

November 2017

Sheepy Parish Neighbourhood Plan: Pre-Submission



Foreword

Welcome to the Neighbourhood Plan for Sheepy Parish

I have pleasure in enclosing the [Pre-Submission] Neighbourhood Plan for Sheepy Parish. Work on our Plan commenced in 2015, when it was clear to the Parish Council that the local community wanted to have a say in how our Parish is developed and to ensure that any development reflects its character and considers the needs and priorities of our community.



Our Plan sets out a vision for our Parish until 2036 and aims to contribute to sustainable development in 3 key areas - economic, social and environmental. It recognises the rural character of our Parish as well as its unique heritage. The tranquil setting, with its expansive views of the countryside, access to it and its wildlife and the Sibson Conservation area are highly valued by all of us. We are proud that there is a historical significance which includes a registered battlefield; that of the Battle of Bosworth, the last battle of the War of the Roses. King Richard III is believed to have fallen in our Parish, bringing to an end the reign of the Plantagenets and the beginning of the Tudor dynasty.



The development of our Plan has been led by the Neighbourhood Plan Steering Group on behalf of the Parish Council and takes account of the views of hundreds of local parishioners, businesses and other stakeholders who took the time to attend the various “drop in” and stakeholder consultations, to complete the questionnaires and to give their views. I should like to take this opportunity to thank the members of the Neighbourhood Plan Steering Group, who

are all volunteers and who have generously devoted considerable time and effort to develop this Plan for all of us. I should like to thank you all also for your support. Without your input, we recognise that our Plan could not have been prepared.

Warm Regards

Jim Aldridge
Chairman of the Sheepy Parish Council

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1. Introduction

Neighbourhood Plans

- 1.1 The 2011 Localism Act has given communities the right to draw up a Neighbourhood Plan. This right is aimed at giving local communities genuine opportunities to influence the future of the places where they live.
- 1.2 The Sheepy Parish Neighbourhood Plan will allow people, who live, work and have a business in the parish to have a say where they think new houses, businesses and shops should be located and what they should look like. A Neighbourhood Plan can also identify and protect important Local Green Spaces, conserve local heritage and protect areas of nature conservation interest. The Sheepy Parish Neighbourhood Plan will be a statutory plan which means that once it has been finalised, it will be used to determine planning applications in the parish.

The Sheepy Parish Neighbourhood Area

- 1.3 The Sheepy Parish Neighbourhood Area comprises the parish of Sheepy which is located within the Hinckley and Bosworth Borough Council area of Leicestershire. The parish is comprised of a large rural area (3,090 hectares) with a population of 1,174 and 489 homes (2011 Census) located on the borders of Leicestershire with North Warwickshire. This area of Leicestershire is famous for The Battle of Bosworth Field, the last significant battle of the Wars of the Roses, the civil war between the Houses of Lancaster and York that raged across England in the latter half of the 15th century.
- 1.4 The parish contains the settlements of Sheepy Magna, Sheepy Parva, Sibson, Wellsborough, Upton, Pinwall and The Cross Hands.

Sheepy Magna is a linear village straddling the B4116 approximately three miles north of Atherstone.



Sheepy Parva adjoins Sheepy Magna on the B585 and the twin settlements are separated by the River Sence.

Sibson is a small, former agricultural settlement, located midway between the A5 (Watling Street) and Twycross adjacent to the intersection of Sheepy Road and the A444 trunk road.



Wellsborough is a small settlement just over a mile north of Sibson on the B585 to Market Bosworth.



Upton is a small group of properties and farm buildings about a mile south-east of Sibson.



Pinwall is a small group of properties at the crossroads of the B5000 and B4116, north of Atherstone on the border between Leicestershire and Warwickshire.



The Cross Hands consists of just a few properties on the B4116 just north of Sheepy Magna.

Basic Conditions

- 1.5 Only a draft Neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be adopted. This means that there is not an entirely free hand over how the Plan is prepared. In particular, a Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF) and the Development Plan for the area.

Hinckley and Bosworth Local Plan

- 1.6 The relevant Development Plan for the area is the Hinckley and Bosworth Local Plan. For the purposes of this Neighbourhood Plan, the relevant parts of the Local Plan 2006 - 2026 (formerly LDF) are:

Core Strategy Development Plan Document (DPD)

- 1.7 The Core Strategy adopted on 15 December 2009, provides the vision and spatial strategy for Hinckley and Bosworth Borough. Most new development will be accommodated in and around Hinckley. The Core Strategy also identifies development requirements for key rural centres (such as Market Bosworth and Stoke Golding), Rural Villages and Rural Hamlets. Sheepy Magna is identified as one of seven Rural Villages which are the focus of limited development with the aim of ensuring existing services, particularly primary schools, are supported. Sibson is a Rural Hamlet where, because of the limited services, development will be confined to infill housing development, local choice schemes and conversion of agricultural buildings to employment uses. Wellsborough, Upton, Pinwall and The Cross Hands are not expected to accommodate development.

