natural beauty.

Newbold Verdon's future as a distinct and separate rural village will require a continued investment in its community in order to maintain the spirit, quality of life, economic well - being and safety of its parishioners. This vision will be delivered by high quality, characterful residential and economic development that meets the community's proven needs. Development will be environmentally and economically sustainable in the long term, ensuring that all age groups and all local people have access to the countryside. Housing will reflect the economic aspirations and needs of the community whilst being accessible, maintaining current sustainable, quality design with local characteristics integral to the village. Connecting the village through adequate pedestrian routes and cycle paths will remain important. Investment in the economic life of the community will be an ongoing commitment with support for existing services and facilities and developing opportunities.

#### Principal objectives

- To reflect the wishes of the community;
- To provide housing choice across a range of tenures including mixed tenure, starter homes, co-ownership and social rented and housing types including flats, bungalows and houses for all relevant age groups;
- To provide affordable homes within agreed financial terms – in terms of build/size/tenure and ensure availability to residents of the parish to meet existing and future village needs;
- To maintain the separation of the parish from neighbouring communities;
- To encourage the right quality of development to ensure that needs are 'future proofed' for an ageing population and also those with a disability;
- To encourage the improvement and/or development of shops, workplaces and other support services that are important to village life (including GP's, Chemist, Nursery, School);

- To promote development that is safe and that respects the character of neighbouring properties and preserves the rural aspect of the village providing a strong 'sense of place';
- To ensure that the village is at the forefront of technological advancements that will support village employment opportunities;
- To ensure that all listed buildings and any identified community or environmental heritage 'assets' are protected and improved;
- Ensure development is compliant within the National Planning Policy Framework and the emerging local plan and target growth identified by Hinckley and Bosworth Borough Council.
- The Plan will be kept under review.

## 4. How the Plan was prepared

This Neighbourhood Plan was prepared under the direction of the Parish Council through an Advisory Steering Committee supported by neighbourhood planning Consultants *Yourlocale*.

Its mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and deliver the Plan.

Initial consultations with parishioners on what they felt about living in the parish began in late 2016 lasting for two months and involved six events. This was followed by an in-depth Key Stakeholder Meeting in mid-January 2017 where fifty members of the public actively involved in providing services for the parish, joined the Steering Committee and representatives of Hinckley and Bosworth District Council to look in more detail at the social, economic and environmental needs and desires of the community.

Midlands Rural Housing Trust undertook a parish-wide Housing Needs Survey (Appendix 5) in early 2017 asking people's opinion of their housing needs and what they believed was required for the parish in the coming years. Parishioners also had the opportunity to express their views on the facilities and amenities.

There then followed a period of data gathering by the Steering Committee and more forensic engagement with parishioners on certain issues as diverse as Public Transport use; survey of shop keepers; of businesses operating within the parish and of people working from home. A series of six 'pop-up' events were conducted around the parish to gather more information on people's views on the environment and heritage. A youth survey was also carried out both in person and on-line. Throughout this period, representatives from key



services were also interviewed: meetings were held with the Medical Practice, the Primary School, Library, Pharmacist, and outreach worker.

In early July 2017 the opportunity to update parishioners on what was happening was taken at the annual premier parish social event of Verdonbury. Displays explaining our initial findings and first thoughts on policy solutions were exhibited and members of the Steering Committee were on hand to answer questions and to record people's responses.

The information gathered and analysed by the Housing Theme Group had led to the conclusion that there was a need to undertake a call for sites from landowners. This culminated in a meeting in October 2017 with all interested landowners explaining our current views on housing need and inviting landowners to put forward any sites they would wish to be assessed for possible housing.

As well as the events and surveys, there has also been an attempt to keep parishioners continuously informed by placing a monthly update into our local Graphic magazine and by having a social media presence on Facebook.

Engagements with parishioners culminated in a 2-day event in early May 2018 when an exhibition of the policies was presented over 12 hours at the village library. Parishioners were able to see how their initial views on the parish had been responded to by further in-depth research and consultation, culminating in policies on housing, the environment, community facilities, transport and economic development.

The Strategic Environmental Assessment (SEA) Screening undertaken in 2018 concluded that a full SEA was required due to concerns expressed by Historic England that there 'may be significant environmental effects upon the historic environment'. The SEA was prepared on behalf of the Qualifying Body by AECOM through 2018 and 2019 and resulted in very minor recommendations for change. The SEA report was consulted upon in late 2019 and amendments agreed were incorporated into the Submission version of the Neighbourhood Plan.

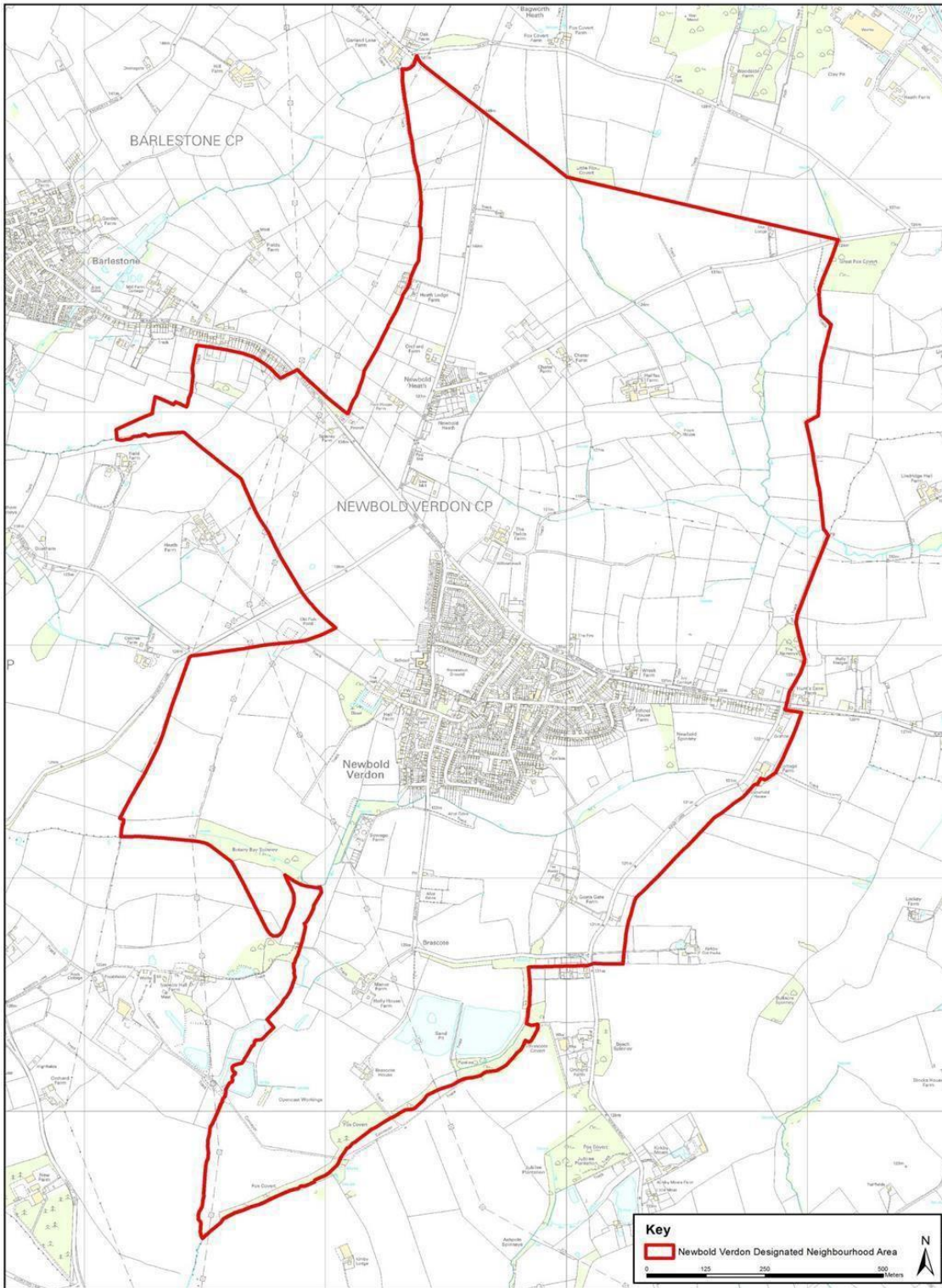
## 5. Our Parish

The Plan area comprises the whole of the parish of Newbold Verdon, within the Borough of Hinckley and Bosworth, as shown in figure 1. High resolution versions of all figures are available in the supporting information.

It embraces the village of Newbold Verdon and hamlets of Brascote and Newbold Heath. The Village is currently the main location of housing and of facilities.

The area was formally designated by Hinckley and Bosworth Borough Council on 15 June 2016.

Figure 1 – Parish of Newbold Verdon – Designated Area



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## 5.1 History of Newbold Verdon

The village of Newbold Verdon is recorded in the Domesday Book, though its origins are possibly within the Saxon period – the word ‘bold’ being Old English for house. The second part of its name was acquired in the late 13<sup>th</sup> century when the Norman family, the de Verdun’s, purchased the lands of the parish, and it is still recorded as Newbold de Verdun in contemporary ecclesiastical records.

An agricultural settlement, Newbold’s earliest dwellings were erected close to what is now the Grade I listed Old Hall Farm and Grade II listed Church of St James’. Over time the village expanded eastwards along what is now Main Street. The north-south aligned routes into and out of the village of Dragon Lane, Brascote Lane and Mill Lane had very little housing on them until the late 19<sup>th</sup> early 20<sup>th</sup> centuries. Prior to this they served as access routes to local farms and hamlets and villages beyond. The B582 running east-west on the village’s northern boundary was originally part of the 18<sup>th</sup> century Foston Toll Road.

The hamlet of Brascote is also mentioned in the Domesday Book, and in the early medieval period was not much smaller than Newbold Verdon. In 1499 its open fields were enclosed and turned over to pasture for sheep, whilst most of the population were removed from their homes. Newbold Heath is a much later settlement, with only farms in this area until the turn of the 20<sup>th</sup> century. Most of the housing was built to accommodate the families of miners working at the local Bagworth and Desford pits.

In the early 19<sup>th</sup> century, villagers made their living in agriculture or the hosiery trade, where all the family worked from their tiny cottages on rented framework knitting machines. As the century progressed this cottage industry was replaced by hosiery factories in nearby towns to which many of the women transferred. At this time there was also a slump in agriculture and the village could easily have declined in numbers had it not been for the opening of several coal mines nearby. Census returns of this period show how the poor-quality rented accommodation of the agricultural labourer became the poor-quality accommodation of the coal miner. Mining then served as the main occupation for men of the village up until the late 1960’s.

After the Second World War Newbold Verdon received a significant increase in numbers when Sparkenhoe and Preston Drive housing estates were built by Market Bosworth District Council. The village had been identified by the council as being a suitable settlement for development because it did not suffer from mining subsidence which was blighting nearby villages. The building of these estates also favoured local inhabitants, who were then able to move out of the very poor-quality terraced houses they had occupied in the village.

The next large-scale development of the village was during the 1960’s and early 1970’s when the large residential estates south of Main Street were built. These estates, as well as the infill estate of Hornbeam Road and together with a number of smaller developments, meant

the village had not only increased in size from 1,200 inhabitants just after the war, to over 3,000 by the late 1980's. By this time, as it is today, the village and hamlets had become commuter communities.

## 5.2 Newbold Verdon today

According to the 2011 Census, (Appendix 3) the Newbold Verdon parish had an estimated population of 3,012 residents living in 1,311 households dispersed across 809 hectares.

The 2011 Census records that around 15% of residents were aged under 16 which is lower than the district (18%), regional and national (19%) rates. Around 61% of residents were aged between 16 and 64 which was lower than the district (64%), regional and national (65%) rates. Older people (aged 65+) represented 24% of total residents which is somewhat higher than the district (18%), regional (17%) and national (16%) rates. The median age of people living in the parish was 47 which is older than the district (43), region (40) and national (39) rates.

A more detailed breakdown of age bands reveals that Newbold Verdon has a higher proportion of older residents (i.e. those aged 65+) and this is particularly evident amongst those aged between 60 and 79.

There is clear evidence of an ageing population as the proportion of residents aged 65 and over increased from 18.2% in 2001 to 23.7% in 2011. The Census shows that the number of residents aged 65+ rose by 23% (133 people) during this period.

The English Indices of Deprivation measure relative levels of deprivation in 32,844 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOAs) in England. The Newbold Verdon parish comprises of two LSOAs - E01025875 to the north and E01025872 in the south. The Indices of Deprivation 2015 indicate some disparities within the local area with people living in the northern part of the parish more likely to be experiencing deprivation. The overall Index of Multiple Deprivation Decile (where 1 is most deprived 10% of LSOAs) (IMD) shows this area to be ranked within the 5th decile of the 2015 Index whereas the LSOA to the south of the parish is listed in the 10th decile and displays very low levels of deprivation. On closer inspection of the domain indices, employment, education and skills deprivation is a contributing factor to the overall index score in the north of the parish. Most of the indicators used for these statistics are from 2012/13.

At 68% Newbold Verdon parish's economic activity rate was lower than the district (73%), regional (69%) and national (70%) rates. When compared to the district, regional and national rates, Newbold Verdon has a higher than average share of retired residents reflecting the parish's older age profile. At the time of the 2011 Census, the unemployment rate was lower than district, region and national rates.

The average number of bedrooms per household stood at 3.0 which is higher than the district (2.9), region (2.8) and England (2.7) rates.

Home ownership levels are relatively high with around 76% of households owning their homes outright or with a mortgage or loan. This is close to the district (77%) rate and higher than the regional (67%) and national (63%) rates. It is also worth noting that a higher than average share (44%) of households own their homes outright when compared to the district (37%), region (33%) and England (31%) which could be attributable to an older demographic. Social rented properties account for 16% of tenure which is higher than the district (10%) rate and close to the region (16%) and England (18%) rates. Around 6% of households live in privately rented homes which is lower than the district (11%), regional (15%) and England (17%) rates.

There is a higher than average share of terraced housing accounting for over 29% of the housing stock against 17% for the district, 21% for the region and 25% nationally. Detached housing represents around 37% of residential housing stock which is equal to the district rate and above the region (32%) and England (22%) as a whole. Detached and semi-detached represent 78% of the total housing stock in the Newbold Verdon parish whereas terraced housing and flats provide 22% of accommodation spaces.

More than half (55%) of households live in houses with three bedrooms which is somewhat higher when compared with the district (46%), regional (45%) and England (41%) rates. Results from the 2011 Census show that 20% of households live in housing with more than 4 bedrooms which is close to district, regional and national rates. There is an under representation of housing for single people with just 3% of dwellings having one bedroom against 6% for the district, 8% for the region and 12% for England as a whole.

There is evidence of under occupancy in the parish (having more bedrooms than the notional number recommended by the bedroom standard). Analysis of the 2011 Census shows that around 49% of all occupied households in the Newbold Verdon parish have two or more spare bedrooms and around 39% have one spare bedroom. Under occupancy is higher than district, regional and national rates. Under occupancy in the parish is particularly evident in larger properties with around 58% of households with 4 or more bedrooms occupied by just one or two people.

Census data also suggests that on the whole older person households are more likely to under-occupy their dwellings. Data from the 2011 Census allows us to investigate this using the bedroom standard. In total, around 64% of pensioner households have an occupancy rating of +2 or more (meaning there are at least two more bedrooms that are technically required by the household) and is somewhat higher than the 43% non-pensioner household rate.

A full housing need analysis is provided as appendices to the Neighbourhood Plan (Appendices 3 and 4) along with more detailed Census data.

## 6. Meeting the requirement for sustainable development

The NPPF states that there are three dimensions to sustainable development: social, environmental and economic, all of which are important and interrelated.

### a) Social

We have sought, through the Neighbourhood Plan, to safeguard existing open space for the future enjoyment of residents.

We are also seeking to protect existing community facilities and to deliver a mix of housing types so that we can meet the needs of present and future generations and ensure that we support the community's needs and its health, social and cultural wellbeing.

### b) Environmental

In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that housing development is of the right type in the right location, so that it does not harm but instead positively reflects the existing and historic character of the area, in order to;

- Protect the individual village identities and conserve the rural nature of their surroundings;
- Recognise the need to protect and, where possible, improve biodiversity and important habitats; and
- Provide for improved pedestrian and cycling facilities.

### c) Economic

Whilst the built-up parts of the parish of Newbold Verdon are primarily residential, there is a commercial element within the parish and a desire to ensure that appropriate economic activity is maintained as long as the local infrastructure supports it. We therefore wish to encourage employment opportunities in our area by:

- Supporting appropriate existing business development and expansion where the local infrastructure would not be adversely affected by the proposals; and
- Encouraging start-up businesses and home working.

This document sets out local considerations for delivering sustainable development across Newbold Verdon parish. Development proposals should meet the requirements of all relevant policies in this Neighbourhood Plan and be in line with Hinckley and Bosworth District and national policies.

## 7. Neighbourhood Plan Policies

### A. Housing Provision

Newbold Verdon is a popular village in which to live and consequently demand for housing in the parish is high. This is reinforced by the geographical location of Newbold Verdon as a commuter village for the urban and industrial areas of Leicester, Hinckley and Nuneaton.

In the Borough's settlement hierarchy, Newbold Verdon is classed as a Key Rural Centre along with eight other settlements. These are defined as having a population of over 1,500 and a range of community facilities including a Primary School, a shop, Doctor's surgery, employment activity and a regular bus service.

The Site Allocations and Development Management Policies DPD (2016) show the residual minimum residential requirement for Newbold Verdon as of September 2015 as 14 units. Housing need has, however, changed since 2016, and consultation is currently underway in relation to the Local Plan review.

The Leicester and Leicestershire local authorities and the Local Enterprise Partnership (LEEP) commissioned a Housing and Economic Development Needs Assessment (HEDNA) to assess future housing needs, the scale of future economic growth and the quantity of land and floorspace required for B-class economic development uses between 2011 and 2031/36. The report which was published in January 2017 revealed an increase in housing need and this has since been increased further by local issues including the Leicester Housing Market Assessment which has identified Leicester City as being unable to accommodate its housing requirement based on the HEDNA figures.

Central Government have recently introduced the Standard Methodology for assessing local housing need. This currently gives the borough an annual housing need of 457 dwellings per year (or 9,140 dwellings between 2016 and 2036). However, in advance of the Hinckley and Bosworth Local Plan there are uncertainties in establishing housing requirement figures for Neighbourhood Plans. It is acknowledged that the full scale of housing requirement which may need to be accommodated in the area covered by the Newbold Verdon NDP over the period 2016-2036 will only be fully established once the Hinckley and Bosworth Local Plan Review has reached a sufficiently advanced stage. In the meantime, a figure of a minimum of 100 dwellings will be used for the neighbourhood plan. A review of the neighbourhood plan may be necessary if it is not sufficiently flexible to respond to a changing housing requirement established through the borough wide local plan.

This figure is supported by the following factors:

The Midlands Rural Housing Trust Housing Needs Survey (2017) conducted on behalf of the Borough Council identified a need in the parish for 57 affordable homes and 19 open market homes in the next fifteen years (i.e. to 2032). The Borough housing waiting list shows a higher demand on a Borough-wide basis.

Community engagement endorses a preference for a figure of 100 units.

Latest housing target figures released by HBBC indicate a total of 163 dwellings being required in the parish up to 2036. There have been 5 planning approvals since 2016 bringing this figure down to 158. Taking into account a reasonable windfall allowance of 4 per year up to 2036 (consistent with levels of windfall since 2006/07) adds a further 68 dwellings to the total reducing the net target to 90.

In order to embrace the principle of sustainable development, the parish has engaged in a comprehensive Site Sustainability Assessment (SSA) of available developable and deliverable residential sites in the parish to help determine the most appropriate locations for development and to contribute towards the agreed housing numbers so that the parish delivers an appropriate level of new housing to meet the Borough's expected housing requirement.

## Housing Allocations

To help establish the availability of adequate and appropriate land within the parish for residential development of about 100 units as agreed with the Borough Council, local landowners and farmers were invited to a Parish Council-led presentation and subsequent interviews to enable them to express a desire to participate in a call for sites in order to have their own sites considered as potential residential or economic development sites. The consultation event was very well attended and potential housing sites that could accommodate over 1000 units were offered, from nine different landowners. All of the potential residential sites were then subjected to a professional SSA exercise conducted against common assessment criteria.

The SSA approach made it clear that the analysis was required to rank the large sites (of 10 dwellings or above) in terms of overall sustainability, the following pre-amble made the position clear to landowners;

*'This Strategic Sustainability Assessment (SSA) is a comparison of housing supply options to be used for plan-making purposes. The level of information provided is appropriate to this purpose and proportionate to the requirements of the Neighbourhood Plan. The SSA is not a substitute for the detailed professional assessments of site viability and other legal or regulatory matters that will be required as part of the process of submitting a residential planning application. The SSA is a community led process and does not contain detailed professional site investigations and the SSA should be read and understood in this context.'*



Through undertaking the SSA the Neighbourhood Plan Advisory Steering Committee (NPASC) has sought to ensure that the least environmentally damaging and most sustainable locations are prioritised for potential residential development. The approach uses publicly available data including from local authority Strategic Housing and Economic Land Availability Assessment (SHELAA) information, Natural England, the Environment Agency, Rowmaps and Googlemaps etc. A site visit was undertaken to determine the locational context but the site itself was not accessed during the SSA.

Locally important factors were considered, and the wider community involved to help develop a ranking of sustainability. The SSA's are only a part of any potential development site selection. It is a useful tool to rank potential sites and the methodology is widely accepted as being robust and proportionate for this task.

Following this exercise, negotiations about potential development criteria were entered into with the developers and a clear hierarchy of suitable sites emerged.

The Housing Needs Surveys conducted by YourLocale 2017 (Appendix 4) and the Midlands Rural Housing Trust 2017 (Appendix 5) have identified a high level of demand for affordable housing in the parish. The former states that the District wide population of over 65-year-old people is set to grow by 51% between 2014 and 2034. The latter states that over the next 15 years a total of 57 affordable homes are required alongside 19 open market homes. The section on housing mix identifies the ageing nature of the population in the parish and the need for more accessible housing.

Affordable housing is defined in the National Planning Policy Framework (NPPF Annex 2) 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)'. With average house prices at over £196,000 in 2017 (land registry data) the prices are too high for those on average incomes and housing affordability remains a key issue for the parish. Many people who wish to live in the parish, including those with an identified local connection, are unable to do so as they cannot find suitable accommodation either to purchase or to rent. This desire to prioritise local people in the allocation of affordable housing before broader HBBC housing needs are accommodated reinforces Borough Council housing policies which seek to achieve the same objective.

Community engagement has provided strong support to the statistical housing need shown in the housing surveys for the provision of affordable housing especially for those with a local connection and this supports prioritising the development of social rent or shared ownership homes which will help to achieve a more balanced community over the Plan period.

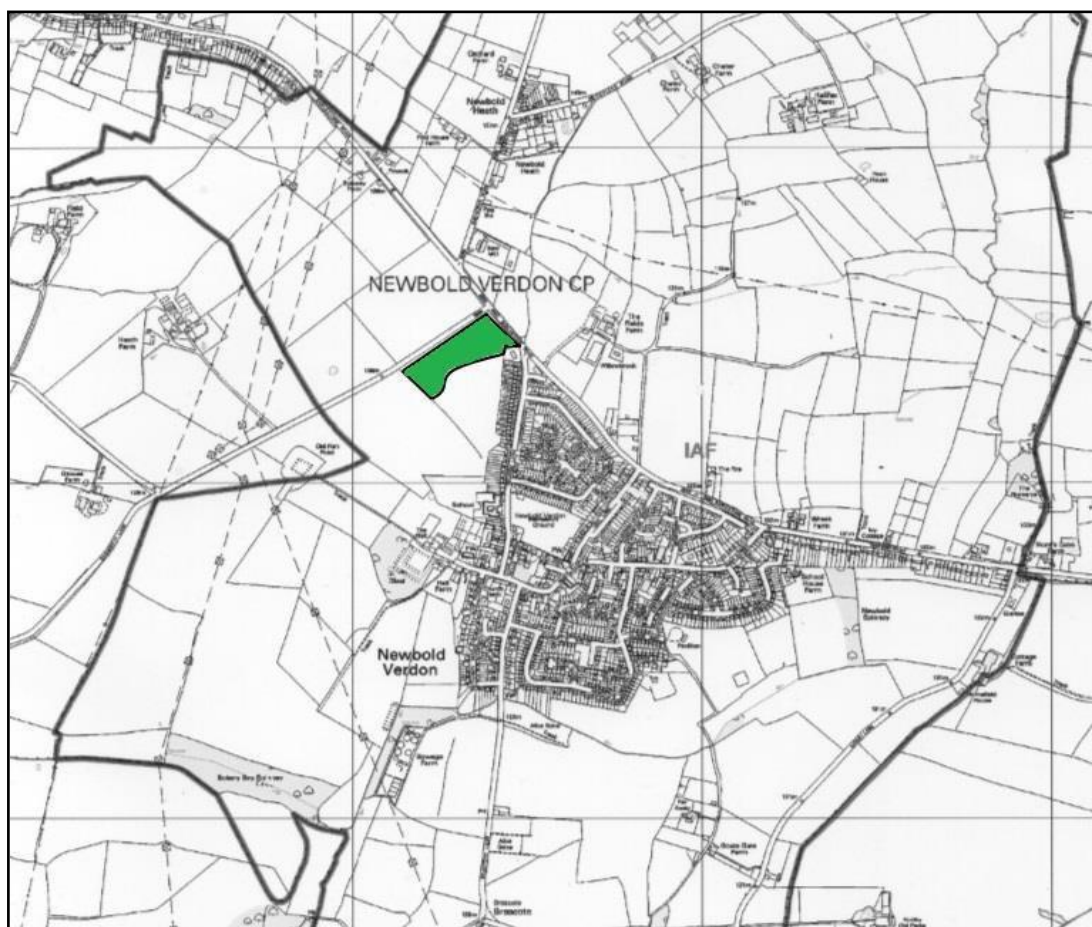
The Core Strategy of the Hinckley & Bosworth Borough Council requires that all new housing developments which involve four or more dwellings, should provide at least 40% affordable homes. This Neighbourhood Plan strongly supports and reinforces that policy.

The SSA process resulted in the highest scoring site being proposed as a residential development site allocation within the revised Settlement boundary.

POLICY H1: RESIDENTIAL SITE ALLOCATIONS - Land is allocated for housing development as shown overleaf (Figure 2) for a minimum of 100 units at Old Farm Lane to meet housing need subject to the following criteria (all agreed with the developer and landowner):

- a. A minimum of 40% of the total units developed will be “affordable housing”. Where possible, all affordable units should be offered to eligible households with a proven direct connection to the parish, before being made available to people elsewhere in the Borough;
- b. The affordable housing units should be visually indistinguishable from the equivalent market housing on the site and should be provided as clusters of up to 5 units dispersed throughout the development, taking into account wherever possible the location of existing affordable housing;
- c. A minimum of 5% of all the units developed will achieve Part M (2) of the 2016 Building Regulations for accessible adaptable dwellings in support of Policy H5 Housing Mix;
- d. A minimum of a further 5% of all the units developed will achieve Part M (3) of the 2016 Building Regulations to provide wheelchair user dwellings in support of Policy H5;
- e. Of the total number of units developed, approximately 75% of the affordable housing will be provided as ‘social rent’ and/or ‘affordable rent’ housing with 25% as ‘intermediate housing’;
- f. Appropriate junction improvements will be made in line with Highways Authority requirements;
- g. The scheme design should minimise additional traffic to avoid an increase in traffic flow particularly through the existing development and into Dragon Lane.
- h. An appropriate financial contribution will be provided to directly finance the improvement of patient access to the Newbold Verdon Medical Practice;
- i. A further financial contribution will be required as appropriate from the developer to fund the improvement in community recreational facilities at the Dragon Lane recreation ground;
- j. Priority should be given to dwellings of 3 bedrooms or fewer. The inclusion of four-bedroom or larger houses in the development will be supported where they are subservient in number to one, two or three-bedroom accommodation;
- k. The whole of the site is to be built as one carefully designed scheme, submitted as one planning application;
- l. Enhanced landscaping is to be provided to the site boundary to meet the requirements identified in the SEA. The landscaping provided must minimise any impact on the character and setting of the historic environment;
- m. Path R60 should be extended to link with Path S19 to allow for connections between the network of footpaths/public right of ways/bridle paths, as required in the SEA;
- n. Linkages are to be provided between the development and existing housing to improve permeability into existing pedestrian routes as required by the SEA especially via footpaths, cycle paths and the creation of clear entryways.

Figure 2: Preferred site for Housing Development



## Settlement Boundary

The purpose of a Settlement Boundary is to ensure that sufficient sites for new homes and economic activity are available in appropriate locations within the parish that will meet the community's aspiration to avoid unwanted encroachment into the local open countryside.

The Site Allocations and Development Management Policies DPD (2016) updates the Settlement Boundary for Newbold Verdon that has historically been seen as a suitable boundary within which, and under certain circumstances, development is best located.

The Settlement Boundary defines the extent of a built-up part of a settlement and distinguishes between areas where, in planning terms, development might be acceptable in principle. This is mainly in the built-up area of the village. It also defines where development would not be acceptable, generally in the least sustainable locations such as the open countryside. Such growth would risk the loss of separation of hamlets and settlements to the detriment of the community and visual amenity of the Plan area.

The Neighbourhood Plan proposes to designate a Settlement Boundary for the village which will update and supersede the existing Settlement Boundary currently used by HBBC, as it takes into account recent development that has taken place since the Settlement Boundary was introduced and also allocates additional land for development.

Within the defined Settlement Boundary an appropriate amount of suitably designed and located development will be acceptable in principle, although all will be required to take into account the policies within the Development Plan.

Focusing development within the Settlement Boundary will help to support existing services within the village centre and help to protect the village's countryside setting, the natural environment and the remainder of the Neighbourhood Plan area from inappropriate development.

The parish is predominantly rural in nature, surrounded by open, generally attractive, countryside. In planning terms, land outside a defined Settlement Boundary, including any small groups of buildings or small settlements is treated as countryside.

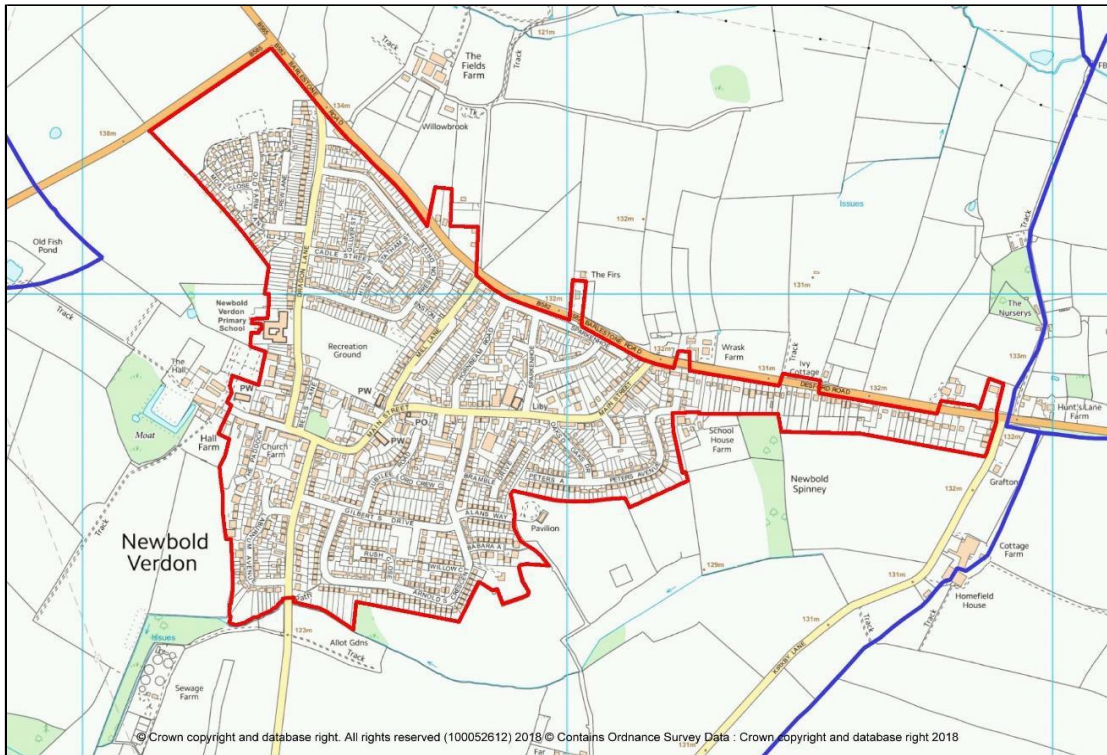
It is both national and local HBBC planning policy that development in the countryside should be carefully controlled. It is of vital importance to the community that development is focussed on settlements that are sustainable with good access to existing services and infrastructure, but which preserve the rural intrinsic beauty of the surrounding countryside which is in line with paragraph 79 of the NPPF.

## Methodology

The Settlement Boundary has been determined using the following criteria:

- (a) The development sites with an extant planning permission for residential or employment land development on the fringes of the settlement as at 1<sup>st</sup> January 2018 have been incorporated within the boundary of the Settlement Boundary;
- (b) The proposed residential site allocations within the Neighbourhood Plan have been included within the Settlement Boundary;
- (c) Defined physical features such as walls, fences, hedgerows, woodland, gardens, streams, brooks, formal leisure uses, and roads have been used as the defined boundaries;
- (d) Non-residential land, which is countryside, agricultural, paddock, meadow, woodland and/or another green-field use has been excluded;
- (e) Sites with a strong historical heritage have been excluded;
- (f) Open spaces and sports and recreational facilities which stand on the edge of the built form have been excluded;
- (g) Isolated development which is physically or visually detached from the settlement has been excluded;
- (h) Sections of large curtilages of buildings which relate more to the character of the countryside than the built form have been excluded;
- (i) The curtilages of buildings which closely relate to the character of the built form and have enclosing features have been included. The New Settlement Boundary is as follows:

Figure 3 Settlement Boundary



POLICY H2: SETTLEMENT BOUNDARY - Development proposals on sites within the Settlement Boundary, or in terms of new sporting or recreational facilities close to or adjacent to the Settlement Boundary as identified in figure 3 above will be supported where they comply with the policies contained in this Neighbourhood Plan.

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

## Supporting Development on Brownfield sites

Derelict sites and empty buildings remain across the Neighbourhood Plan area (including the HBBC garage sites on Preston Drive North and South and land to the rear of the Sports and Social Club off Sparkenhoe) and these can create a drag on its vibrancy and attractiveness. They are the preferred locations for development. The community consultation showed that redevelopment of derelict and redundant 'brownfield sites' ahead of building on open spaces should be a priority. The extension of the settlement onto adjoining open space will not be supported whilst brownfield sites within the settlement boundary remains available.

This is also recognised of the NPPF (par.118) which gives 'substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land'.

POLICY H3: PRIORITY TO BE GIVEN TO BROWNFIELD SITES DEVELOPMENT - Within the Settlement Boundary, development proposals for the redevelopment or change of use of redundant land or buildings will be supported above non-brownfield sites provided they have limited environmental, amenity or ecological value.

## Windfall Sites

Windfall sites are characterised as either small infill sites or redevelopment sites that arise unexpectedly, and which often have not been previously identified for additional housing development in any previous planning proposal. They can include gaps between existing residential properties within the Settlement Boundary.

These sites have made a regular contribution to the improvement of the housing supply in the parish. Community consultation shows that residents are content with such development provided it is not excessive and does not detract from any neighbouring properties.

POLICY H4: WINDFALL SITES - Small residential development proposals on infill and redevelopment sites will be supported subject to proposals being well designed and meeting all other relevant requirements of the policies set out in the Development Plan:

- a) Constitutes the infill of a restricted gap in the continuity of existing frontage buildings or on other sites within the Settlement Boundary where the site is closely surrounded by neighbouring buildings;
- b) Does not involve the outward extension of the village-built environment beyond the Settlement Boundary for the parish;
- c) Retains or enhances existing important natural boundaries such as hedges, trees, streams and public footpaths;
- d) Does not reduce garden space to the extent that it impacts on the general character of the area, or the amenity of neighbours, or that of the subject development; and
- e) Does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, visual intrusion or noise in line with Hinckley & Bosworth Borough Council's Local Plan.

## Housing Mix

At the time of the 2011 Census the parish was home to around 3012 residents living in 1,311 households. Although there was a slight decrease of about 6% in the ten years preceding the census the number of dwellings has increased by 4% (54) since 2011. The increase in dwellings is matched by a corresponding increase in people, between 2011 and 2014 an additional 138 people moved into the parish, which represents an increase of 5%.

Of particular note is the fact that the parish has a higher than average concentration of older people (over 700 people are 65 + representing 24% of population in 2011). There is further evidence that the population is ageing and in line with national trends, the local population is likely to get older as average life expectancy continues to rise. Home ownership is high in the parish with a high share of households who own their own homes outright.

The census data and the MRHT Housing Needs survey both show an immediate and growing need for dwellings which will be accessible and adaptable for those with disability and infirmity through age and/or illness. For these reasons early negotiations with both the developer and the landowner has resulted in agreement for the erection of at least 10% of the new housing allocation to support these requirements, as set out in Policy H1 to this Neighbourhood Plan.

With the number of elderly residents increasing there is also evidence of under-occupancy which is particularly evident in larger properties with around 58% of households with 4 or more bedrooms occupied by just one or two people, which suggests a need for smaller homes with fewer bedrooms, which would enable downsizing and provide for small families and those trying to get on the 'housing ladder'.

A fundamental element of the Housing Theme Group's (HTG) vision was that younger residents and older people who wished to remain living in the community as their needs changed should be enabled to do so. Providing such smaller homes would enable elderly and younger people to stay in the community and at the same time release under-occupied larger family homes onto the open market which would then be to the advantage of other growing families and sustain a vibrant local housing market.

Socially rented properties accounted for 16% of tenure in 2011 which is higher than the HBBC Borough average of 10%. A recent Housing Needs Survey conducted by HBBC in 2017 revealed a high demand for affordable housing in the parish with 25 respondents needing 1, 2 and 3 bedroomed housing for rent and/or shared ownership. The HBBC Housing Register shows additional demand in the parish in addition to those who completed a Housing Needs questionnaire.

In line with the HBBC Planning Policy Statement 3 (PPS3): Housing (June 2010) one of the key aims of the Plan is to enable parishioners to have the opportunity to live in a decent home, which they can afford in a community where they want to live. This is a key driver behind the Plan Policies on housing provision and housing mix.

The two Housing Needs surveys carried out (Appendices 4,5) along with the 2011 Census return highlights the fact that the parish has an ageing population with the number of residents aged 65 and over having increased by 23% (133 people) during the last census period.

There is also a requirement to address the needs of those parishioners with a disability

and/or other special needs and priority will be given to developments which provide mobility or wheelchair standard access and ground floor one and two bedroomed dwellings including bungalows

Community engagements have highlighted the need for additional smaller housing especially for families and young people and older people to remain in their local community and to provide an opportunity to downsize should they wish to do so.

**POLICY H5: HOUSING MIX** – New housing development proposals should provide a mixture of housing types specifically to meet the latest assessment of identified local needs in Newbold Verdon. Applications for small family homes (2 or 3 bedrooms) or homes suitable for older people including bungalows and dwellings suitable for those with restricted mobility disabilities or special needs requiring support in the community, will be supported. Larger homes (4 or more bedrooms) can feature in the mix of housing but will be expected to provide a minority on any single site. Future Housing Mix will be determined by the assessed housing needs of the parish at the time of the development.

## Design

Newbold Verdon comprises a number of housing estates which date from Victorian times with the largest estates having been built during the 1960's. There is therefore no overall theme for design in Newbold Verdon. A more recent development of over 100 properties at Old Farm Lane off the Dragon Lane is of a high quality and aesthetically pleasing and whilst the Neighbourhood Plan does not seek to impose a design theme on development, this latest development does establish a standard for design which future developments should also meet or seek to emulate.

Additionally, the design of any new housing should be sympathetic to any neighbouring properties where development is within the built-up area of the village (or settlement boundary). Where the development is outside the settlement boundary, or otherwise adjacent to open countryside, then the design must seek to preserve the vista and the visual amenity by reducing the impact of the new development through its location, siting, and also, but not limited to, appropriate screening to enhance and preserve the rural aspect.

**POLICY H6: Design** - All new development proposals of one or more houses, replacement dwellings and extensions should satisfy the following design principles as appropriate:

- a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, and proposals should reflect the general character, scale, mass, density and layout of the site. The development should not have any adverse effect on the visual amenities of the street scene, and nor should it impact negatively on any wider rural landscape views, without appropriate mitigation;



- b) New residential development should incorporate sufficient parking provision to meet the needs of future residents in accordance with the Leicestershire parking standards except that 4+ bedroomed dwellings shall have a minimum of 3 off-street parking spaces within the curtilage of each dwelling. Extensions to existing dwellings should not result in the loss of parking spaces below the minimum level;
- c) All new housing should continue to reflect the character and historic context of existing properties and developments within the parish and incorporate a diversity of quality materials. High quality design will be encouraged and supported where improvement can be demonstrably evidenced without detracting from the surrounding historic context;
- d) Development should be enhanced by fostering biodiversity and landscaping with as much preservation as possible of existing trees, hedges and wildlife habitats. In particular developments should where practicable:
  - I. Provide roof and wall constructions that follow technical best practice recommendations for integral bird nest boxes and bat breeding and roosting sites;
  - II. Provide hedges or fences with ground level gaps for property boundaries that maintain connectivity of habitat for hedgehogs;
  - III. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient. Any other site or sports facility lighting should the best practice guidelines in Bats and Lighting (ref LREC 2014). Maximum light spillage onto bat foraging corridors should be 1 lux.
- e) Where possible, enclosure of plots should be of native hedging, rural wooden fencing or brick/stone wall of rural design;
- f) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology as necessary;
- g) Development should incorporate sustainable drainage systems with maintenance regimes to minimise the risk of flooding and the effects of climate change;
- h) Development should ensure the appropriate provision for the storage of household waste and any recyclable materials;

## B The Natural and Historic Environment

### Introduction

#### Environmentally significant characteristics of the Plan Area

This section of the Neighbourhood Plan seeks to safeguard the environmental features of Newbold Verdon that are both *significant* (for their biodiversity, history, etc.) and *valued* by local people. It also deals with broader environmental matters impacting on the parish and its residents, including rights of way, flood risk, energy generation and environmentally responsible development.