Site Allocations and Development Management Policies DPD

- 1.8 This DPD identifies sites for uses such as housing, employment, retail, open space and community facilities that will deliver the aims, vision and objectives of the Core Strategy. It also contains 25 development management policies which will be used to assess planning applications over the plan period.

Local Plan review

- 1.9 Work on the new Hinckley and Bosworth Local Plan began early in 2017. The new Local Plan will set out the overall development strategy for Hinckley and Bosworth Borough for the period up to 2036. It will include strategic policies and allocate sites to meet identified development needs such as for homes, jobs, retail, recreation/open space, nature conservation and other required land uses as identified by evidence. It will provide appropriate policies and guidance by which to determine planning applications for example design guidance, conservation and protection of natural resources.
- 1.10 The new Hinckley and Bosworth Local Plan will not be finalised until 2020 at the earliest. We have taken account of the emerging Local Plan and, following discussions with the Borough Council, aligned our Plan to cover the period up to 2036. However, once the new Local Plan is finalised, we may have to review the Plan to make sure it is in general conformity.

What has been done so far

- 1.11 In 2015, information evenings were held in the Memorial Hall, Sheepy Magna and in Sibson Village Hall to introduce neighbourhood planning to parishioners and to gauge the level of support for preparing a neighbourhood plan.
- 1.12 Community ‘drop-in’ events were held in January 2016 in Sibson and Sheepy Magna to inform local people about the neighbourhood plan process and receive views and opinions on the key issues that the Neighbourhood Plan should address.
- 1.13 A workshop for key stakeholders including local landowners, businesses, clubs and societies was held on 3 March 2016 at Sheepy Magna CE Primary School.
- 1.14 In August 2016, a questionnaire was distributed to parishioners inviting them to set out their views on the future of the Parish. A total of 747 completed questionnaires were received- a response rate of about 76%. There was also a questionnaire for young people- 92 completed responses were received representing a response level of 71%. The preliminary findings of the surveys were circulated to local households in January 2017. The questionnaire results are available on the Sheepy Parish Neighbourhood Plan website, www.sheepyparishneighbourhoodplan.com.
- 1.15 Throughout the plan preparation process, local people have been informed of progress through the website, presentations at Parish Council Meetings, the local Sheepy Parish Gazette, newsletters, Twitter and Facebook.
- 1.16 The process of preparing the Sheepy Parish Neighbourhood Plan has highlighted non-planning issues or the need for community projects. This includes things like street lighting or maintaining watercourses. These matters are set out in Appendix 1 and are being considered by the Parish Council. They do not form part of the statutory Plan, so are not subject to the independent examination nor referendum.



FIGURE 1: STAKEHOLDER WORKSHOP

Consultation

- 1.17 The feedback from consultation events, the questionnaire results and information about the area have helped us prepare this (Pre-Submission) Draft version of the Sheepy Parish Neighbourhood Plan. Under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, a pre-submission consultation period of no less than six weeks on the proposed Neighbourhood Plan for Sheepy Parish will run to Friday 5 January 2018.

- 1.18 A copy of the Pre-Submission Draft of the Plan will be available to download, along with supporting documentation, on the Sheepy Parish Neighbourhood Plan website, www.sheepyparishneighbourhoodplan.com. A summary of the Pre-Submission Draft of the Plan will be delivered to all premises within the Parish.
- 1.19 During the consultation period, ‘drop in’ sessions in Sibson and Sheepy Magna will provide an opportunity to examine the contents of the Plan and to discuss it in more detail with members of the Sheepy Parish Neighbourhood Plan Steering Group.
- 1.20 Representations on the contents of the Pre-Submission Draft of the Plan can be submitted to the Parish Council.

These must be received by 17:00hrs on Friday 5 January 2018.

To comment on any aspect of the Pre-Submission Draft of the Plan, please write to the Sheepy Parish Council or complete and return a copy of the Pre-Submission Representation Form. The form will be available at the ‘drop in’ sessions or can be downloaded from the Neighbourhood Plan website. Comments may be returned:

- Via e-mail to: np@sheepyparish.com

- By post to:

Mrs M Bassett
Parish Clerk
14 Oakfield Way
Sheepy Magna
Atherstone
Warwickshire
CV9 3RZ

Please note, responses cannot be treated as confidential as it is likely they will be available for public inspection.

What happens next?

- 1.21 All representations and comments received will be considered by Sheepy Parish Council and may be used to amend the Pre-Submission Draft of the Plan. Following this, a Consultation Statement, including a summary of all comments received and how these were considered, will be made available on the Sheepy Parish Neighbourhood Plan website, www.sheepyparishneighbourhoodplan.com.
- 1.22 The Plan will then be submitted to Hinckley and Bosworth Borough Council for publication and, under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012, a further six-week public consultation will take place before it is sent to an Independent Examiner.
- 1.23 The Examiner will either recommend that: the Plan is submitted to a referendum; is modified to meet the ‘Basic Conditions’ and then submitted to a referendum; or that the Plan is refused. If the Examiner is satisfied,

Hinckley and Bosworth Borough Council will arrange a referendum. If the Plan is approved by a simple majority of those voting in the referendum, the Borough Council will adopt it.

- 1.24 When the Plan is adopted, it will form part of the Statutory Development Plan for Sheepy Parish. Hinckley and Bosworth Borough Council will continue to be responsible for determining most planning applications, but in Sheepy Parish the policies in the Neighbourhood Plan will form the basis for those decisions.

Note, when considering a development proposal, ALL the relevant policies of the Neighbourhood Plan will be applied.

Sustainable Development

- 1.25 The Plan must contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform several roles:

- an **economic** role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a **social** role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an **environmental** role – contributing to protecting and enhancing the natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- 1.26 This Plan shows what sustainable development in Sheepy Parish means in practice.

Key Issues

- 1.27 Feedback from community consultation has identified the key issues that the Sheepy Parish Neighbourhood Plan needs to address:
- Maintaining the rural character of the area
 - Protecting the countryside
 - Supporting an accessible countryside

- Minimising flood risk
- Conserving local heritage
- Protecting green areas in settlements
- Ensuring new development is consistent with strategic requirements
- Meeting local housing needs
- Improving or retaining local services and facilities
- Controlling speeding traffic
- Providing more employment opportunities for local people

These are explored in greater detail in the following chapters.

Vision

- 1.28 In setting out the aims for the Plan it is vital to consider how the Parish should be at the end of the plan period. The plan needs to be aspirational, but realistic. The vision statement set out on the next page has helped guide the preparation of the Sheepy Parish Neighbourhood Plan and makes it clear what the Plan is aiming to achieve.

Implementation

- 1.29 There is no point in preparing a Plan which cannot be delivered. To help implement the Sheepy Parish Neighbourhood Plan, stakeholders have been involved at an early stage and identified what infrastructure is needed to support the plan.
- 1.30 Almost all development has some impact on the existing, and the need for new, infrastructure, services and amenities. Sometimes these impacts are detrimental and so it is only fair that new development pays a share of the cost of providing additional infrastructure.

Sheepy Parish in 2036

The unique character and heritage of Sheepy Parish's settlements is conserved

New developments will take full account of flood risk

Development reflects local needs

Important views and valued landscapes are protected

A prosperous local economy

The character and beauty of the countryside and its natural environment are safeguarded

Important green spaces are protected

An accessible countryside

Local services and facilities are retained

2. Rural Character

- 2.1 Sheepy Parish is a rural area crossed by the River Sence. The landscape is open with expansive views. The Parish's settlements are sparse, with small villages clustered around crossroads and isolated farmsteads. Maintaining views, wildlife habitats, footpaths, village boundaries and existing open spaces are extremely important to local people as they help to preserve the rural characteristics of the area.

Countryside

- 2.2 The 2006 Hinckley and Bosworth Landscape Character Assessment provides an understanding of the landscape, its evolution and future pressures. The Assessment is currently being updated.
- 2.3 Sheepy Parish lies within the Fenn Lanes Landscape Character Area- the largest character area in the Hinckley and Bosworth Borough. The landscape comprises predominantly flat, low-lying land. The largely uniform land-use of flat open arable fields creates a large-scale landscape. The area is open with occasional small woodland clumps which provide some localised enclosure.
- 2.4 Despite the limited overall diversity of the area, the pattern is varied, with field sizes ranging from small to large. Some areas have a more complex hedgerow pattern.
- 2.5 Woodland is very limited within this area with only small occasional copses. Trees are found within the open fragmented hedgerows, increasing the general sense of tree-cover. Trees are also associated with watercourses and willows are common in these locations.
- 2.6 The A444 passes north to south linking with the A5, but the bulk of the parish is served only by minor roads and small lanes. Generally, the area is quiet and peaceful.
- 2.7 The countryside that we enjoy is managed by farmers and other land managers. They look after the environment through activities such as woodland creation and management, conserving and restoring wildlife habitats, preserving features of importance to the local landscape and maintaining drainage systems. The rural setting is highly valued by local people so, within the countryside, development will be limited to agriculture, forestry, recreation, tourism and other developments that are suitable for a rural location. From our 2016



FIGURE 2: HARVEST TIME

Questionnaire, we know that 95% of respondents support the retention of the countryside.

Policy S1: Countryside

The Countryside (land outside Settlement Boundaries as defined on the Policies Map) will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. Development in the Countryside will be limited to that which supports community uses, essential infrastructure and is suitable for a rural location.