What distinguishes the parish of Newbold Verdon from neighbouring parishes – what combination of environmental features uniquely characterises its natural, historical and social landscapes?

- Rich mosaic of intermixed historic landscapes
- Eclectic mix of building ages and styles in the villages(s)
- Evidence for the rise and fall of the local coalmining economy
- Small copses and hedgerows (planted 17<sup>th</sup> to 19<sup>th</sup> centuries) with biodiversity value
- Newly created habitats with high biodiversity value in restored quarries
- Rare surviving ridge and furrow and other medieval earthworks in the Brascote area of the parish
- Extensive views north to Charnwood Forest and south into the midland plain
- 20<sup>th</sup>-century housing estates with integral open spaces and community facilities

By identifying sites where the historic features, topography and wildlife of these landscapes are best seen, the Plan aims to protect and enhance as much of the parish's characteristic environment as is both compatible with sustainable development and complete enough to be appreciated by local people. It will do this through incorporation of planning policies and the identification of Community Actions to set a positive context where such opportunities arise.

#### Landscape, geology and setting

This is a gently rolling landscape where the red soil of the Midland Plain rises northward into the Leicestershire Coalfield and Charnwood Forest. The village of Newbold Verdon spreads along a low ridge between two local river systems – Rothley Brook, flowing northeast, and Thurlaston Brook, flowing southeast. The lowest points in the parish (just above 100m) are in these valleys, the highest (150m) in the north; Newbold Verdon itself is at 131m.

Some 100 metres below the surface lie the Carboniferous *Coal Measures* rocks on which the mining industry of the neighbouring coalfield (an important part of the parish economy until recently) was based. The coal measures are covered by a layer of Triassic sandstones and clays

-

including brick-clay (another local industry) – but these are only seen at the surface in the valley bottoms and in the Cadeby (Brascote) quarries. Elsewhere all the ‘solid’ rocks are blanketed by Ice Age glacial till (‘boulder clay’), sand and gravel. The location of Newbold (and of Brascote and Naneby, see 4.2) was chosen by the original settlers partly because of the advantages of living on light sandy soil rather than sticky clay.

Figure 4.1: Topography of the Plan Area

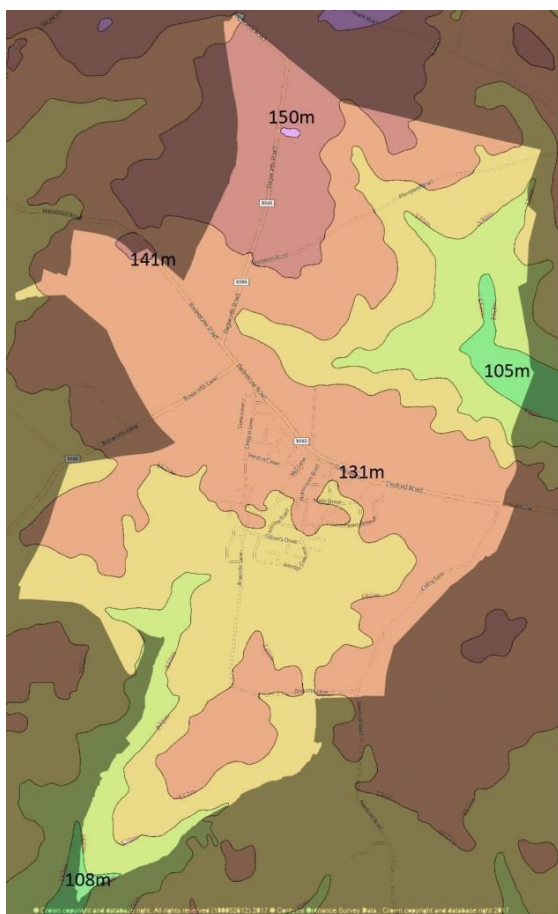
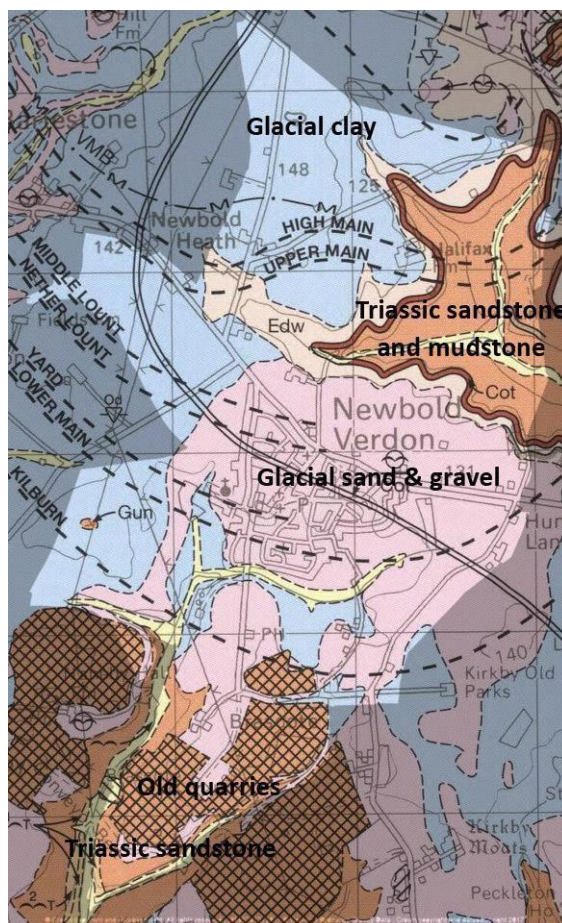


Figure 4.2: Geology of the Plan Area



## Historical environment

The parish coincides approximately with the eastern two-thirds of a large ‘Dark Ages’ and early medieval estate that comprised Newbold, Brascote, Naneby (now deserted) and Barlestone. Newbold (‘Niewbold’) is listed in Domesday Book (1086) together with Brascote (‘Brocandescode’). The estate was subdivided in about 1280, but the sites of two of the medieval manor houses can still be seen.

However, people have lived in the area now covered by the parish for at least eight thousand years. Archaeology showing this includes Neolithic to Bronze Age worked flints, Iron Age (‘British’) and Romano-British enclosures (farmsteads), and a Roman pottery kiln.

Newbold itself was probably established in the early 7<sup>th</sup> century. Its name is pure Old English (Anglo-Saxon) with the later addition of its (Norman) landlord's name:

**Niwe** = Old English 'new'

**Boōl** = Old English 'build[ing]', 'dwelling place'

**Verdun** = Norman French family name (Nicholas de Verdun was Lord of the Manor in 1226)

The original 7<sup>th</sup> century settlement can be 'reconstructed' from earthworks and documentary evidence; it was laid out along the top of a ridge of sand and gravel, where the soil was lighter and better-drained (Fig 4.1) surrounded by springs, and beyond them the heavier clayland (Fig 4.2) that supported the township's agricultural economy. Even 1500 years ago, all extensive native woodland was long gone (prehistoric or Roman clearance, probably) and woodland remains scarce today. Farming was managed on the three-field system, with large open fields, mostly arable but with permanent and temporary grazing, and very few hedges. This medieval farm landscape was largely eradicated by Enclosure, which began in the 16<sup>th</sup> century and was completed in 1811) and replaced the open fields with a planned mosaic of smaller, newly-hedged, mainly grazing fields.

These 16<sup>th</sup> to 18<sup>th</sup> century fields can still be seen today, especially to the north and east of the village; there are also areas of smallholdings created by working families when Newbold Verdon's economy became more industrialised in the 19<sup>th</sup> and 20<sup>th</sup> centuries with the growth of coalmining, quarrying and brickmaking. Newbold Verdon village expanded at the same time, in several phases of rebuilding (Victorian and Edwardian) and new (since c. 1950) housing estates; the population increased from 602 in 1841 to around 3250 today.

This multi-layered historical record has given Newbold Verdon's landscape a distinctive mixed appearance, in which 20<sup>th</sup> century housing estates and a 19<sup>th</sup> century industrial village surround areas where traces of medieval townships and Tudor and Georgian fields can still be seen.

## Natural environment

The very long history of intensive agriculture in the parish means that first impressions are of an area of relatively low biodiversity. Most farmland is arable or improved grassland with species-poor hedges, there are only a few small spinneys and coverts and no statutorily protected wildlife sites. This has two implications for the Neighbourhood Plan.

First, the few surviving biodiversity sites in the parish are precious and their protection is important. Second, fieldwork and a desk study of all information and data relating to Newbold Verdon's wildlife and environment has confirmed the value of the previously recorded and/or designated sites and features, but added a number of sites of at least parish-level biodiversity

significance, some with potential for enhancement. Public engagement also emphasised the high value the community places on the natural environment and show a strong desire to conserve and enhance the rural feel of the parish.

“Protect our trees and spinneys and our open countryside”

## Existing environmental designations

The parish is located in parts of three *National Character Areas* (NCAs, defined by Natural England for Planning purposes): NCA 71 *Leicestershire and South Derbyshire Coalfield*, NCA 73 *Charnwood* and NCA 94 *Leicestershire Vales*. There are 11 *Listed Buildings* and one *Scheduled Monument*, 8 further sites of historical significance with surviving above-ground features (Historic England *Heritage Gateway* mapping and *Leicestershire & Rutland Historic Environment Records*), 11 areas of *Priority Habitat* (as defined and mapped by Natural England), and seven *Potential Local Wildlife Sites* (PLWS, identified in an *Extended Phase 1 Habitat Survey* carried out for HBBC in 2014).

## Environmental inventory

An environmental inventory (Appendix 6) of Newbold Verdon parish was carried out between June and September 2017. The work comprised two elements:

- Review of all existing designations and available information, and
- Fieldwork to identify sites and features of natural and historical environment significance in the context of the Plan Area.

The review compiled information from many sources, including:

- DEFRA
- Natural England
- Historic England
- Leicestershire & Rutland Historic Environment Records
- Leicestershire & Rutland Environmental Record Centre records (biodiversity and geology)
- Environment Agency
- British Geological Survey
- Old maps (Ordnance Survey, manuscript)
- British History Online
- Local history and archaeology publications
- Local knowledge

Fieldwork reviewed open and currently undeveloped land in the Plan Area, and significant species, habitats, landscape characteristics, earthworks and other extant features were checked.

These data, along with all relevant site-specific information from the existing information review, were mapped and tabulated, and each site was scored and evaluated using the nine criteria for Local Green Space selection in the *National Planning Policy Framework 2019*:

Figure 5. Environmental inventory scoring system used in the Plan

Criterion (NPPF 2018)	Score range			Notes
ACCESSIBILITY	0	1-3	4	e.g. private, no access (0) – visible from public place – accessed via PRoW – fully open to the public (4)
PROXIMITY / LOCAL	0	1-3	4	Distant (0) --- fairly near to --- adjoins (3) or is within (4) settlement
BOUNDED	0	1-3	4	Individual parcel of land (not an undefined or large area)
SPECIAL TO COMMUNITY	0	1-3	4	Opinion of local people e.g. via questionnaire or at consultation events
RECREATIONAL / EDUCATIONAL USE	0	1-3	4	Actual or potential, informal sports, dog-walking, Forest School use, informal or official open space, etc.
BEAUTY (including views)	0	1	2	Subjective, relative (give justification); use consultation map results
TRANQUILITY	0	1	2	Subjective, relative (give justification)
HISTORICAL SIGNIFICANCE	0	1-3	4	Extant, visible evidence. Number of periods/features/records etc. / Relevant existing designations (Historic Environment Records)
WILDLIFE SIGNIFICANCE, GEOLOGY	0	1-3	4	Richness of species and habitats (Priority (BAP) spp. / Priority habitats) / relevant existing designations (Habitat Survey, Local Wildlife Sites) / site of geological/industrial history significance
[Maximum possible score]			32	

## Environmental protection in the sustainable development of Newbold Verdon

In the National Planning Policy Framework, the *natural and historical environment* is acknowledged to be an essential component of *sustainable development*; as such it should be given equal weight in a balance against social and economic growth, including new development, when planning matters are being determined.

This section identifies land and features of environmental significance in Newbold Verdon. It includes policies to protect the best from loss or damage by allocating them to categories based on their type, importance, function (as community assets, for example) and intrinsic value.

The levels of protection afforded by the Policies in this chapter are summarised in Appendix 7.


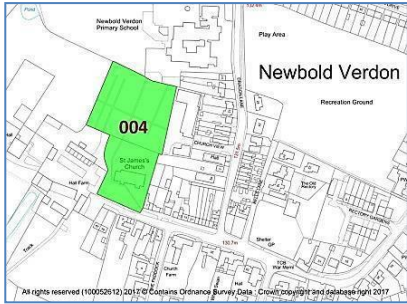
Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan's lifetime. Only 5% (approximately) by area of the currently open land in the parish has been earmarked for environmental protection, while the proportion (including existing Open Space, Sport and Recreation sites) in, and within 500m of the limits of, the present built-up area is 11.2%:

**Total area of Newbold Verdon parish = 825 ha**  
**Total area proposed for environmental protection in this Plan = 41.7 ha (5%)**  
**Built-up area + 500m margin (and otherwise developed areas) = 115 ha**  
**Area proposed for environmental protection within this = 12.9 h (11.2%)**


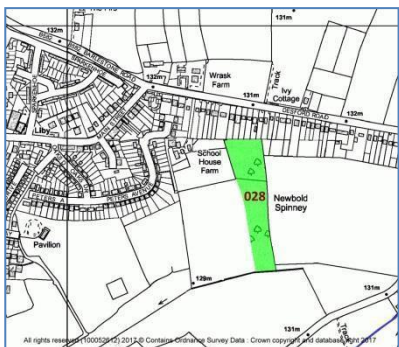
### Local Green Space


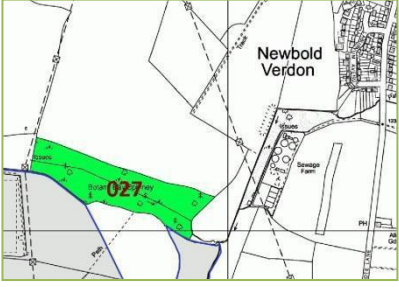
Of the approximately 200 parcels of open land in the parish, 94 were identified as having notable environmental (natural, historical and/or community) features. These sites were scored, using the nine criteria for Local Green Space designation noted in the National Planning Policy Framework 2019 (see Fig. 5 for the criteria and scoring system adopted for this Plan).

Three sites score 75% (24/32) or more of the maximum possible and are also appropriate for Local Green Space designation. One is already (in part) protected as a burial ground, the others exceed the essential requirements for designation as Local Green Space as outlined in the National Planning Policy Framework (NPPF paragraph 99/100). Their statutory protection will ensure that these most important places in Newbold Verdon's natural and human environment are safe for future generations.

Ref.	EVIDENCE	NPPF (2019) ELIGIBILITY CRITERIA									
		Access /4	Proximity	Bounded	Special /4	Rec/Ed /4	Beauty/	Tranq. /2	History /4	Wildlife /4	TOTAL
004	<p><b>St James' Churchyard and Cemetery</b></p> <p>At the heart of the Conservation Area and village. Full public access. PRoW S19 runs along the western boundary. Fully bounded, stone walls and fences. Existing protection as burial ground and as setting of Grade II listed building.</p> <p>The local school has close ties with the church.</p> <p>Maintained as an OSSR site by the Parish Council. The combination of old buildings, trees, lawns, headstones and wildlife make this a tranquil and attractive part of the village. Views from the churchyard to open countryside. Swithland Slate Headstones. Church is 1899 rebuilding by important local architect HC Goddard (Church Heritage Record 619287).</p> <p>Mature trees and shrubs, with bats, swifts and other species of conservation concern.</p>	4	4	4	4	4	2	2	4	3	31
		<p>St James Church and churchyard, February 2012</p>									



Ref.	EVIDENCE	NPPF (2019) ELIGIBILITY CRITERIA									
		Access /4	Proximity	Bounded	Special /4	Rec/Ed /4	Beauty /	Tranq. /2	History /4	Wildlife /4	TOTAL
028	<p><b>Newbold Spinney</b></p> <p>Mixed mature deciduous woodland. Access via PRoW R95 via Peter’s Avenue and Kirkby Lane.</p> <p>Adjacent to proposed Settlement Boundary.</p> <p>Full fence, hedge and stream boundaries.</p> <p>Popular and well-used by local people incl. joggers, dog-walkers and birdwatchers.</p> <p>Forms part of several circular walks from the village.</p> <p>Planted c.1811 as cover for foxes and gamebirds as part of the planned Enclosure landscape.</p> <p>Linnets, song thrushes, winter thrushes, lapwing, bats, mammals, invertebrates (lepidoptera, etc.), flowering plants.</p>	4	3	4	4	3	2	2	2	3	27
	 <p>Newbold Spinney, October 2016</p> 										
027	<p><b>Botany Bay Wood</b></p> <p>Mixed deciduous woodland with stream.</p> <p>Access via public footpath S16 and via bridleway S25. Clear boundaries. Part of a well-used walk and a recreational destination for local people. Also used as a pheasant shoot. Reputedly named ‘Botany Bay’ in 18<sup>th</sup> century as a warning to poachers. Originally ‘the Plantation’, part of the extensive landscaped grounds of Newbold Hall (Nathaniel Crewe, c.1699).</p> <p>High biodiversity: flowering plants (including bluebells, wood anemone, dogs mercury (ancient wood indicator species), 4+ BAP species birds, invertebrates, butterflies, etc. Ref in BTO Bird Atlas 2007–11 and surveyed for botany 1996–2017</p>	3	2	4	3	3	2	2	3	4	25

Ref.	EVIDENCE	NPPF (2019) ELIGIBILITY CRITERIA								
		Access /4	Proximity	Bounded	Special /4	Rec/Ed /4	Beauty /	Tranq. /2	History /4	Wildlife /4
		Botany Bay, Summer 2017 								

POLICY ENV 1: PROTECTION OF LOCAL GREEN SPACE – The following sites are designated as LGS as shown in figure 6 where new development will not be allowed except in very special circumstances

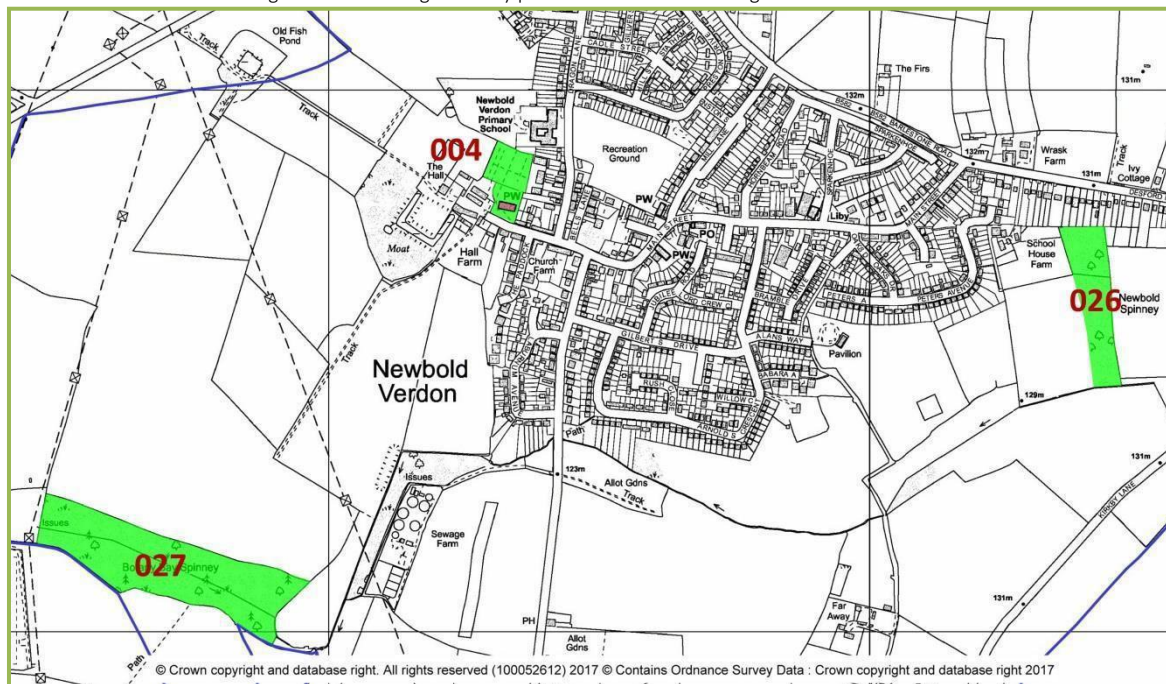
Churchyard and cemetery of St James' Church (map reference 004) Newbold

Spinney (028)

Botany Bay Wood (027)

Figure 6 Local Green Spaces

Pink shading indicates existing statutory protection as Listed Building



## Sites of environmental significance

A group of inventory sites scores highly for 'history' and 'wildlife' (scoring at least 4 / 8 under these two criteria) but, because their community value scores are not high enough, they are not eligible for Local Green Space designation. The features for which the identified sites have been selected and notified are listed in the environmental inventory (Fig 7).