Access to the Countryside

- 2.8 Sheepy Parish has an extensive network of recreational routes. These routes have been developed by Leicestershire County Council, working with local partners, over the last 30 years.
- 2.9 A good number of public footpaths link the Parish's settlements. Our 2016 Questionnaire demonstrated that all the footpaths were considered important by local people.
- 2.10 Leicestershire County Council, as Highway Authority, has a duty to assert and protect the rights of the public to use and enjoy rights of way and to ensure that they remain open and usable at all times.



FIGURE 3: FOOTBRIDGE

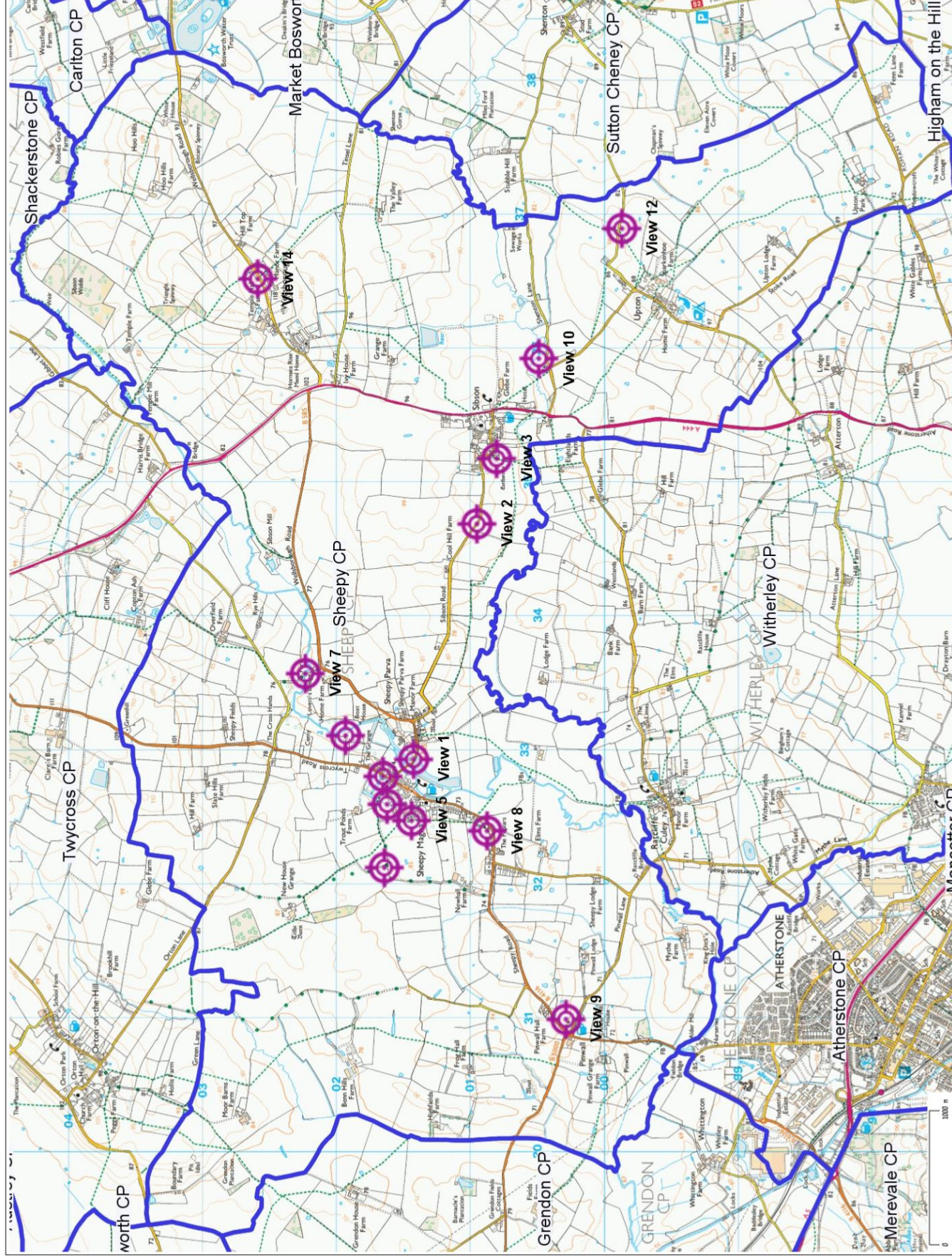
Policy S2: Public Rights of Way network

Development should protect the Rights of Way and wherever possible create new links to the network including footpaths and cycle ways.

Important Views

- 2.11 The largely open, large-scale landscape allows for views that extend to the horizon. Occasionally views are limited by mature trees within hedgerows, but from slightly higher ground levels, views range over long distances.
- 2.12 In our 2016 Questionnaire, we invited local people to identify important views of the local landscape. There were lots of suggestions for views that people valued, the most important are set out in Appendix 2. It is important to note that the significance of any vista cannot be realised in text and images. Seasonal changes as well as exact location can significantly impact on the focal point of the vista.





Policy S3: Locally Important Views

Development should be located and designed in a way that is sensitive to its landscape. Development should safeguard and, where possible, enhance the following important views and vistas (as shown on the Policies Map and set out in Appendix 2):

1. View of the mill pond from Mill Lane, Sheepy Parva
2. View from the road & footpath between Sheepy Parva and Sibson
3. View of the fields to the rear of Long Row Cottages, Sibson
4. View of the Glade and playing field, Sheepy Magna
5. View across the field at the end of Meadow Close and Oakfield Way, Sheepy Magna
6. View across Trout Ponds Lakes, Sheepy Magna
7. View of Lovett's Bridge and the River Sence
8. View across the field to the rear of Sheepy Memorial Hall, Sheepy Magna
9. View across the field adjacent to the crossroads at Pinwall
10. View from the road to Shenton from Sibson
11. View across the fields to New House Grange, Sheepy Magna
12. View from the road and footpath to Shenton from Upton
13. View from the back of Sheepy Lodge/Dormer House, Sheepy Magna
14. View from the footpaths at the rear of Temple Hall across the fields, Wellsborough

Renewable Energy

- 2.13 Increasing the amount of energy from renewable and low carbon technologies will help ensure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. Planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable.
- 2.14 Land Use Consultants Ltd (LUC) and the Centre for Sustainable Energy (CSE) were commissioned in October 2012 to prepare a [Renewable Energy Capacity Study for Hinckley and Bosworth Borough Council](#). The study concluded that the technical potential for renewable and low carbon energy within the Borough is substantial and the technologies with the greatest technical resource for electricity generation are wind, solar photovoltaic (PV) (particularly solar farms) and ground source/air source heat pumps.

Solar Farms

- 2.15 Solar farms (sometimes known as solar parks or solar fields) are the large-scale application of solar PV panels to generate green, clean electricity at scale, usually to feed into the grid. Solar farms can cover anything between 1 acre and 100 acres. In our 2016 Questionnaire, 50% of respondents did not support solar farms, 35% thought they ought to be encouraged and the remaining 15% had no opinion.

Wind Energy

- 2.16 One of the key factors determining the acceptability or otherwise of wind turbines is their potential impacts on the local landscape – this is due to their height and the movement they introduce into the landscape (i.e. rotating blades). The Renewable Energy Capacity Study found that the landscapes in Hinckley and Bosworth have a moderate/moderate high sensitivity to large scale turbines.
- 2.17 National planning policy allows local people to have the final say on wind farm applications. In our 2016 Questionnaire, 54% of respondents were against wind turbines and 67% against wind farms.

Hydroelectric Power

- 2.18 The topography of the land and the location and size of local watercourses do not make it naturally suitable for the development of medium or large-scale hydro power generation. However, there may be some scope for deployment of small or micro-scale installations, for example, a previous study identified a site at Sheepy Magna Mill with a potential capacity of 10kW.
- 2.19 Over a third (36%) of respondents to our 2016 Questionnaire were in favour of hydroelectric power, slightly more than those against (34%). The remaining 30% had no opinion.

Microgeneration Technologies

- 2.20 Many microgeneration technologies projects, such as domestic solar PV panels, ground source and air source heat pumps are often permitted development which means they do not require planning permission providing certain limits and conditions are met. Survey respondents (65%) supported solar panels on the roofs of homes and other buildings.

Policy S4: Renewable Energy

Ground-mounted solar photovoltaic farms will only be supported where:

- A. They are on previously developed (brownfield) or non-agricultural land;
- B. Their location is selected sensitively and well-planned so that the proposals do not impact on any Features of Local Heritage Interest;
- C. The proposal's visual impact has been fully assessed and addressed in accordance with Planning Practice Guidance on landscape assessment (Planning Practice Guidance ref: 5-013-20150327); and
- D. The installations are removed when no longer in use and the land is restored to its previous use.

Wind turbines will not be supported.

Ecology and Biodiversity

- 2.21 The Parish has lots of species-rich hedgerows and mature trees. There are several small stands of wet woodland, field ponds and road verges with

species present including Agrimony, Burnet Saxifrage, Betony, Great Burnet, Rest-harrow and Lady's Bedstraw.

- 2.22 Notable species that have been recorded locally include barn owl, buzzard, common crossbill, corn bunting, cuckoo, grey partridge, hen harrier, hobby, kingfisher, linnet, marsh harrier, merlin, peregrine, red kite, reed bunting, skylark, sparrow hawk, yellowhammer, eel, great crested newt, smooth newt, spined loach, badger, bats, otter and water vole.
- 2.23 Our 2016 Questionnaire demonstrated strong support for protecting existing (93% of respondents), and creating additional, wildlife areas (76%). The main areas and features of wildlife interest are set out below.