The historical environment sites comprise a) sites with *extant and visible* archaeological or historical features recorded in the Leicestershire & Rutland Historic Environment Records database; and b) other sites of historical and social significance identified in local records and during the inventory process.

The natural environment sites comprise a) those where *priority habitats* occur (Natural England mapping) or where Leicestershire *biodiversity action plan (LBAP) species* have been recorded as breeding or as regular visitors; and b) sites identified during the inventory process as being of high biodiversity significance in the context of the Plan Area.

The environmental inventory used local knowledge, research and fieldwork to add sites of historical, archaeological and biodiversity significance not previously recorded by or notified to the Planning Authorities. Taken together, these sites are essential for biodiversity conservation in the parish and for the preservation and appreciation of Newbold Verdon's historical and cultural heritage. The map (Fig. 7) shows their locations.

Figure 7: All sites of environment significance in the Plan Area (policy ENV 2)

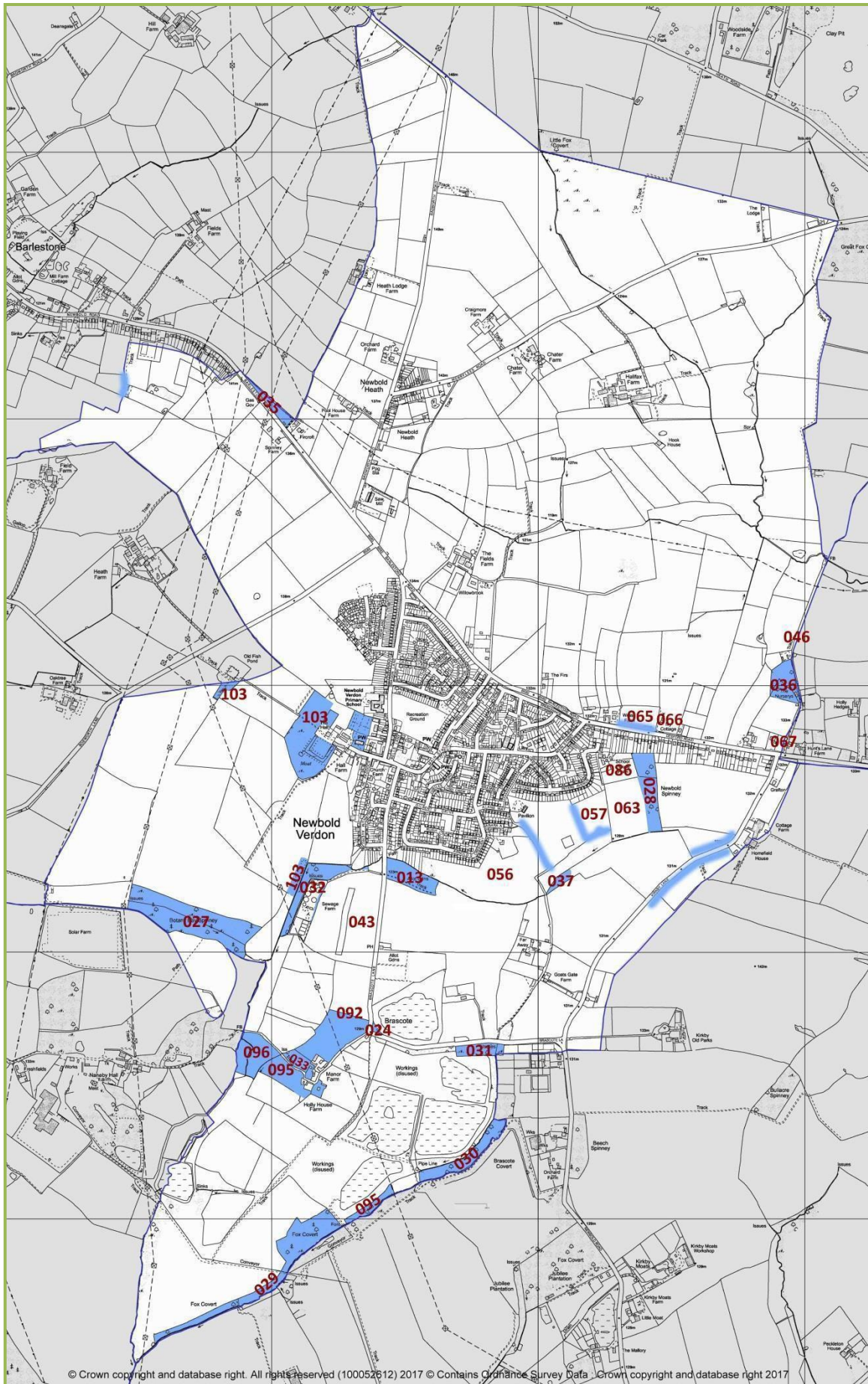


Figure 8 Sites with existing historical (left) and natural (right) environmental designations



POLICY ENV2: PROTECTION OF SITES AND FEATURES OF ENVIRONMENTAL SIGNIFICANCE – 27 sites (Environmental Inventory, Appendix 6, and Figures 7 and 8 above) are known to be of at least local significance for biodiversity (species and habitats) and/or history. They are important in their own right and are locally valued as identified in our engagement process. Development proposals that affect them will be expected to protect or enhance the identified features where justified and feasible.

### Ridge and furrow

From the time of its establishment as a village in the late ‘dark ages’ through the medieval period Newbold Verdon was farmed using the open field system. The arable crops were rotated on a three- or four-year cycle, while the rest of the productive land was set aside as permanent meadow and woodland. Ploughing was by teams of oxen; ploughs were of the non-reversible type, meaning that as the teams progressed up and down the furlongs the earth was always thrown to the plough’s right, creating strong ridges and deep furrows. Most parishes in the English midlands continued farming in this way until the 18<sup>th</sup> century, when agricultural improvement led to the Enclosure of the open fields and their conversion to grazing land. The ridges and furrows of the old ploughlands were

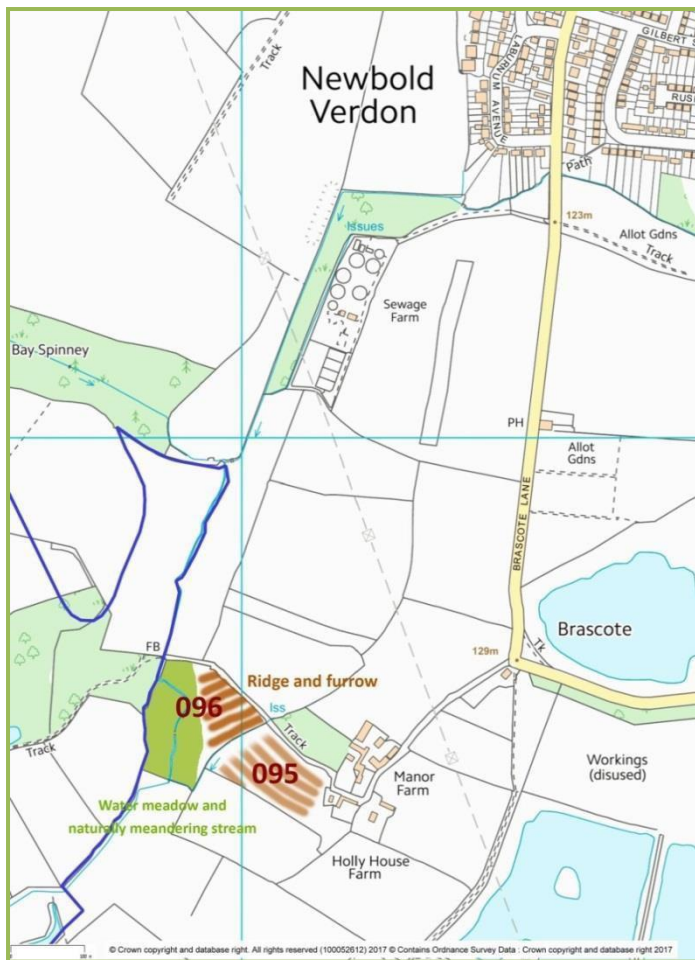


Figure 9 The two surviving ridge and furrow fields in the Plan Area are a significant heritage asset

‘fossilised’ under the new grass fields; many survived in this way into the 20<sup>th</sup> century, when a new agricultural revolution led to a return to arable farming, but this time on an industrial scale. Hedges were grubbed out and deep ploughing destroyed most of the surviving ridge and furrow; across most of the Midlands there has been a loss of (typically) 90% since the 1940s.

Newbold Verdon did not follow this pattern. Its enclosure was carried out earlier, starting with the creation of a large estate of parkland, gardens and fields in the late 16<sup>th</sup> century, while its subsequent history – in particular the changes in farming, land use and settlement associated with coal mining and other industries – appears to have caused the gradual obliteration of ridge and furrow.

The result is that only two small parcels of permanent grassland in Brascote still show traces of the medieval open field system, interestingly at a place where the ploughland can be seen to have met the water meadows beside a small brook.

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”*<sup>1</sup>

While the two individual fields in Newbold Verdon are not claimed to be of international importance, their extreme local rarity means that any further, avoidable, loss would be irreversibly detrimental. Historic England strongly recommends treating all surviving ridge and furrow as (non-designated) *heritage assets*, and this is the approach taken in this Plan.

<sup>1</sup> Hall, D 2001. *Turning the Plough. Midland open fields: landscape character and proposals for management*. (‘TTP1’) English Heritage and Northamptonshire County Council

POLICY ENV 3: RIDGE AND FURROW – The areas of ridge and furrow earthworks mapped above (Figure 9) are (non-designated) heritage assets. Any harm arising from a development proposal will need to be balanced against its significance as a heritage asset.

## Important Open Spaces

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; a majority are existing Open Space, Sport & Recreation (OSSR) sites (under e.g. typologies in Hinckley and Bosworth Council (HBBC) Open Space, Sport and Recreation Facilities Study (PPG19) 2016, carried out in preparation for the HBBC Local Plan, but some are new. Community engagement events emphasised the importance that the community places on the open spaces in the parish. The continued development of Dragon Lane Recreation ground was often cited as was the desire to see further development of the sporting and leisure facilities on Alans Way.

“More amenity land for all age groups – bowling green.”

“Further development of the field behind the Baptist Church”

In Newbold Verdon these sites fall into the following HBBC typologies:

- Amenity Green Space
- Outdoor sports facilities
- Children and young people
- Allotments
- Cemeteries and churchyards

together with these typologies that are not used by HBBC but are recognised by many English Planning Authorities:

- Wide roadside verges of landscape, historical, wildlife and/or amenity value
- Green lanes with high recreational value and of historical and/or ecological significance

Their value as open space *within and close to the built-up areas* and/or their value as community resources are recognised in this Community Action.

COMMUNITY ACTION ENV 1: IMPORTANT OPEN SPACES - The Parish Council will actively work with Hinckley and Bosworth Borough Council, landowners, the community and other partners to secure the protection and where possible the improvement of the locations and features of the following sites (listed below and mapped in Figure 10 and detailed in Appendix 6) through confirmation as existing, or designation as new, Open Space, Sport and Recreation (OSSR) sites in appropriate typologies, as follows:

### Amenity Green Space

- Brascote Lake amenity green space (024)
- Open space at surgery, Dragon Lane (016)
- Mallory Close 'Green' (005)
- Open Space at the bungalows, Main Street (008)
- Open Space on corner of Arnold's Crescent (front of shops) (006)
- Open Space on Arnold's Crescent (007)
- Open Space on Laburnum Avenue (022)
- Open space on Jubilee Road (021)
- Mill Lane/Main Street open space (014)#
- Library Open Space, Sparkenhoe (010)
- Sparkenhoe Open Space (011)

### Outdoor Sports Facilities

- Alan's Way Recreation Ground (inventory reference 002). NVPC OSSR and Field in Trust
- Dragon Lane Recreation Ground (001). NVPC OSSR Children and Young People
- Playing Fields, Newbold Verdon Primary School (009).
- Old Farm Lane Play Area (003). NVPC OSSR

### Allotments

- Brascote Lane Allotments (including adjacent wildlife sites) (013). NVPC OSSR

### Roadside verges (for this section See Appendix 6)

- Roadside verges around 'The Block' (Brascote Lane, Kirkby Lane, Desford Road, Main Street) (025)
- Brascote Lane verges (023)
- Verges on roads to Newbold Heath (026)
- Sparkenhoe / Barlestone Road verges
- Arnold's Crescent verges (019)
- Gilbert's Drive verges (020)
- Dragon Lane verge(s) (015)
- Mill Lane verge (017)
- Sparkenhoe/Desford Road verge(s) (012).

### Green Lanes

- Track from Desford Road north along the parish boundary (046; LCC Bridleway R 74)
- Harry's Lane extension (044; LCC footpath S13)
- From Harry's Lane eastward (045: LCC byway S12 and footpath S13)
- [Brascote deserted village] (047; LCC bridleway S25 and track to Brascote Lane junction)

### Cemeteries and Churchyards

- St James' Churchyard and cemetery (004)



## Community Action ENV2 Outdoor Sports and Leisure Facilities

The Parish Council will, with HBBC and the community, continue to seek to improve and develop the play and leisure facilities, for all the community, to enhance physical and mental wellbeing, improve social cohesion, improve movement between spaces and improve the bio-diversity at Dragon Lane Recreation Ground OSSR and the sports and leisure facilities at Alan's Way Recreation Ground OSSR.

“Well designed parks and green spaces help to underpin the vitality and sustainability of an area and help to build a sense of community and create civic pride”

(Create Quality Parks and Open Spaces - Heritage Lottery project)

Figure 10: Important Open Spaces

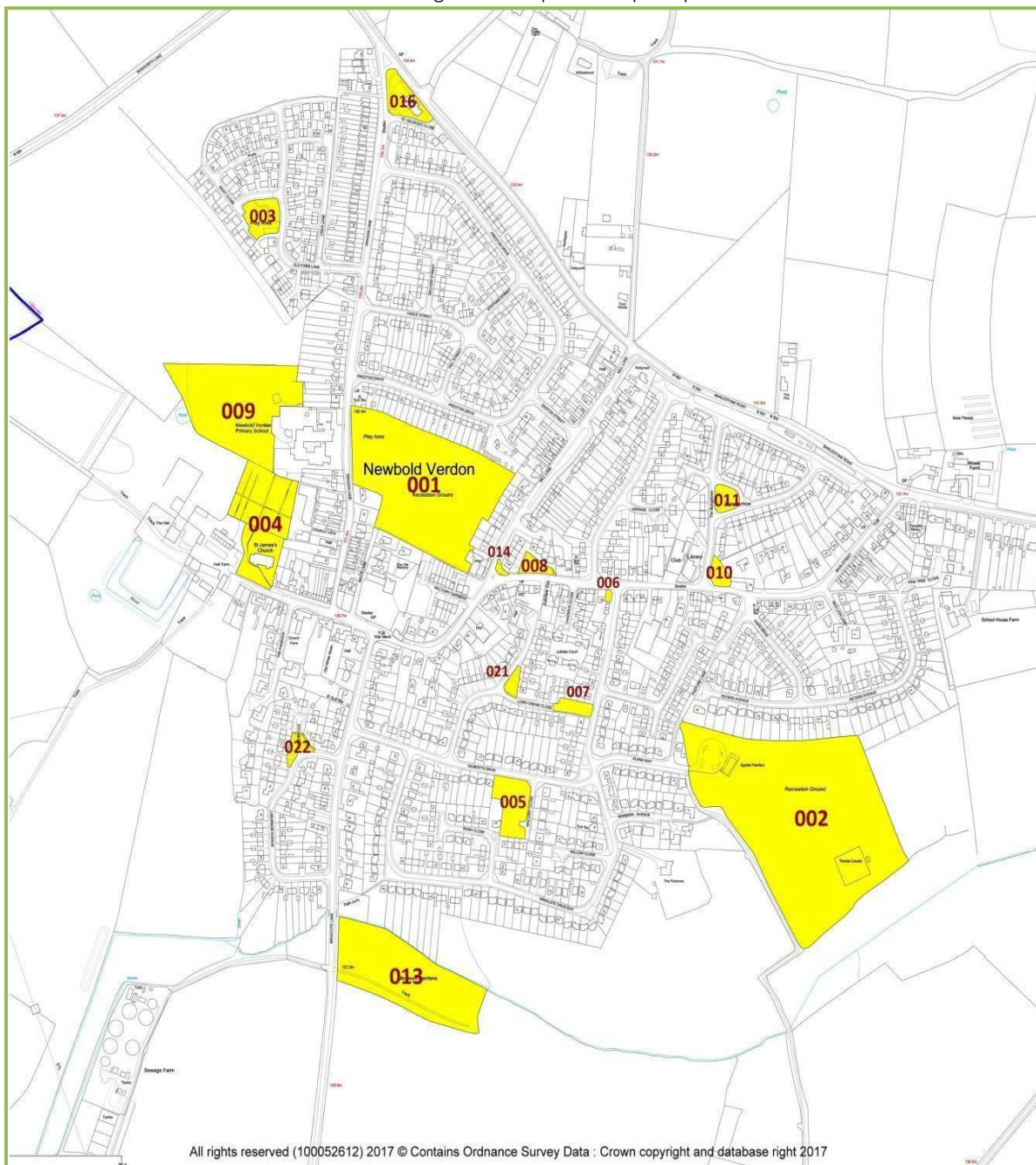
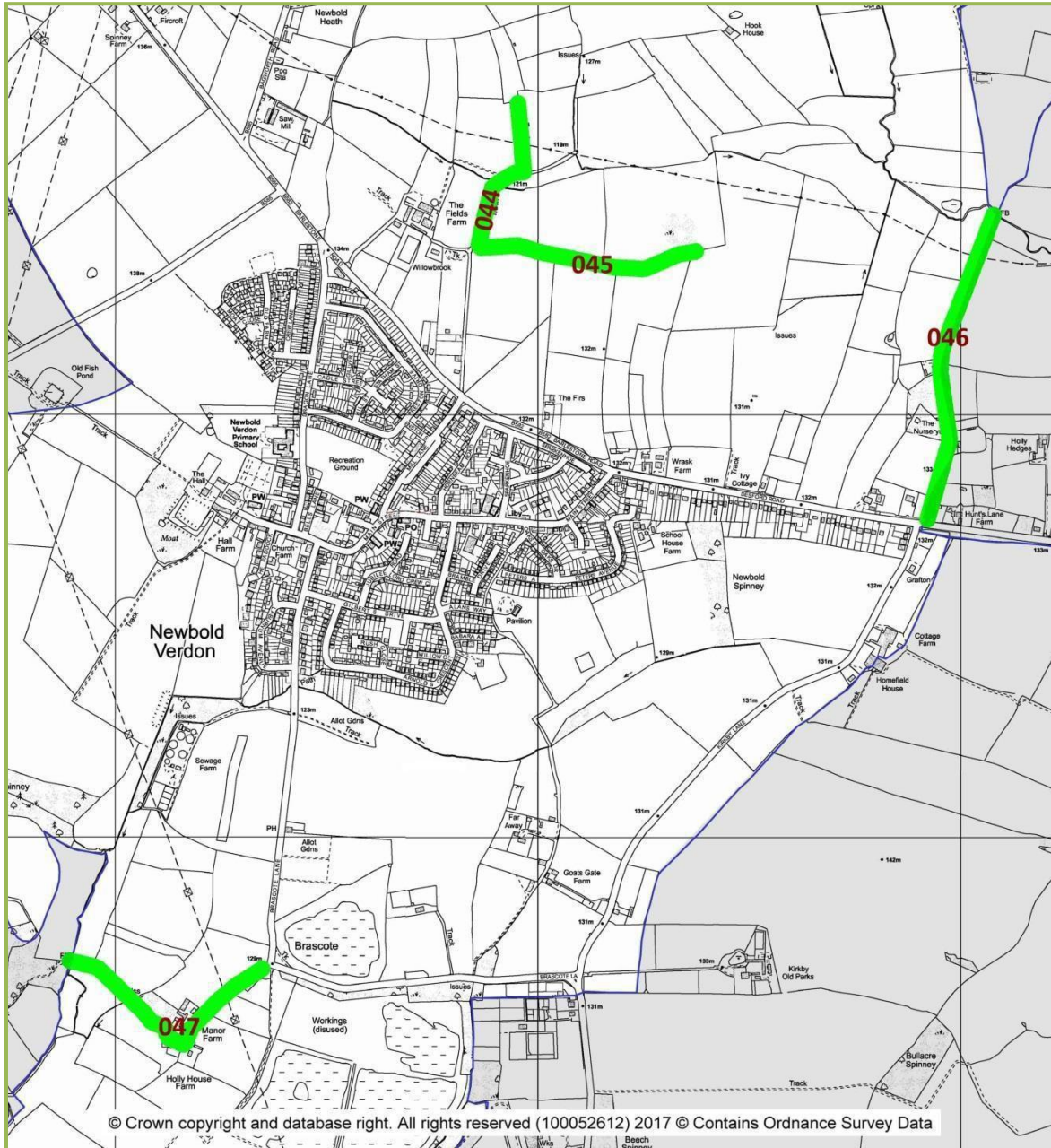


Figure 11: Green Lanes



## Biodiversity and Wildlife Corridors

It could be claimed that Newbold Verdon is a ‘typical’, ecologically undistinguished area with no major wildlife hotspots, 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, which is entirely and only the sum of the wildlife in every individual English parish: Newbold Verdon 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 biodiversity.