Sheepy Fields SSSI

- 2.24 Sheepy Fields comprise two hay meadows at The Cross Hands that contains some of the best remaining examples of neutral grassland in Leicestershire and is representative of hay meadow plant communities developed on neutral soils in the English Midlands. The site was designated as a Site of Special Scientific Interest in 1983.

River Sence

- 2.25 The River Sence rises on Bardon Hill and flows south-west between Heather and Ibstock and on to Sheepy Parish where it separates Sheepy Magna and Sheepy Parva. It joins the River Anker on the boundary with Warwickshire. The largest tributary of the Sence is the Saint, which flows west to Sibson and meanders to join the Sence between Sheepy and Ratcliffe Culey.



FIGURE 4: RIVER SENCE SOUTH OF SHEEPY MAGNA . BY DAVID LALLY, CC BY-SA 2.0, [HTTPS://COMMONS.WIKIMEDIA.ORG/W/INDEX.PHP?CURID=14184187](https://commons.wikimedia.org/w/index.php?curid=14184187)

- 2.26 The River Sence and its tributaries form part of the strategic green infrastructure of Hinckley and Bosworth Borough. It is important to protect its connecting function and so further enable the movement of species. The land adjacent to the river has an important role in maintaining water quality and reducing flood risk. Increased vegetation can slow down the rate at which flood water enters the river system whilst providing opportunities for biomass planting, biodiversity improvements and can reduce the level of sediment entering the watercourse.

- 2.27 Within Sheepy Parish, the River Sence meanders through, and in some parts forms the boundary to, the Parish. River water-crowfoot has been recorded at several locations and river banks have some good mature trees. White-clawed crayfish have also been recorded.

Local Wildlife Sites

- 2.28 Local Wildlife Sites are identified and selected locally using robust, scientifically-determined criteria and detailed ecological surveys. These special and often secret spaces have a huge part to play in the natural green fabric of our countryside. There are four Local Wildlife Sites in the parish:

Manor Farm Meadows: Three fields comprising mesotrophic and mixed grassland and a stream.

Tinsel Lane Roadside Verge: Mesotrophic grassland.

Sheepy Magna Churchyard: Closely mown species-rich mesotrophic grassland.

Marsh near Harris Bridge, River Sence: Marshy area with some open water and scrub, fenced off from grazing.

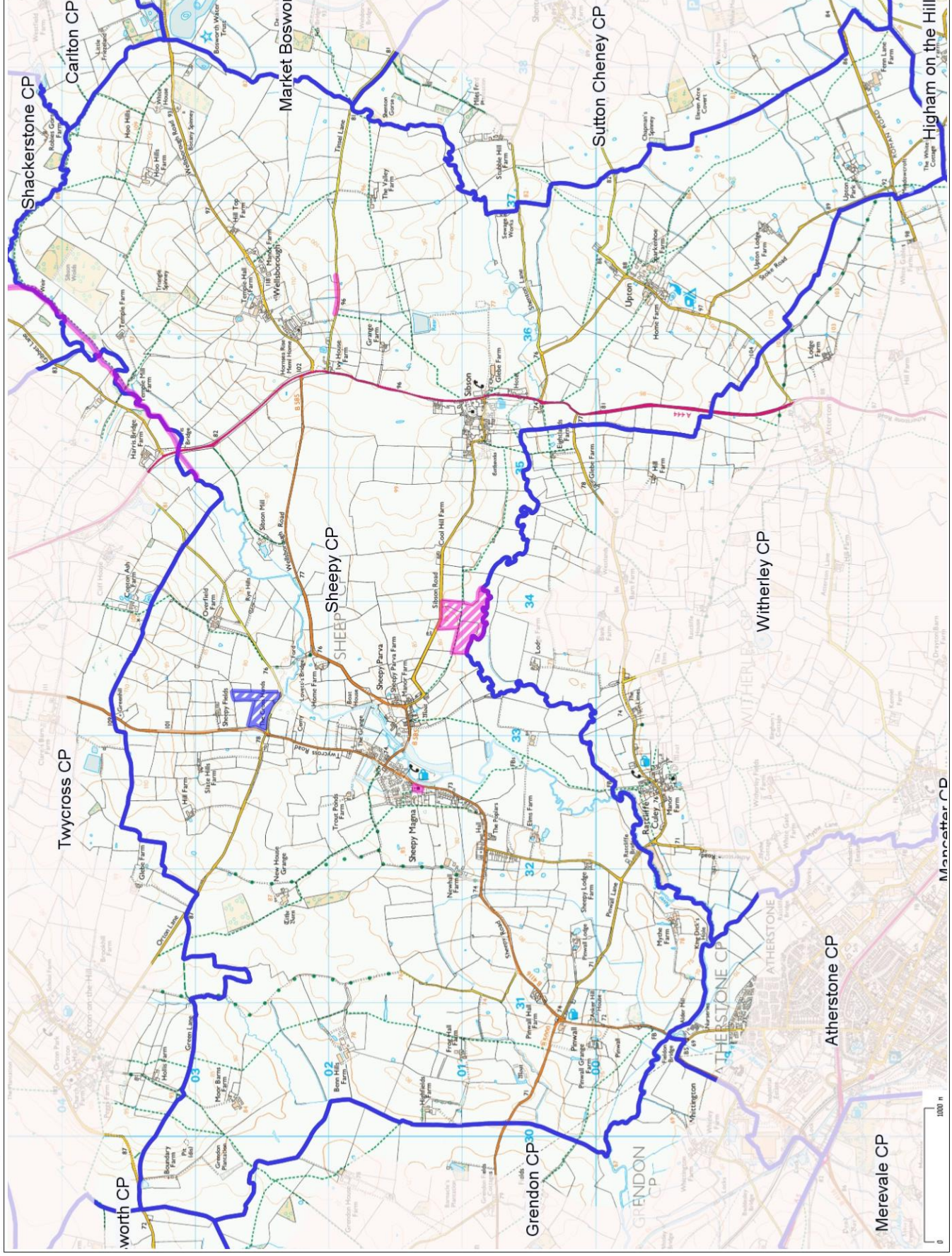
- 2.29 Over sixty potential/candidate Local Wildlife Sites have also been identified, many of which are comprised of several adjacent habitats. Sites include several mature trees, species-rich hedgerows and roadside verges.

Policy S5: Ecology and Biodiversity

Development should not harm the network of local ecological features and habitats which include (as shown on the Policies Map):

1. Sheepy Fields SSSI
2. River Sence and its tributaries
3. Manor Farm Meadows, Sheepy Parva
4. Tinsel Lane Roadside Verge, Wellsborough
5. Sheepy Magna Churchyard
6. Marsh near Harris Bridge, River Sence

New development will be expected to maintain and enhance existing ecological corridors and landscape features (such as watercourses, hedgerows and tree-lines) for biodiversity thus demonstrating overall net-gain.



Flooding

- 2.30 Flood risk is an important consideration in guiding the location of new development in the parish. Flooding in the parish has been a problem for over 100 years. Sheepy Local History Society having photographic evidence of flooding in 1912, 1924, the 1930's, 50's & 60's.



FIGURE 5: FLOODING IN SHEEPY MAGNA VILLAGE PIC ALEX HANNAM

- 2.31 In Sibson, properties were flooded in December 1998 (Surface water flooding after exceptional heavy downpour) and December 2013.
- 2.32 Sheepy Magna and Sheepy Parva have been affected repeatedly from the overtopping of the River Sence and the Sence Brook as they flow through the area. Major floods in recent years include July 2007 and July 2012. On both occasions the Main Road (B4116) was closed between Sheepy Memorial Hall and the former Sheepy Shop, 'cutting off' most residents for at least 24 hours.
- 2.33 Two flood alerts were issued in July 2012, following the heavy rain on the weekend of the 7 July. The surface water exceeded the capacity of drainage systems and watercourses, causing flooding events to occur on Main Road, Sheepy Magna. Some residents were evacuated by the Fire Service. A formal investigation into the flood incident concluded that existing drainage systems and watercourses were unable to cope with the volume of water, causing water levels to rise and flow to vulnerable areas. This together with the rising river levels caused flooding of areas of highway and properties by both surface water and the foul system which had been overwhelmed by surface water. The relatively flat topography of the village means that high water levels in various watercourses can prevent areas of land and drainage systems being able to drain down into them leading to the increased risk of flooding of roads, properties and other infrastructure.
- 2.34 In our 2016 survey, more than 90% of respondents found all the measures identified for reducing flood risk as important reflecting a clear parish-wide concern about flooding.
- 2.35 In accordance with the National Planning Policy Framework, development should be directed away from areas at risk of flooding and ensure that flood risk is not increased elsewhere.

Sustainable Drainage Systems (SuDS)

- 2.36 SuDS are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses.
- 2.37 By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. SuDS achieve this by increasing infiltration to ground, lowering flow rates, increasing water storage capacity and reducing the transport of pollution to the water environment.
- 2.38 The need for alternative drainage such as SuDS is likely to increase to meet environmental challenges such as climate change and population growth. Provision for SuDS and the national standards required for their design, construction, maintenance and operation is included in the Flood and Water Management Act 2010. With a history of flooding in the parish, we are keen to ensure that all new developments incorporate SuDS.