The following policy is therefore about parish-level compliance with the Hinckley & Bosworth Site Allocations and Development Management Policy DM6, the Wildlife & Countryside Act 1981 (as amended), the Hedgerows Regulations 1997 (as amended), and the European Habitats and Species Directives – and about how the Plan Area can ‘do its bit’ to protect and enhance biodiversity.

As part of this aim, wildlife corridors have been identified locally along linear landscape features that are known to be relatively biodiverse (including habitats based on watercourses, open water, marsh, woodland, hedgerows, green lanes and unimproved grassland) and which demonstrably provide connectivity for species of conservation concern. The corridor in the south part of the Plan Area coincides in part with the *Earl Shilton to Newbold Verdon multifunction corridor* (HBBC Core Strategy Policy 20, 2009), while all corridors include sites identified in the *Extended Phase 1 Habitat Survey* conducted for preparation of the Core Strategy.

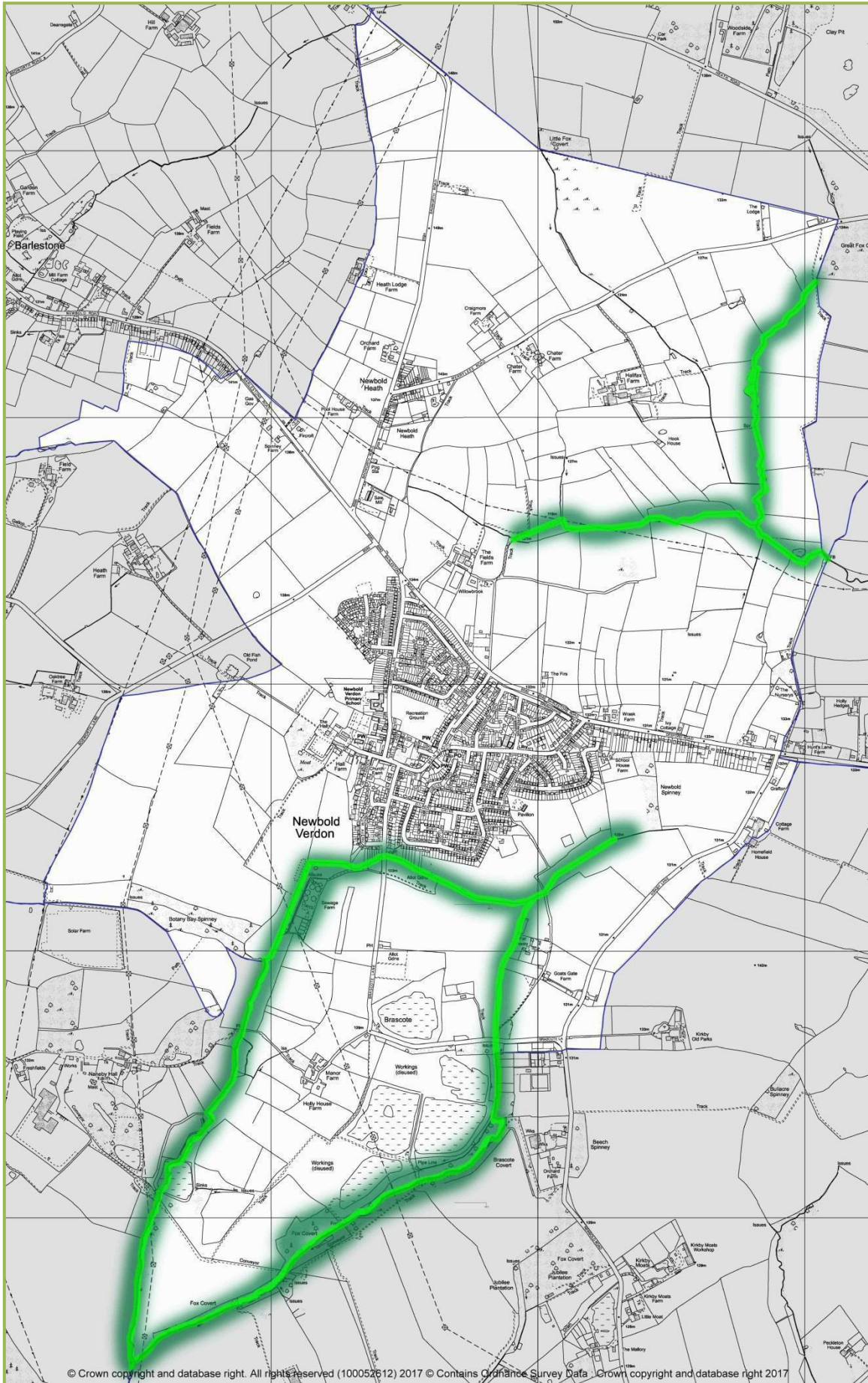
**POLICY ENV 4: BIODIVERSITY AND WILDLIFE CORRIDORS** – Development proposals will be expected to safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where possible, to create new habitats for wildlife.

Development proposals will be required to protect and enhance the identified wildlife corridors (Figure 12) and other potential habitat links. New development should not create barriers to the permeability of the landscape for wildlife in general or fragment the populations of any species of conservation concern. The benefits of development proposals must be demonstrably greater than the need for habitat and species protection.

#### **COMMUNITY ACTION ENV 3: BIODIVERSITY**

- a) The Parish Council, in conjunction with other bodies, will maintain the environmental inventory list of known sites of biodiversity interest prepared for this Plan;
- b) The Parish Council will work with community groups, landowners and Tarmac, funders and other organisations to enhance the biodiversity of the Parish by creating and/or managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land and to monitor the improvements.

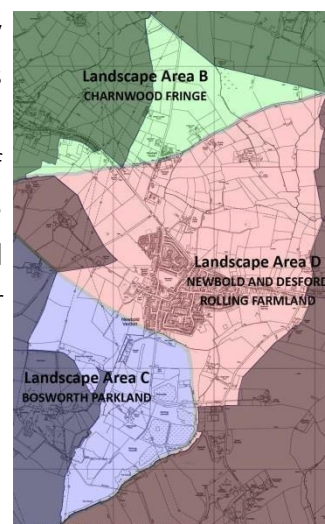
Figure 12: Wildlife Corridors



## Landscape Character Areas

The open countryside of the Plan Area is highly valued by residents. Residents told us that they enjoyed the easy access to the local countryside via the footpaths network giving enjoyable country walks within easy distance of home. The rural feel of the parish is highly valued by many and is a recurring theme when we speak with residents. It is as important for defining the character and sense of place of Newbold Verdon as the built village environments are. The parish falls within three Landscape Areas (assessed for character and sensitivities) designated in the HBBC *Landscape Character Assessment 2017*, as shown here (right).

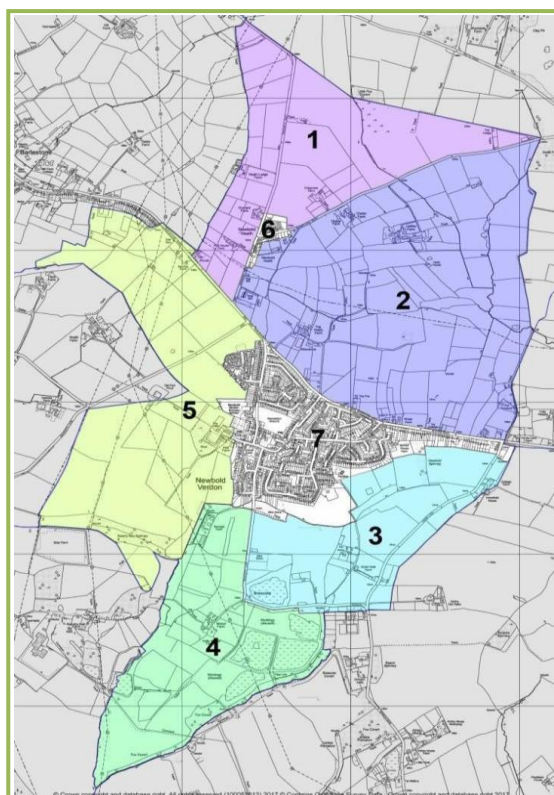
**Figure 13**



Residents of the Plan Area considered that, although useful at the larger scale of the Borough, the HBBC areas did not reflect the landscape character differences at the parish level. Although Open Countryside is protected from large-scale development by local and national planning policies, planning decisions about the specific appropriate types of development

to be permitted outside the limits to development should take into account the particular characteristics of each of the following six local *landscape character areas* (LCAs) in the parish that were identified during the preparation of this Plan.

**Figure 14**



LCA 1: Newbold Heath

- Includes (in north) the highest land in the parish. Open, few hedges or trees; extensive views.
- Valley sides fall to east and south
- Mainly arable but some grazing
- In landscape terms is part of the Leicestershire Coalfield, with areas of semi-derelict scrub and roughgrassland.
- Includes the 110m Stonehaven wind turbine (4 others are visible); National Grid powerlines, busy Bagworth Road runs north-south.
- A large chicken rearing facility is a recent addition on the northern border.
- Historically the area was heathland; any natural regeneration of vegetation reflects this (birch trees, flowering plant and grass species)

#### LCA 2: Newbold Valley

- Attractive area of small fields with hedges and standard trees (evidence of 16th century enclosure)
- Rolling countryside with small valley toward east side
- Well-established, traditional farms (Chater, Halifax); some diversification: timber, equestrian and individual renewable energy infrastructure (solar and wind)
- Important views from the village across this area
- Good network of well-used footpaths and green lanes.

#### LCA 3: "The Block"

- Primary countryside access area and visual amenity for the village of Newbold Verdon
- Gently rolling landscape
- Important views (lake, etc.) and woodland access. Includes Newbold Spinney (Local Wildlife Site, proposed Local Green Space)
- Rural character, only two houses.
- Agricultural land quality is high (grade 2); arable, improved grazing/silage and semi-improved permanent grass

#### LCA 4: Brascote and Brascote Lake

- Site of deserted medieval village of Brascote (now hamlet)
- Includes only parcels of land in the Plan Area with preserved medieval ridge and furrow earthworks and traditional water meadow. (NB the integrity of one ridge and furrow field has recently been compromised by installation of overhead conveyor)
- Arable and pasture, but large areas have been (and continue to be) quarried for sand and gravel. Previously quarried areas and old silting ponds are either returned to agriculture or allowed to become wetland/scrubland habitat (opportunities for habitat creation and management)
- Brascote Lake forms eastern boundary
- Well-used footpath and bridleway
- Views south are rural, but those to west are compromised by power lines and solar farm

#### LCA 5: Hall Farm land and Old Heath

- Site of medieval Newbold Verdon manor house
- Immediately west of the modern village limits to development; provides historical and rural setting for the village
- Includes largest area of woodland in the parish
- Largely flat or undulating open landscape
- Mainly large arable fields, but important group of permanent pasture fields south of Hall Farm, currently grazed by Park cattle
- Extensive earthworks and cropmarks provide archaeological evidence for the medieval to 16th century fishponds, formal gardens and parkland of Newbold Verdon Hall
- Important views of the old part of Newbold Verdon, including the church (of which this area provides the setting) from south of Hall Farm

#### LCA 6: Newbold Heath hamlet

- Small community of mainly 19th and 20th century houses associated with mining and other employment
- Residents enjoy direct access to countryside views and footpaths

For full details see Character Assessment Appendix 8

POLICY ENV 5: LANDSCAPE CHARACTER AREAS – Any new development proposals in the areas of Open Countryside will, where possible, maintain the existing individual characteristics of the six Landscape Character Areas identified in Figure 14: LCA1, 2, 3, 4, 5, 6.

## The Historic Environment

### Conservation Area

The Conservation Area was designated in 1989 and confirmed in its present delineation in 2009. A Neighbourhood Plan is not empowered to redefine these boundaries but, in any case, there is no desire to do so. National regulations and Local Plan policies will apply. During consultation many residents emphasised the importance of the Conservation Area and the need to protect our local heritage.

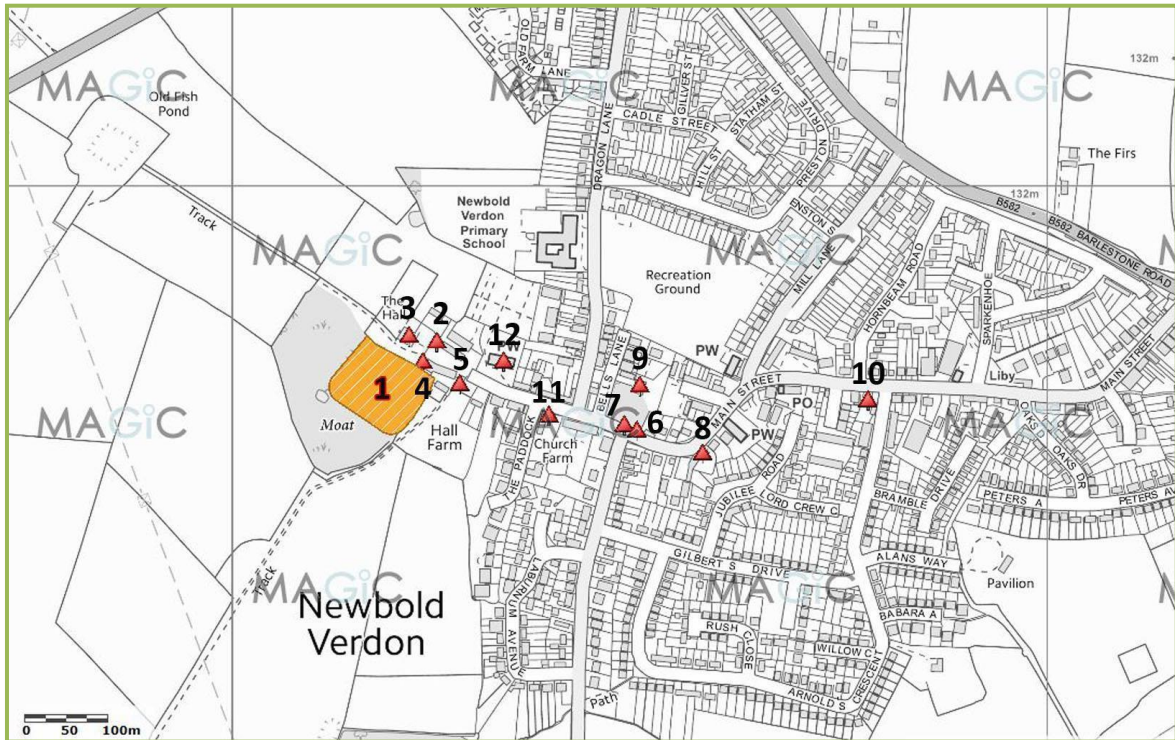
Figure 15: Newbold Verdon Conservation Area boundary (appraisal, HBBC 2009)



### Scheduled Monuments and Listed Buildings

Eleven buildings and structures in the Plan Area have statutory protection through Listing at Grade I or II. One Scheduled Monument has similar statutory protection. The Neighbourhood Plan lists them for reference, and to note that new development will be required to take into account, on a case by case basis, their settings as defined by Historic England.

Figure 16: Statutorily protected heritage assets



- |   |  |
|---|--|
| <p>1. MOATED SITE SOUTH OF THE HALL<br/>Scheduled Monument</p> <p>2. NEWBOLD VERDON HALL<br/>Grade: I</p> <p>3. PAVILION AT NORTH WEST CORNER OF FORECOURT AT NEWBOLD VERDON HALL<br/>Grade: II</p> <p>4. PAVILION AT SOUTH WEST CORNER OF FORECOURT AT NEWBOLD VERDON HALL<br/>Grade: II</p> <p>5. PAVILION AT SOUTH EAST CORNER OF FORECOURT AT NEWBOLD VERDON HALL<br/>Grade: II</p> <p>6. K6 TELEPHONE KIOSK ADJOINING NUMBER 49, MAIN STREET<br/>Grade: II</p> | <p>7. GATES AND SIDE SCREENS THE OLD RECTORY, MAIN STREET<br/>Grade: II</p> <p>8. COB COTTAGE, MAIN STREET<br/>Grade: II</p> <p>9. THE OLD RECTORY, BELL LANE<br/>Grade: II</p> <p>10. IVY COTTAGE, 92 MAIN STREET<br/>Grade: II</p> <p>11. CHURCH FARMHOUSE AND FENCE<br/>Grade II</p> <p>12. CHURCH OF ST JAMES<br/>Grade II</p> |
|---|--|

Source: <https://www.historicengland.org.uk/listing/the-list/>



## Important Views

Consultation during the Neighbourhood Plan's preparation identified a widely held wish to protect Newbold Verdon's relationship with the surrounding open countryside and the wider landscape, including its elevated position between the old Leicestershire Coalfield and Charnwood Forest to the north and the 'Midland Plain' to the south. One of the main ways in which residents expressed this wish was by describing a number of highly valued views around the parish and into the village from the surrounding countryside. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sightlines of the suggested views and mapped them (overleaf, Figure 17)



View 1: north along avenue at Brascote



View 2: northeast to St James Church, Newbold Verdon



View 3: West from B582/Bosworth Lane



View 4: East-southeast from Newbold Heath plateau



View 5: North from Harry's Lane at north edge of Newbold Verdon. Small hedged fields



View 6: Northwest from parish boundary to Newbold Spinney

These views are North along avenue of trees – historic view of Brascote Northeast from open country south of Hall Farm to St James church and the historic centre of Newbold

Verdon; West from Harry's Lane across open farmland which defines the separation of Newbold Verdon from Barlestone; East-southeast from Newbold Heath plateau across Desford Vale, defines separation of Newbold parish from Desford; North from Harry's Lane and north edge of Newbold Verdon toward Newbold Heath. Defines separation between Newbold Verdon and Newbold Heath; Northwest from parish boundary to Newbold Spinney (proposed Local Green Space and part of the HBBC multi-function corridor)

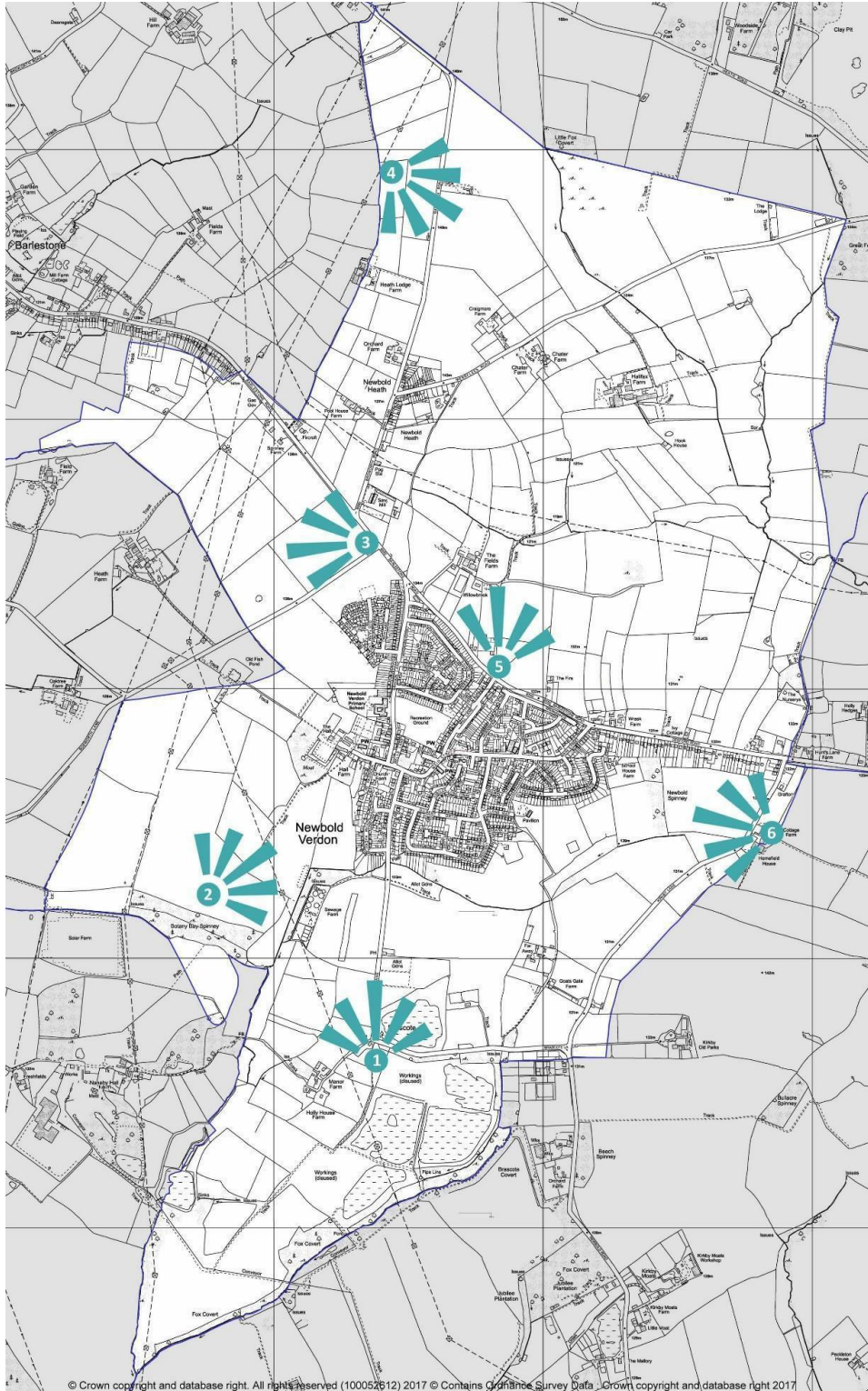


Fig. 17: Important views. See text for descriptions

POLICY ENV 6: SAFEGUARDING IMPORTANT VIEWS – Development proposals should respect the open views and vistas as shown in Figure 15. Proposals which would have an unacceptably detrimental impact on these views and vistas will not be supported.

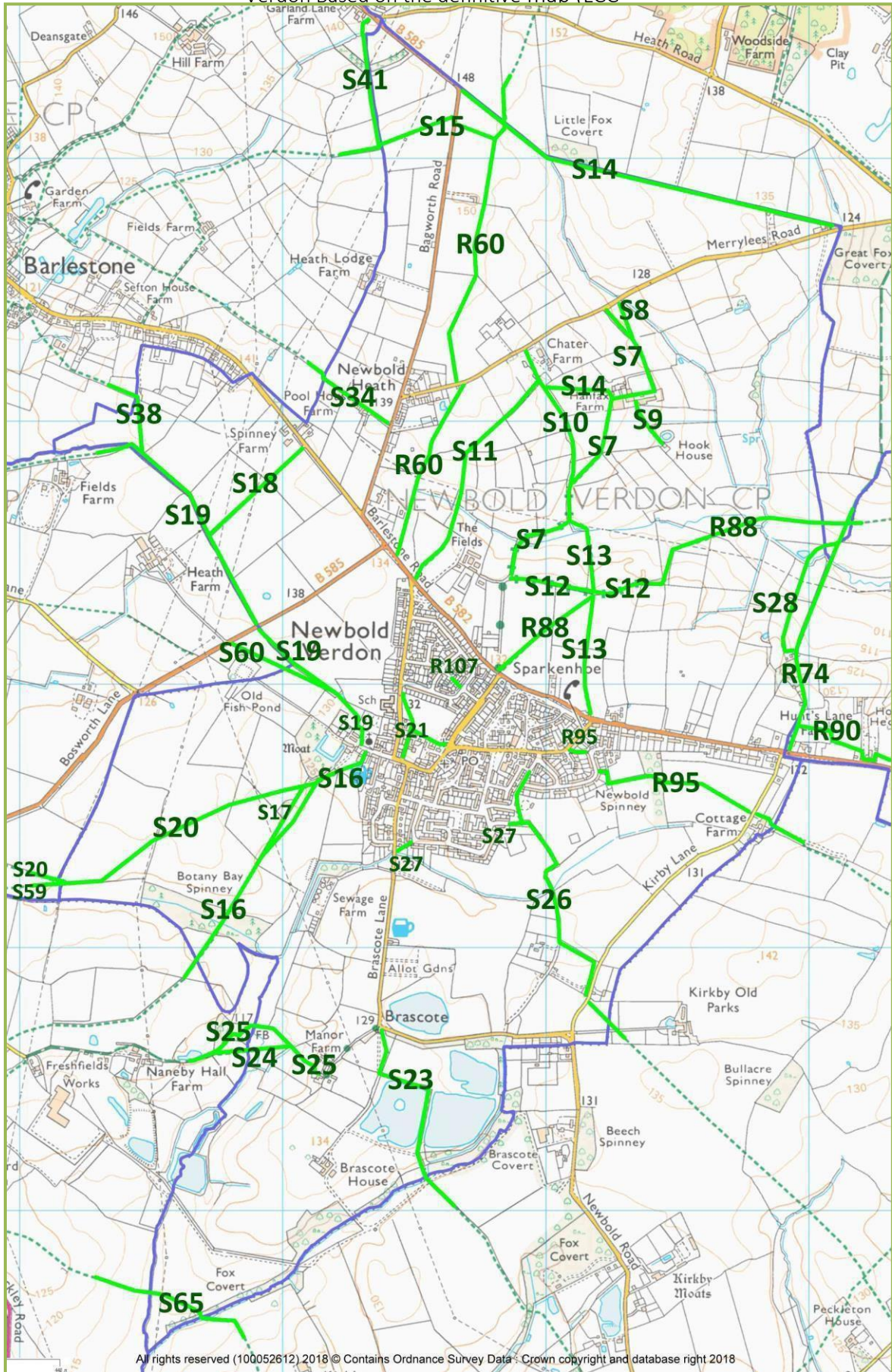
1. North along avenue of trees
2. Northeast from open country south of Hall Farm to St James church and the historic centre of Newbold Verdon
3. West from Harry's Lane across open farmland.
4. East-southeast from Newbold Heath plateau across Desford Vale (Heathly Brook).
5. North from Harry's Lane and north edge of Newbold Verdon toward Newbold Heath.
6. Northwest from parish boundary to Newbold Spinney (proposed Local Green Space and part of the HBBC multi-function corridor)

## 11. Public Rights of Way

A good network of footpaths and bridleways survives in the Plan Area. To some extent they are a characteristic historic feature, as well as being a well-used community asset that helps improve physical and mental wellbeing for local residents (and visitors). The network around Newbold Verdon records essential walking routes established and used in two periods of local history when walking was the only way of getting around: in the medieval period, for walking between the villages and from them into the open fields and to market towns, and in the 18<sup>th</sup> – 19<sup>th</sup> century industrial period, for walking to work. The modern public roads mostly post-date these old walking routes, which – unlike the situation in many Leicestershire communities – have survived, thanks to continued use into the 20<sup>th</sup> century.

Although this popularity continues, including with the support of the Three Villages Walking Group, the need for vigilance and a combination of Highways Authority and community support, and maintenance is recognised by this Policy. It also requires developers to respect the historical and rural character of local footpaths, which have a value and meaning beyond simply being unobstructed linear features.

Figure 18 Statutory Rights of Way in Newbold Verdon Based on the definitive map (LCC)



POLICY ENV 7: FOOTPATHS AND BRIDLEWAYS - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and bridleways (figure 18) will not be supported.

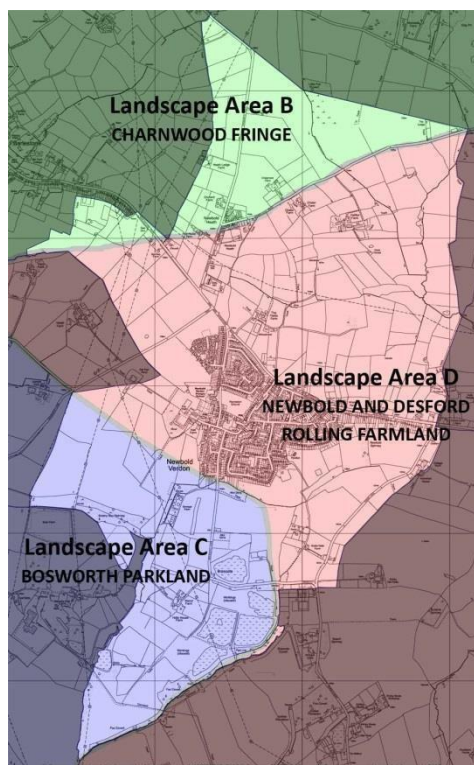
COMMUNITY ACTION ENV 4: FOOTPATHS AND BRIDLEWAYS - The Parish Council will work with landowners, Leicestershire County Council, community groups and other bodies to achieve enhancements to the present network of walking routes in the parish, including where possible replacement of styles with gates.

## Renewable energy generation infrastructure

The Plan Area already has three turbines and two medium-area solar power generation arrays. They have been installed during the lifetime of the HBBC Core Strategy (Local Development Framework, 2009 – 2026), which included no specific, parish-scale, policies.

More recently, with respect to turbines, HBBC has published (2014) its *Renewable Energy Capacity Study*, which uses Landscape Character Areas defined before 2009; the 2014 document has been partly superseded by the HBBC *Landscape Character Assessment 2017*, meaning there have been changes to the names of the LCAs between publication of the 2014 sensitivity assessment (below) and the 2017 LCA mapping (right).

These changes do not affect the strategy currently applied by HBBC in Newbold Verdon, where (with sensitivities for turbines less than 80m tip height between low and moderate) the existing turbines appear to be in compliance.



**Borough-wide Landscape Character Areas in the Plan Area**

### Sensitivity to turbines, by Landscape Character Area (HBBC, 2014)

Landscape Character Area	Small scale wind turbines (25-40m)	Medium scale wind turbines (40-80m)	Large scale wind turbines (80-135m)
<b>A: Charnwood Fringe Character Area</b>	Low-moderate	Moderate	Moderate-high
<b>C: Market Bosworth Parkland Character Area</b>	Low-moderate	Moderate	Moderate-high
<b>D: Desford Vales Character Area</b>	Low	Moderate	Moderate-high

Residents accept the present level of renewable energy generation infrastructure, for both wind and solar energy, but there is a strong belief that the parish has now 'done its bit', and that any more medium- to large-scale installations would begin to have a cumulative adverse effect on landscape sensitivity, particularly views, and the amenity of local people. The following policy is intended to encourage local-scale energy generation while controlling medium- to large-scale installations.

**POLICY ENV 8: RENEWABLE ENERGY GENERATION INFRASTRUCTURE** - Renewable energy generation infrastructure will be supported if the proposal can demonstrate that it will not have a severe adverse impact on:

- a)** the health, wellbeing or amenities of residents and visitors (including, amongst other things, noise, visual impact, reflections, glare, shadow flicker, water pollution, smell, air quality, gaseous or particulate emissions);
- b)** the character of the surrounding landscape and, in particular, views from any valued and accessible viewpoint (see Policy ENV7);
- c)** biodiversity (species and habitats, as in Policy ENV 5);
- d)** significant historic environment sites, non-designated heritage assets or ridge and furrow (Policies ENV 2, ENV 3)

and if the proposal:

- i. represents residential, business, amenity or community-initiated, solar and wind generation infrastructure of an appropriate scale for the size, character and level of other facilities, the built environment and services in the three villages; and
- ii. is supported by appropriate and relevant assessments and documentation in respect of, among other things, transport, heritage, archaeology, landscape visual impact, environmental impact, flood impact, ecological mitigation, arboriculture (impact and method) and tree reference and protection.

Single wind turbine development proposals will be acceptable if it represents small-scale, local resident, business, amenity or community-initiated, solar and wind generation infrastructure of an appropriate scale for the size, character and level of other facilities, the built environment and services in the village'

Solar energy generation development proposals will be supported if:

- 1** The ground area covered by panels does not exceed 2500m<sup>2</sup> (50x50m) and/or the ground beneath the panels remains available for agricultural (e.g. grazing) purposes
- 2** The panel array is not visible from any valued and accessible viewpoint (see Policy ENV 6).
- 3** Reflection (glare) is not evident from any viewpoint

## C. Community Facilities and Amenities

### Introduction

Newbold Verdon village is described in the HBBC Local Plan as a Key Rural Centre<sup>1</sup>: a place providing a range of facilities and amenities which not only help sustain the local community but also outlying hamlets and other rural villages. Newbold Verdon village is described in the HBBC Local Plan as a Key Rural Centre<sup>1</sup>: a place providing a range of facilities and amenities which not only help sustain the local community but also outlying hamlets and other rural villages. Retaining such facilities and amenities makes a significant contribution toward the NPPF's expectations relating to sustainable communities being vibrant, healthy, safe, and strong. (ref. p6 of this document)

Parishioners have expressed how much they appreciate the wide range of amenities available to them and how they would want as many as possible to be retained in the coming years<sup>3</sup>. The presence of community facilities and amenities make a significant contribution to the vitality and viability of Newbold Verdon and has a positive impact on the sustainability of the parish, enhancing the quality of life and often providing an important focal point for social interaction.

These facilities and amenities provide local employment, reduce the need to travel and offer important services, particularly for those who do not have access to a car. The loss and threatened closure of facilities and services is, however, a common feature of village life and is likely to be tested further in the future as increases in car ownership and their use for commuting to work and to accessing leisure activities call into question the viability of many rural services.

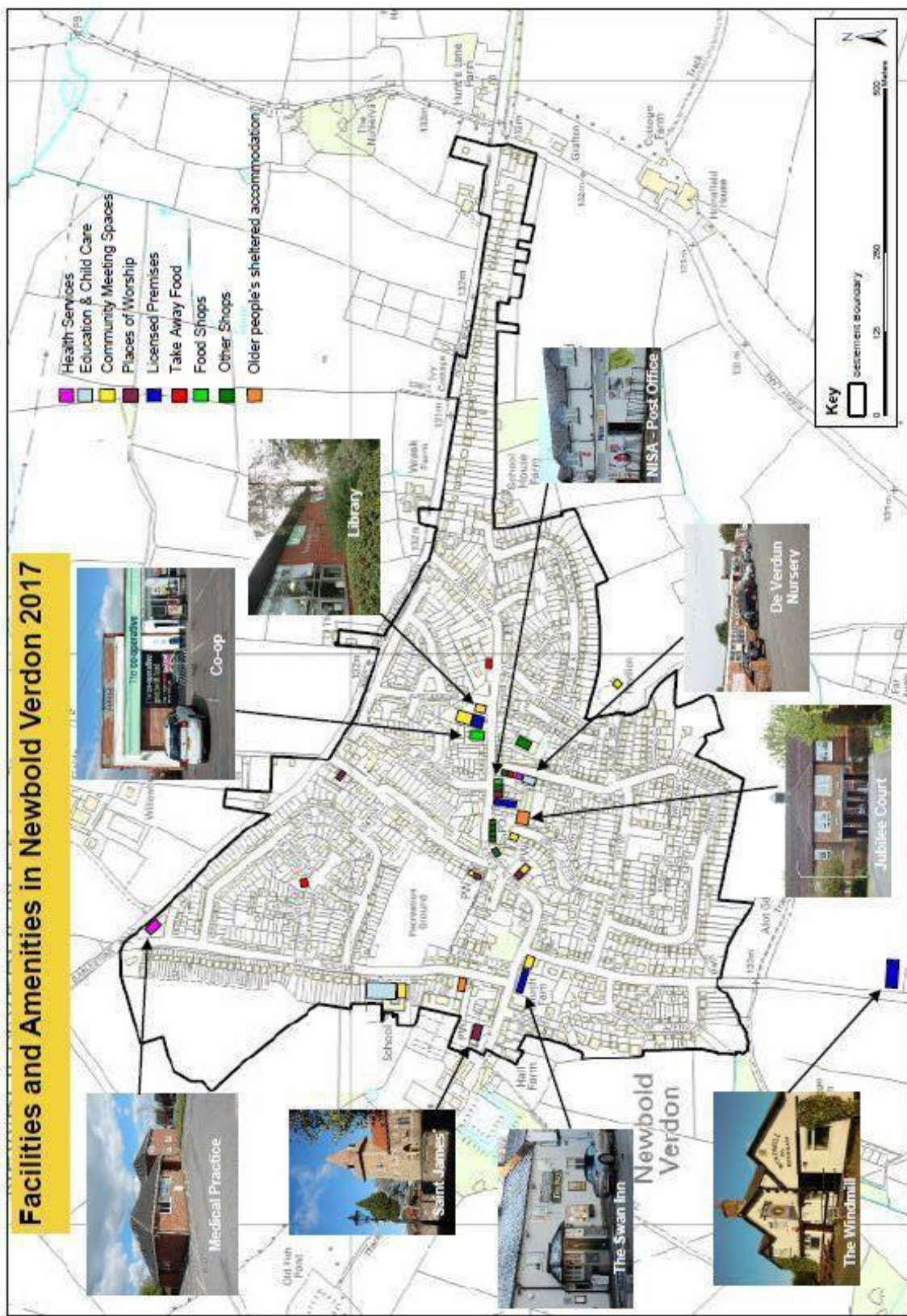
The map of the village overleaf shows the current range and geographical distribution of several facilities and amenities within its boundary – there are no others within the parish. In the Newbold Verdon Parish Character Assessment Report<sup>4</sup> three areas of the village were identified as providing most of the facilities and amenities: Main Street west of Oaks Drive, the north end of Arnolds Crescent, and Dragon and Mill Lane.

There are two convenience food and beverage stores, the Co-op and Nisa, The Nisa store also houses the post office. Fast foods can be purchased from one of four businesses: fish and chips, Indian, Chinese and a sandwich shop. There are three public houses and a licensed sports and social club. Two of the pubs serve food, one of which describes itself primarily as a restaurant. Four places of worship are established within the village and three of them provide opportunities for the public to access their facilities. This includes, amongst other things, a weekly café, play school and keep-fit classes. Parishioners also have access to other meeting places including a scout hut, sports pavilion, community room (the school), large assembly room (Sports and Social Club) and within the library.

If they so wish, parents can send their children to a full-time nursery within the parish. The local primary school educates children from age four to eleven, and it has a specialist unit for children with autism. There is a large medical practice serving not only the parish but many people living in nearby villages. This is very well supported by our local pharmacy as well as a pharmacy stationed

inside the doctors' surgery. There is sheltered housing within the village and an old persons' residence catering for up to ten people at any one time.

Figure CF 1 Community Facilities and Amenities





## Health, Welfare and Education Facilities

### Newbold Verdon Medical Practice and Pharmacies

The medical practice is regarded by parishioners as an essential community service. The practice has surgeries in the villages of Newbold Verdon and Market Bosworth (combined population of 6,300) but it serves a population of 11,100 over a very large geographical area. In a recent survey of parishioners, the surgery was rated as meeting adequately the needs of 89% of respondents<sup>6</sup>. Concerns were, however, expressed by many people about the current pressure on the practice to retain a high standard of service. With an ageing local population and a potential increase in housing development, parishioners are not confident that these standards will be able to be maintained. The practice itself concurs with these concerns and stresses that it is already working at capacity with very little physical room for expansion<sup>5</sup>.

A pharmacy for those using the surgery from outside the parish is available at the medical practice. Parishioners also have access to Heathbrook pharmacy which in the previously mentioned survey was regarded by 99% of respondents as adequately meeting their needs<sup>6</sup>.

It is vitally important that the surgery can continue to provide a high level of service to the community into the foreseeable future. Any plans for significant numbers of housing within the parish will need to take this fully into account.

### Newbold Verdon Primary School

Newbold Verdon Primary School currently holds 249 pupils, including 24 in the autism unit which serves families beyond the parish. The school is running at near full capacity and has had to deny entry to some children living in the village<sup>7</sup>.

In the past four years the trend has been an upward increase in pupil numbers to the point where there are several year groups exceeding the nominal limit of thirty. The headteacher does not see this reducing soon and anticipates that these increases will put pressure on the school's budget as well as the building's capacity to accommodate all the children in 'fit-for-purpose' classrooms. It is Leicestershire County Council's view that the school will have to look to find classroom space within its existing boundaries before any extension can be considered.

There are no simple solutions for the school. Two of the areas that could possibly be converted to classrooms provide pre-school support in the form of a nursery and community centre: very important resources for a school that serves a significant number of families classified as deprived (see p12), and likely to become even more crucial when the Sure Start Centre at Desford closes.

### De Verdun Nursery

The nursery caters for children aged from 2 months to 8 years old and can accept up to 48 children at any one time. Fourteen staff are employed at the nursery and it provides a substantial amount of childcare for the parish. Its location on a residential street can pose parking problems,

especially at the beginning and end of the day when parents with vehicles seek to find parking spaces.

## Residential Care for the Elderly

There is one residential care facility in the village, Home from Home. It has a capacity of ten and these are mainly taken up by parishioners.

Policy CF1: HEALTH, WELFARE AND EDUCATION - Development proposals including new or expanded facilities that increase the accessibility to good health, welfare and education for residents will be supported providing that the development:

- a) Will not result in unacceptable traffic movements, noise, fumes, smell or other disturbance to residential properties; and
- b) Will include adequate parking provision in line with Leicestershire County Council Highways guidance.

### Community Action: CF1: Newbold Verdon Primary School

The Parish Council will work closely with the school to help it retain appropriate learning spaces in the event of any significant increase in pupil numbers associated with housing developments.

## Community Buildings

The parish has many community buildings that provide for a wide range of interests and needs.

### Places of Worship

St James' Church dates to Norman times, though most of it was rebuilt in 1901. It holds regular Sunday services and has a well-maintained church hall that is used for a variety of functions, including the weekly Café Jacque for all parishioners. The cemetery adjacent to the Church will, in the next few years, have reached its capacity and the Parish Council is currently seeking a suitable plot of land.

The Methodist Church was built in 1859- the hall was a little later. Like St James', the church holds regular services and hosts a variety of events and meetings for church members and the wider public throughout the year.

The Baptist Chapel was built in 1833 and its meeting rooms were added later. It too hosts regular weekly services and undertakes a range of social functions, including a monthly lunch for the very oldest in the village and surrounding area.

The Jehovah's Witness Kingdom Hall in the village has been well-established for many years, serving parishioners and members of the wider community.

### Other Community Buildings

The Scout Hut on Jubilee Road continues to provide a meeting place for scout and brownie packs. The primary school has a purpose-built Community Room available to parishioners and used

regularly by the local amateur dramatics group and two playgroups. Alans Way Pavilion has recently been extended and there is now a function room for after-sports social events as well any other small gatherings including a day-care centre for the elderly, which is currently running on one day a week with plans to extend to two.

The Library was built as recently as 2009, the existing village library is a much-valued building. In 2016, it was transferred to the village by the Leicestershire County Council and is now run by volunteers. As well as the traditional loaning of books, the library offers computer access, printing and copying facilities and an array of activities including: film nights, Scrabble Club, family history research, and a venue for invited speakers, theatre companies and village meetings.

Interviews with the volunteer management team<sup>8</sup> reveal a very ambitious aim to become a focal point for the village; providing a wide range of public services. Its central position, community ownership and contemporary design make it a key community asset and one that deserves much support.

## Shops, Services, and Licensed Premises

For a village of its size, Newbold Verdon has managed to retain a larger number of shops and local businesses than parishes of a similar size in the Hinckley and Bosworth area, hence its designation as a Key Rural Centre. Parishioners value these amenities and the community has expressed its desire to retain all the existing shops and services and, if possible, to add more. For example, the introduction of a chiropodist, dentist and opticians were services mentioned in our early engagements<sup>10</sup>. However, retaining and even increasing these services remains an ongoing challenge. In recent times there has been a significant number of shops that have opened and closed in relatively quick succession.

A survey of local businesses owners found all responded believed the village was a very welcoming place in which to run a business. One of our longest standing shop owners summed up the experience:

*‘There is a good heart to the parish and the people are very friendly’*

The shops and businesses provide a significant amount of local employment. An approximate total of 100 people worked full or part-time in the shops and licensed premises and about 70% lived in the parish. There was also evidence of it providing early entry-level work experiences for younger parishioners.

When asked how their businesses could be helped to flourish, several key themes emerged. The most mentioned, and one having the most significant detrimental impact on the businesses, was mobile reception. Parking for staff, but especially customers, was also cited by 12 of the 16 respondents as having a negative effect. Several business owners felt that their number of customers would increase if there was some form of signage on the B582. There was also almost universal acknowledgement that the shopping areas were not the most attractive, despite some businesses having invested in improving their shop fronts.

At the turn of the 20<sup>th</sup> century the village could boast six drinking establishments. In the early 21<sup>st</sup> century this number has reduced to four, each of which provides a service well beyond the serving of beers, wines and spirits.

The Swan Inn is the oldest of the four licensed premises in the village, dating back at least to the early 19<sup>th</sup> century. It provides food as well as alcohol and non-alcoholic refreshments and there is a large garden at the rear. The Swan offers a range of entertainment both within the week and at the weekend. It also provides free use of its rooms to various societies and clubs.

The Windmill Inn, Brascote, describes itself as a pub and restaurant, and has managed to establish a county-wide reputation over the past few years for its good food. It too is long established and sits on the site of an 18<sup>th</sup> century corn mill.

The Jubilee Inn is the youngest pub in the village having been built in 1878. It provides mainly alcoholic refreshments to its customers. There has been a long-established tradition by the 'Jube' of engaging fully in community life; often helping at major parish events.

Newbold Verdon Sport and Social Club was built in the 1930's and it has the largest hall in the whole of the village, accommodating up to 200 people. There is also a skittle alley. The large room and skittle alley are often used for village functions and there is a monthly jazz club, acknowledged as one of the best of its kind in the country. West Leicestershire U3A also holds its meetings in the Club once a month, attracting large numbers of people from a wide area.

All four establishments add a great deal to the social fabric of the village and the loss of any one of them would be greatly regretted.

Policy CF2: COMMUNITY AMENITIES: Development proposals that result in the loss of or have a significant adverse effect on a community facility or amenity will not be supported, unless the building or facility is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be demonstrated that the service or facility is not viable or is no longer required by the community. Proposals to enhance the provision of community buildings to meet local needs will be supported.

Community Action: CF2: COMMUNITY BUILDINGS - The Parish Council will actively seek to support all existing community buildings to ensure the parish retains a diverse range of meeting places for people of all ages.

Community Action: CF3: CEMETERY - The Parish Council will actively seek the acquisition of land for a new cemetery.

Community Action: CF4 – BUSINESSES – Within its prescribed remit, the Parish Council will actively support existing local businesses and, where possible, encourage the creation of new ones.

## Assets of Community Value

The designation of community facility as an Asset of Community Value provides a means to protect important buildings and land that are valued by the local community and which they wish to protect from inappropriate development. If a facility is listed as an Asset of Community Value, the Parish

Council or other organisations will then be given the opportunity to bid to purchase the asset on behalf of the local community if it comes up for sale in the open market.

While there is no requirement to have a policy relating to Community Assets in a Neighbourhood Plan, its inclusion gives any 'listed' Asset greater protection through the planning system. It also sends out a clear message that the community wishes to protect and retain buildings and land that they regard as important.

Although there are currently no Asset of Community Value designations of buildings or land in the parish, it is anticipated that designations will be made over the lifetime of the Plan.

Policy CF3: ASSETS OF COMMUNITY VALUE - Development that will result in the loss of, or has a significant adverse effect on, a designated Asset of Community Value will not be permitted unless in special circumstances, such as the Asset is replaced by an equivalent or better provision in terms of quantity and quality in an equally suitable location or it can be clearly demonstrated that it is not viable or no longer needed.

Community Action CF4: Assets of Community Value - The Parish Council will undertake an annual review of buildings and land that are appropriate for designation as an Asset of Community Value and will seek designation

## D Transport

Transport and transport-related issues have become significant factors in the lives of parishioners over recent years. Issues with traffic volumes, speed, parking and the subsequent impact on parishioners' lives were constant themes aired during our preliminary consultations.

The view by parishioners that roads are busier is borne out by recent national statistics (November 2017); showing, for example, road traffic on minor rural roads increased by 1.6% in the last year, and by 14.7% in the past five years – leading to 14.2% of all vehicle journeys now being undertaken on this type of road. Leicestershire County Council (LCC) predict these trends will continue over the coming years....'at the expense of more suitable modes of transport, such as walking, cycling and public transport.'<sup>2</sup>

Private vehicle ownership is not in itself a bad thing; it allows people to have the benefits of living in a rural setting whilst having relatively easy access to places of work, education, health treatment and leisure. That is if individuals have access to a car, and there are a significant number of parishioners who continue to rely on an ever increasingly pressurised public transport system, which LCC believes in its current form is unsustainable.

'Decreased levels of funding, balancing the accountability needs of the rural areas of the County with those of the urban areas and an ageing population are making it more difficult to maintain current accessibility levels in Leicestershire, particularly by traditional bus services.'<sup>3</sup>

The increased volume of traffic also brings with it safety issues. A Speed Watch Scheme carried out in August 2017 by volunteer parishioners under the direction of LCC showed a high number of vehicles speeding along the B582 and B585. In two of the four places selected for monitoring this was at a level of 1 car every 6 minutes exceeding the 40mph speed limit by 7mph or more<sup>4</sup>.

Within the village the narrow, winding main street, as well as a busy shopping area, present several problems not only for vehicle users, pedestrians and cyclists but also for residents living close to the shops, where parking across drives and on pavements is not uncommon.

All these issues are putting pressure on the parish and changing the way living in the countryside is perceived. It is true that it is an area still dominated by farmland, with 92% of the land use given over to agriculture, but the intersection of the parish by two increasingly busy 'B' roads and several well used lanes (Merrylees Rd, Kirkby and Brascote Lanes) plus the rise in car ownership within the village, all add to the conclusion that traffic management and travel issues are now, and will continue to be, of a high priority to parishioners. HBBC has acknowledged this for the District by its creation of Spatial Objective 13: Transportation and Transport Needs, where it seeks to reduce a reliance on cars; to secure improvement in public transport and promote walking and cycling<sup>5</sup>. This is also an objective of this Neighbourhood Plan.

NB. The reader will find it helpful to refer to Map 1 and 2 on pages 68/69 whilst reading the following Transport Section.

## Public Transport

There are currently two public bus services serving Newbold Verdon: one that goes to Leicester from Market Bosworth via Newbold Verdon, and the Hinckley to Coalville service also passing through the parish. Both services only operate Monday to Saturday and the final bus for each service is now early evening.

The 2011 Census data tells us that of the 1457 people travelling to work from the parish only 60 (4.1%) used the bus service for their daily commute; the majority (75%) using private transport in the form of car or van. We do not have the details from those 787 who were not in employment, but they may well have used the bus service. A two-week survey conducted in July 2017 of 68 bus passengers provided the following information<sup>7</sup>.

The most common usage was 'once a week' (35%), though those using the service daily (30%) and almost every day (25%) accounted for 60% of bus use and for them it often involved work or education commitments. Whilst the majority (56%) of those surveyed were from the 60+ age-range, the buses were being used by people of all ages.

The main reasons for using the bus were social/leisure and supermarket shopping (49%), whilst Employment (18%) and Education (3%) accounted for 21%. Leisure and Social use (32%) were also very important to people, especially many in the older age brackets but also those who could not drive. It was seen as very important in helping maintain contacts with friends and family outside of the parish. 56% regarded the bus as essential and 36% as very important to them. These statistics were reinforced by many of the comments people made where they described how and why the bus service was important. Even those who did not use the service every day still regarded it as needing protecting.

Whilst not providing an essential service for many villagers, the buses were seen as vital for some. It not only allowed them to find employment or attend educational and training institutes, but also to stay connected with the wider community. The following comment captured during the bus survey shows the importance of these services to people with no or limited private transport.

*If I didn't have a bus, I would not be able to go out because I don't drive. I have not got any close family and not many friends who drive.*

The bus service remains a very important part of parish life and this may well take on an even more significant role as the number of elderly people in the parish who are unable to drive increases. Its availability can also contribute to a reduction in car journeys and subsequent impact on congestion, road safety and reduced CO<sup>2</sup> emissions.

Policy: T1: TRAVEL REQUIREMENTS FOR NEW DEVELOPMENT - 'The provision of travel packs to new residents to include information on cycling and walking routes, public transport timetables and a 6 months' free bus pass per adult should be provided on developments of more than 5 dwellings in accordance with Leicestershire County Council's policy on Developer Contributions.

Community Action T1: PUBLIC BUS SERVICE - The Parish Council will continue to be a strong advocate of the bus service and will work with operators and LCC to ensure a public bus service is retained and improved.

Community Action T2: TRAVEL PLAN - The Parish Council will create and keep under review a Travel Plan for the parish, setting out for Hinckley and Bosworth Borough Council and Leicestershire County Council the public transport needs of parishioners

## Traffic Management

The 21<sup>st</sup> century volume and speed of traffic on a parish road system that has changed little since the early 19<sup>th</sup> century poses several challenges. It impacts on the desire by residents to retain a sense of rurality, of living in the country. Landowners find it increasingly more difficult to go about their farming duties. And the increased risk to the safety of those travelling within, into and out of the parish whether in a vehicle, on foot, by bike or horse, has become very real to many parishioners. The Speed Watch Campaign of August 2017 and Leicestershire County Council's January 2018 covert Traffic Volume and Speed Survey<sup>8</sup> provides compelling evidence on the changing nature of vehicle movement within the parish.

For 12 hours each day (7.am. – 7p.m.) over one week at the end of January 2018, speed and traffic volume monitors were placed at four points along parish roads. The findings showed significant volumes of traffic using the B582, equating at one of the points (see p72) to over 7,000 vehicle journeys per day. The average speed was 39.5 mph in a 40mph zone. This daily volume of traffic on the B582 and just under half that number on the B585, plus the designation of both roads as lorry routes, belies their description as minor country roads.

Within the village, Dragon Lane recorded just under 2,000 vehicle journeys per day over each of the 12-hour periods, with speeds averaging 25.8mph. Traffic volumes were not recorded at the busiest part of the village road system, Main Street, between the junction with Mill Lane and Sparkenhoe but it is highly likely that traffic volumes here exceed the numbers on Dragon Lane.

Along the country byways of Brascote Lane, Kirkby Lane and Merrylees Road parishioners also report an increase in traffic volumes. There was also evidence of HGV vehicles increasing use of the very narrow Kirkby Lane.

## Traffic Movement Impact

At the Heath accessing the B585 Bagworth Road from the Merrylees Road is difficult at busy times, not just because of the volume of traffic but also due to restricted sightlines caused by residential parking. Excessive speeding into the hamlet by a significant number of drivers also adds to the risk. Newbold Heath is approximately a mile from the village centre and involves pedestrians having to cross the busy B582 to visit the village. There is currently no provision on the B582 for traffic to be slowed or stopped to allow for safe crossing.



Road junctions along the B582 (see p72) require careful negotiation, especially at peak times when extended traffic queues trying to get on to the road are experienced. Residents living on the B582 have described how the volume and often the speed of traffic has made it increasingly difficult for them to join safely from their properties. This is also an issue for parishioners from within the village trying to join the road.

Policy T2: TRAFFIC MANAGEMENT – To improve access both to and from the village via the B582 and B585 proposals to improve traffic management will be supported

Community Action: T3: TRAFFIC CALMING - The Parish Council to investigate with the County Council appropriate traffic management measures along the B582 and B585.

Two winding country lanes (Brascote and Kirkby) and a stretch of footpath along the B582, constitute a popular walking, running and cycling route known by parishioners as 'The Block'. The interface between vehicle and non-vehicle users along the sections with no footpaths can and does pose significant risk to all road users. Residents have expressed their concern at the speed of traffic and, especially on Kirkby Lane, at the rise in the number of large vehicles using a single-track lane. Not only is this making the lane more dangerous but there are also signs of considerable degrading of the road edges.

Community Action: T4 – TRAFFIC RESTRICTIONS - The Parish Council to review the status of traffic restrictions on the entire length of Kirkby Lane with the County Council.

Community Action: T5 SPEEDING - The Parish Council will explore, with LCC, the possibility of reducing the speed limit of Kirkby Lane in its entirety and Brascote Lane to its junction with Kirkby Lane and increasing signage to show that both Brascote and Kirkby Lanes have shared vehicle and pedestrian access.

Travelling to and from Newbold Verdon Primary School by children and their carers poses several safety issues. Concerns about parking and general traffic behaviour were expressed by some parents and the school crossing attendant at the time of our visit in March 2017. Subsequent discussions with the Headteacher and members of the PTA confirmed these views.

Those children and carers entering and leaving the school using the crossing patrol point appeared to be especially vulnerable. Cars parked too near to the crossing point obscured on-coming traffic's view of the crossing. And because the entrance from the recreation ground was several metres up the road from the crossing point, children and carers often took a diagonal line across the road.

Prior to reaching the school, most children and carers had access to relatively safe footpaths and road crossings. There were three exceptions: Main Street at the Baptist Chapel; the southern end of Dragon Lane as it meets Main Street and crossing the B582 from Newbold Heath (p 71).

Community Action T5: ROAD SAFETY - The Parish Council will liaise with the Primary School to encourage greater road safety awareness both with the children and the wider community.

The Council will also work with the relevant agencies to resolve the safety issues associated with the crossing point on the B582 and the Baptist Chapel on Main Street. Solutions will also be sought to mitigate the dangers posed by the narrow footpath at the southern end of Dragon Lane.

## Pavements, Footpaths, and Cycle Paths

Overall, the parish footpath system serves the community well. Within the village, roads are linked by passageways for pedestrians and cyclists, reducing journey times and keeping the need to cross busier roads to a minimum. There are also good footpaths to Newbold Heath, Barlestone and Desford. However, some paths are narrowing due to the encroachment of the verges. This is especially so on the longer footpaths to Newbold Heath and Desford.

There is no provision for cyclist within the village or around the parish, thus bringing them into close contact with cars, vans and lorries. An opportunity exists for current and future paths to be developed as shared spaces for pedestrians and cyclists, especially within any new housing developments. Existing routes could also be adapted to remove cyclists from the busier roads. This could be a particular benefit to the footpath to Desford and Barlestone, contributing at the same time to an eco-friendlier sustainable corridor between the parishes of Desford, Newbold Verdon and Barlestone.

Extensions to existing footpaths, like the path due to be laid to the Windmill Inn on Brascote Lane, should also be promoted. County Council maintenance programmes for the parish footpaths need also to be sufficiently frequent as to avoid narrowing of the paths due to vegetation incursions.

**Policy T3: CYCLE AND PEDESTRIAN ROUTES** - Developers, where appropriate, will be required to demonstrate that: (amongst other things) pedestrian and cycle routes are incorporated or improved to serve the development, where necessary and appropriate, to provide safe, convenient and attractive routes to shops, employment, schools and community facilities; and which are integrated into wider networks.

The improvement of shared vehicular, cycle and pedestrian routes where practicable, is supported.

Developments of 3 or more houses will be required to include pavements that directly link into the existing pedestrian infrastructure for the village.

**Community Action T6: FOOTPATHS AND CYCLE PATHS** - The Parish Council will liaise with Desford Parish Council and LCC to produce a plan for upgrading the foot and cycle path between the two villages

## Congestion and Parking

Parking throughout the parish's residential areas is becoming a significant problem. The lack of off-street parking spaces, under-use of garages and general increase in car ownership has led to more on-street parking and subsequently to difficulties for vehicles moving through residential areas. A rise, also, in the number of residents parking their cars across pavements has made it difficult for those with push chairs or on mobility scooters to move safely along the paths. A recent trend has seen more and more residents parking their vehicles on green spaces, damaging the ground and creating an unsightly view for other residents.

The Village has several parking 'hot spots' associated mainly with residents and visitors making use of the shops and other amenities. Along Main Street from Mill Lane to Sparkenhoe, and at the top end of Arnold's Crescent, parking problems occur daily. Sometimes inconsiderate parking leads to

residents unable to leave or enter their drives, at other times it has been the cause of accidents. The area close to the Co-operative store on Main Street and adjacent to the Sports and Social Club is a particularly dangerous one. The store manager reported three incidents in less than a month where there were minor car collisions – this was not an uncommon occurrence<sup>9</sup>.

Regrettably, the retail area has only a limited number of fifteen public off-street parking spaces, but these are not sufficient to meet parking needs, particularly at the busiest times. This situation is also complicated further as Main Street is the bus route through the village with stops situated near the areas in question.

There are also road junctions with Main Street for Arnolds Crescent, Sparkenhoe and Hornbeam Road that impact upon the parking situation and safe visibility, for both drivers and pedestrians, of this main commercial area for the village.

These add up to creating hazards for safe and free movement of people and vehicles along and around Main Street and the top of Arnolds Crescent.

With the likelihood for traffic in and around the Main Street shopping areas to remain at current levels, or higher, there is scope for an off-road car park on County Council owned land opposite the library and adjacent to the Indian takeaway. This could be sympathetically integrated into the green space that exist in this position currently without removal of the trees and would have the potential for up to ten vehicles within a short walking distance of the main shops. This would also allow a parking restriction to be put in place opposite the Co-op, which would in turn reduce the hazards for pedestrians, buses and private cars passing along Main Street.

A further opportunity for increased parking exists at the Parade shops lay-by, which could encroach on to the existing pavement area allowing vehicles to be parked at an angle to the road in marked bays, with a potential three-fold increase in the number of cars able to park.

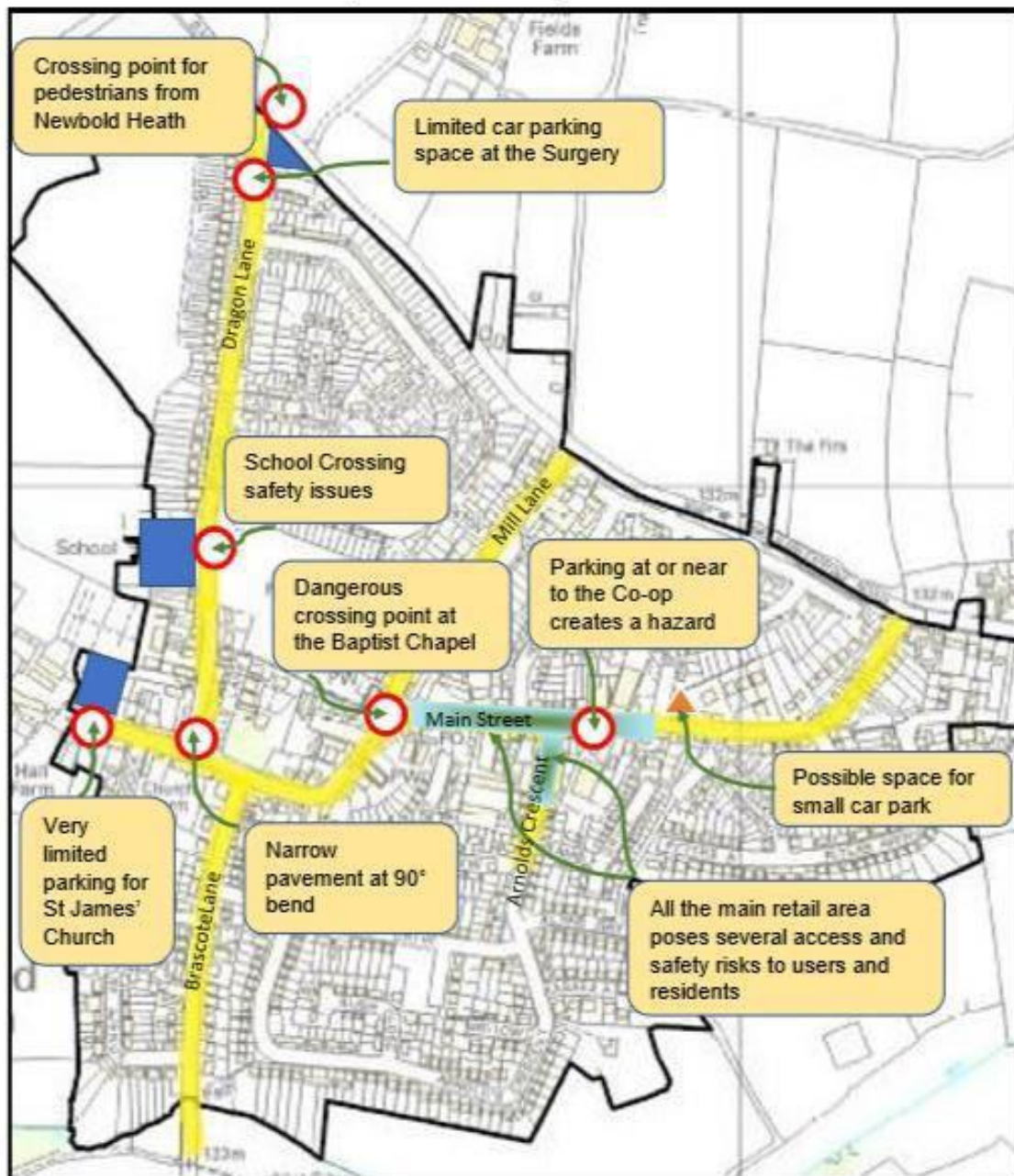
At the western end of Main Street St James' church has had for many years difficulty in parking vehicles, safely, and without causing major inconvenience to residents, particularly during weddings and funerals. There are areas that could be developed for parking: the cobbled area in front of the houses leading to the church, and on a parcel land south of the church wall. This would aid the removal of the parking and access issues with Hall Farm and the residents on this part of Main Street.

Close by, the Swan public house, having no designated car park, during special events also lead to widespread street parking in the same area.

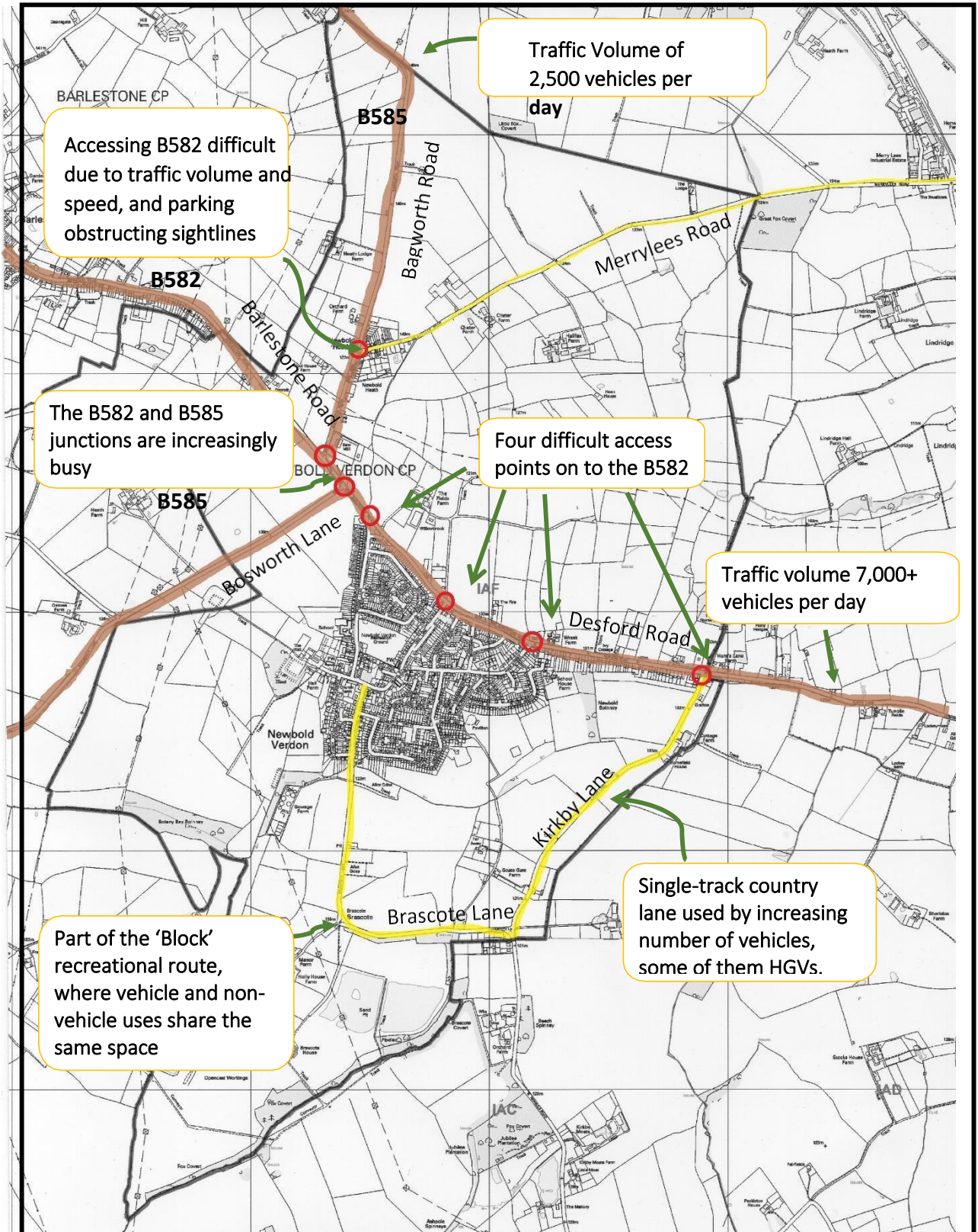
**Policy: T4 – PUBLIC CAR PARK** - Proposals to establish a new public car park in the village at a suitable location will be supported, subject to the site conforming with policies in the development plan and mitigating any potential harm to heritage assets.

**Community Action: T8 – PARKING** - The Parish Council will investigate the potential for increasing parking within the main amenity areas and will seek to find a solution to the parking problem outside St James' Church.

### Transport Issues: Village Road Issues



### Transport: Parish Road Issues



## E Economic Development

### Support for existing employment opportunities

Since the demise in the 19<sup>th</sup> century of agriculture as the main employer in the parish, most people of working age have sought employment elsewhere. First, in the local coal mines, hosiery and boot and shoe factories, and since the 1970's in a diverse range of occupations that took most people out of the parish for employment. This trend has continued into the 21<sup>st</sup> century, where it would be reasonable to describe the village and Newbold Heath as predominantly commuter settlements.

There is still employment to be found within the parish - in the shops and public houses. The primary school, doctors' surgery and other care organisations also provide a range of full, but mainly part-time, roles. Agriculture only accounts for a small number of jobs despite 92% of the land being used for this purpose. The parish has two designated sites for commercial use: the woodyard on Bagworth Road and a set of commercial premises on Dragon Lane. In recent years Wrask Farm on the Desford Road has acquired several small business enterprises. Brascote also has several businesses operating from farm buildings.

A recent survey searching on-line trade directories identified sixty-one businesses within the Parish<sup>1</sup>; many appeared to be individual or family businesses operating from home. In the 2011 Census<sup>2</sup> only 3.3% of working age parishioner recorded working from home full or part-time. This may have risen slightly given the national trend in people becoming self-employed.

In early-engagement surveys<sup>3</sup> there appeared to be little appetite by parishioners to seek any major increase in the number of employment opportunities within the parish by, for example, the creation of additional industrial or commercial units. In a later survey of local businesses<sup>4</sup>, here too there appeared to be little desire for the creation of business units.

Where there are buildings dedicated to business use in the parish it is recommended that they are protected against being lost to other uses. To do so, it is necessary to restrict the premature demolition or conversion of existing commercial premises (B class uses) for non-commercial purposes. Only if it is clearly demonstrated that there is little prospect of the existing building or land being used for employment-generating purposes can this be permitted.

In order to demonstrate that commercial land or property can be redeveloped for non-commercial uses, the land or buildings must not have been in active use for at least twelve months and it must be clear that there is little, or no prospect of the premises or land being reoccupied by an employment-generating user in the future. This must be demonstrated by a sustained marketing campaign lasting at least six months, undertaken through an appropriate commercial agent. This must show that all reasonable steps have been taken to market the property and that there has been no interest from a credible party.

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

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

## Support for new employment opportunities

Retaining and, where possible, increasing employment opportunities within the parish, provided these are proportionate and sensitive to the need of retaining the rural character of the landscape, will be strongly supported by the neighbourhood plan, in line with HBBC Policy 7 for Key Rural Centres<sup>5</sup>.

Through consultation, views were mixed on the provision of new employment opportunities in the parish. Views expressed suggested there would be no objection to small scale 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 and it not being good for a small village<sup>6</sup>.

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

There is, however, a need to recognise and support the increasing numbers of people who conduct their businesses from home. The Neighbourhood Plan reflects this in its proposals to provide a wider range of housing and to support the provision of local business premises where appropriate.

The Local Plan supports the rural economy by allowing for new employment land to be provided to help create or safeguard jobs.

Policy E2: SUPPORT FOR NEW EMPLOYMENT OPPORTUNITIES - In supporting additional employment opportunities, new development will be required to fall within the boundary of planned settlement boundary for the village of Newbold Verdon unless it relates to small scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location or there are exceptional circumstances; and

- a) Where possible, development should be sited in existing buildings or on areas of previously developed land; and
- b) Be of a size and scale not adversely affecting the character, infrastructure and environment of the village itself and the neighbourhood plan area, including the countryside; and
- c) Not involve the loss of dwellings; and

- d) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property; and
- e) Not generate unacceptable levels of traffic movement; and
- f) Contribute to the character and vitality of the local area; and
- g) Be well integrated into and complement existing businesses.

The following types of employment development will be supported:

- a) The small-scale expansion of existing employment premises across the parish;
- b) Small-scale new build development within or adjacent to Newbold Verdon village.

## Home working.

In rural areas such as Newbold Verdon with relatively limited employment opportunities the benefit of supporting home working is that it helps to promote employment activities whilst reducing the dependency of the car for long journeys to employment sites outside the parish.

The intention of Policy E3 is to recognise that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living space. Policy E3 supports the construction of extensions, the conversion of outbuildings, and the development of new free-standing buildings in gardens from which businesses can operate. This is intended to maximise the opportunity for home run enterprises and employment opportunities to be created and supported in the long term in Newbold Verdon.

Whilst it is acknowledged that it may not always be possible, there is a strong desire also for new housing, where possible, to contain a small office space to accommodate home working.

Policy E3 would apply where a material change of use occurs, such that planning permission is required. This reflects positive support for entrepreneurial activity in line with the NPPF and Hinckley and Bosworth Local Plan.

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

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



## Farm diversification

The conversion of former agricultural buildings and the non-agricultural use of land to generate income has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate income and employment opportunities for local people, whilst providing landowners with additional income.

Over the past five years, the parish has seen the construction of three wind-turbines, three solar farms, a large chicken farm and the ongoing quarrying of sand and stone (Fig 1 p77). Add to this the two sets of national grid power lines to the west of the village, and there has been a sense of the gradual semi-industrialisation of the landscape. (see policy E2). The parish has benefited financially, receiving windfall income from wind-turbine, solar farm and quarrying companies, and there have not been any large-scale objections to these developments by parishioners. However, concerns have been expressed that these types of development cannot continue at such a rate<sup>7</sup>.

The Parish Council would like to continue to maintain a vibrant rural economy, but subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues.

To help maintain the rural economy and protect the open countryside from inappropriate development, the Plan supports the sustainable growth and expansion of business and enterprise through the development and where appropriate conversion of farm existing buildings in the countryside.

Policy E4: Re-Use of Agricultural and Commercial Buildings - The re-use, conversion and adaptation of rural buildings for small businesses, recreation, or tourism purposes will be supported where the:

- a) use proposed is appropriate to the rural location;
- b) conversion/adaptation works respect the local character of the surrounding area;
- c) development will not have an adverse impact on any archaeological, architectural, historic or environmental features;
- d) local road system is capable of accommodating the traffic generated by the proposed new use and adequate parking can be accommodated within the site;
- e) impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk is not significantly adverse.

### Community Action

The Parish Council will actively monitor proposed structural changes within the landscape that will have a significantly adverse effect on the visual amenity for parishioners. It will challenge proposals where the visual impact overrides any benefits likely to be gained from such structures.

## Broadband and telecommunications infrastructure

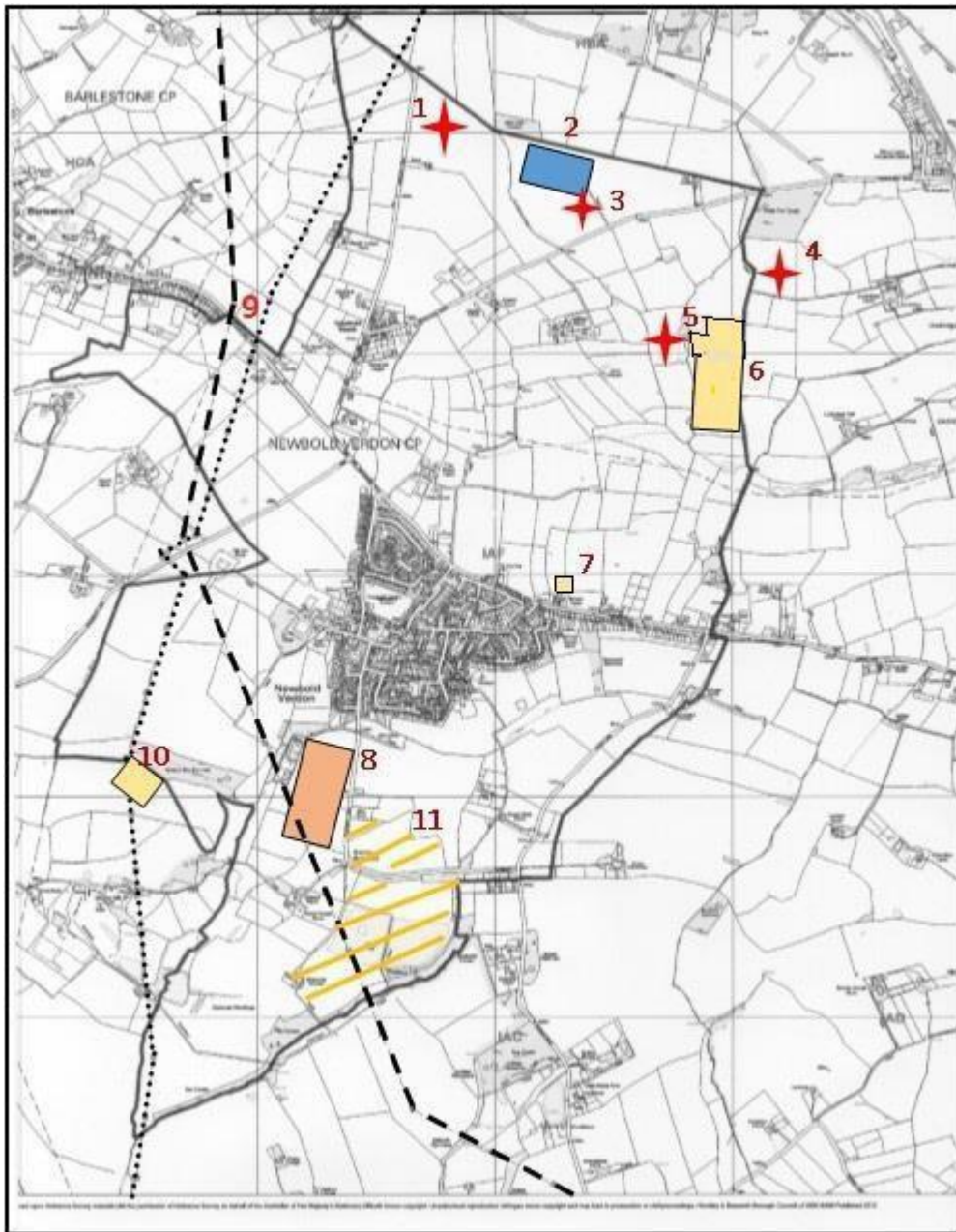
The modern economy is changing and increasingly requires a good communications infrastructure as a basic requirement to maximise technological advances. High speed internet connectivity is driving business innovation and growth, helping people access services, and opening up new opportunities for learning. This is particularly important in 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 and can help to increase economic activity as well as reduce social exclusion.

The need for high speed broadband infrastructure and good mobile telephone reception to serve Newbold Verdon parish is therefore very important. The parish does not universally have good mobile reception, and this is impacting on not only the general population but also local businesses and those working from home.

In a survey of parishioners 36% complained of poor broadband in the area<sup>8</sup>. Local businesses also cited poor mobile reception as impacting deleteriously on their ability to meet customer needs<sup>9</sup>. There was a particular issue with those living on the western side of the village, which had yet to see the planned erection of a mobile tower on the Bosworth Lane<sup>10</sup>.

Policy E5: BROADBAND INFRASTRUCTURE - Proposals to provide increased access to a super-fast broadband service (including future developments at present unforeseen) and improve the mobile telecommunication network that will serve businesses and other properties within the parish will be supported. This may require above ground network installations, which must be sympathetically located and designed to integrate into the landscape and not be located in or near to open landscapes.

Figure 2: Non-Agricultural features in the landscape



Key: Features within, or close to, the parish boundary

	Feature		Feature
1	very large wind turbine (110m)	7	small solar farm
2	large chicken farm	8	current excavation of sand and stone
3	small wind turbine (42m)	9	National Grid power lines and associated structures
4	medium size wind turbine (edge of parish) (45m)	10	medium sized solar farm
5	medium size wind turbine (79m)	11	Relatively recent sand and stone excavation where reclamation completed
6	large solar farm		

## References

Please note: All Parish Council Website References can be viewed at the following address:

<https://newboldverdonparishcouncil.org.uk/community/neighbourhood-plan/>

### Community Facility

1. Hinckley and Bosworth District Council: Core Strategy Document 2009, Section 4.41 p47
2. National Planning and Policy Framework p9, Department for Communities and Local Government 2019
3. Summary Posters from Early Engagement Meetings: PC website
4. Character Assessment of the parish – Appendix 8
5. Report arising from the Meeting with Representatives of Newbold Verdon Medical Practice: PC website
6. Heathbrook Pharmacy Report: PC website
7. Meeting with Newbold Verdon Primary School Headteacher, PC website
8. Library Report: PC website
9. Amenities and Service - their adequacy today: PC website
10. Summary Posters capturing what the Early Engagement Meetings revealed about people's views of the parish: : PC website

### Transport

1. Department of Transport – Provisional Road Traffic Estimates: Great Britain October 2016 – September 2017
2. Leicestershire County Council Local Transport Plan 3 Implementation Plan 2014–2017
3. Leicestershire County Council Local Transport Plan 3 Implementation Plan 2014–2017
4. Community Speed Watch Report, September 2017: PC website
5. Key Rural Centre Policy 11: H&BBC Core Strategy Plan, page 48
6. Spatial Strategy 7: Key Rural Centres H&BBC Core Strategy Plan, page 41
7. Bus Passenger Survey, July 2017, PC website
8. Leicestershire County Council's January 2018 covert Traffic Volume and Speed Survey, PC Website
9. Interview with Co-operative Manager, PC website

### Economic Development

1. Business to Business Survey – Neighbourhood Plan web pages (Community Facilities, Transport and Economic Development): PC website
2. Census date 2011 – Appendix 3
3. Early Engagement Report – PC website
4. See 1
5. Hinckley and Bosworth Borough Council, Core Strategy Document (2009), Policy 7 p49
6. See 3
7. See 3
8. Midlands Rural Housing Trust Survey 017: Appendix 5
9. Local Business Survey – PC website
10. Facebook Survey – Newbold Verdon Neighbourhood Plan, Facebook Pages

## 8 Monitoring and Review

The Neighbourhood Plan will last until 2036. During this time, it is likely that the circumstances which the Plan seeks to address will change.

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

The Parish Council proposes to formally review the Neighbourhood Plan in 2023 or to coincide with the review of the Hinckley and Bosworth Local Plan if this cycle is different.