Policy S6: Water Management

New development should take full account of flood risk especially from rivers, groundwater and overland flow. Developments that includes a surface covering of more than five square metres should incorporate Sustainable Drainage Systems (SuDS) with attenuation, storage and treatment capacities incorporated.

3. Heritage and Design

Listed Buildings

- 3.1 Listing marks and celebrates a building's special architectural and historic interest, and brings it under the consideration of the planning system, so that it can be protected for future generations.
- 3.2 The older a building is, the more likely it is to be Listed. All buildings built before 1700 which survive in anything like their original condition are Listed, as are most of those built between 1700 and 1840.

- Grade I buildings are of exceptional interest, nationally only 2.5% of Listed buildings are Grade I
- Grade II* buildings are particularly important buildings of more than special interest; 5.5% of Listed buildings are Grade II*
- Grade II buildings are of special interest; 92% of all Listed buildings are in this class and it is the most likely grade of listing for a home owner.



FIGURE 6: ST BOTOLPH CHURCH, SIBSON PIC SHEEPY BENEFICE

- 3.3 There are 25 Listed buildings in Sheepy Parish. There are no Grade I Listed buildings.

	Grade II*	Grade II
Sheepy Magna	Church of All Saints The Great Barn at New House Grange	Bridge House and adjoining dwelling, Church Lane War memorial, All Saints churchyard, Main Road Newhouse Grange, Orton Lane Dovecote at Newhouse Grange, Orton Lane Old Cottage now store at Newhouse Grange, Orton Lane Elms Farmhouse, Ratcliffe Lane Gresley Farmhouse, Twycross Road Sheepy Lodge, Twycross Road
Sheepy Parva		Manor House, Mill Lane Manor Farmhouse, Sibson Lane Barns at Manor Farm, Sibson Road Home Farmhouse, Wellsborough Road
Sibson	Church of St Botolph	Houghton House, Sheepy Road Swiss Cottage, Sheepy Road The Cock Inn, Sheepy Road

	Grade II*	Grade II
Wellsborough		Sibson Mill, Wellsborough Road
		Manor Farm Cottages, Bosworth Road
		Temple Hall, Bosworth Road
		Temple Mill, Gibbet Lane
Pinwall		Fieldon Bridge, Atherstone Road
		Pinwall Grange Farmhouse, Atherstone Road
		Pinwall Hall, Sheepy Road

Scheduled Monuments

- 3.4 Scheduling is shorthand for the process through which nationally important sites and monuments are given legal protection.

Moated site north-west of Pinwall

- 3.5 A monastic grange was a farm owned and run by a monastic community and independent of the secular manorial system of communal agriculture and servile labour. The function of granges was to provide food and raw materials for consumption within the parent monastic house itself, and to provide surpluses for sale for profit. The first monastic granges appeared in the 12th century but they continued to be constructed and used until the Dissolution in the 16th Century.
- 3.6 The moated grange site at Pinwall survives well and has important connections with Merevale Abbey in Warwickshire. It is considered that the moat island contains the foundations of monastic grange buildings.

Great Barn at Newhouse Grange

- 3.7 This large, medieval aisled barn is said "to have been the storehouse for the Leicestershire portion of the produce belonging to Merevale Abbey" (White's Leicester, 1863). The barn is timber-framed largely with C18-C19 brick infilling.

Battle of Bosworth Field

- 3.8 The Battle of Bosworth Field (or Battle of Bosworth) was the last significant battle of the Wars of the Roses, the civil war between the Houses of Lancaster and York that raged across England in the latter half of the 15th century. Fought in August 1485, the battle was won by the Lancastrians. Their leader Henry Tudor, Earl of Richmond, by his victory became the first English monarch of the Tudor dynasty. His opponent, Richard III, the last king of the House of York, was killed in the battle. Historians consider Bosworth Field to mark the end of the Plantagenet dynasty, making it a defining moment of English and Welsh history.
- 3.9 The battlefield area is focused in the valley bottom south of Shenton, west of Dadlington extending as far as Upton Park in the south-west of Sheepy Parish. Fenn Lanes appears to have been a key axis in the battle as the Lancastrian troops manoeuvred around the marsh. Ambion Hill and Crown Hill are included as part of the battlefield. Ambion Hill is historically the traditional location of Richard III's camp on the night before the battle and has long associations with the event such as King Richard's Well. Crown Hill

saw the symbolic end of the battle in the crowning of Henry Tudor as Henry VII.

- 3.10 The area is recognised as a Registered Battlefield, an iconic event in English history.

Sibson Conservation Area

- 3.11 Sibson Conservation Area was designated by Hinckley and Bosworth Borough Council in December 1995. The Conservation Area covers most of the village.
- 3.12 The character of the village is derived from its agricultural origins of the settlement. This can be identified from the number of former and existing farm buildings within the designated area. The ancient road pattern, with its unique twist and turn, has added a further layer of distinctiveness to the village.

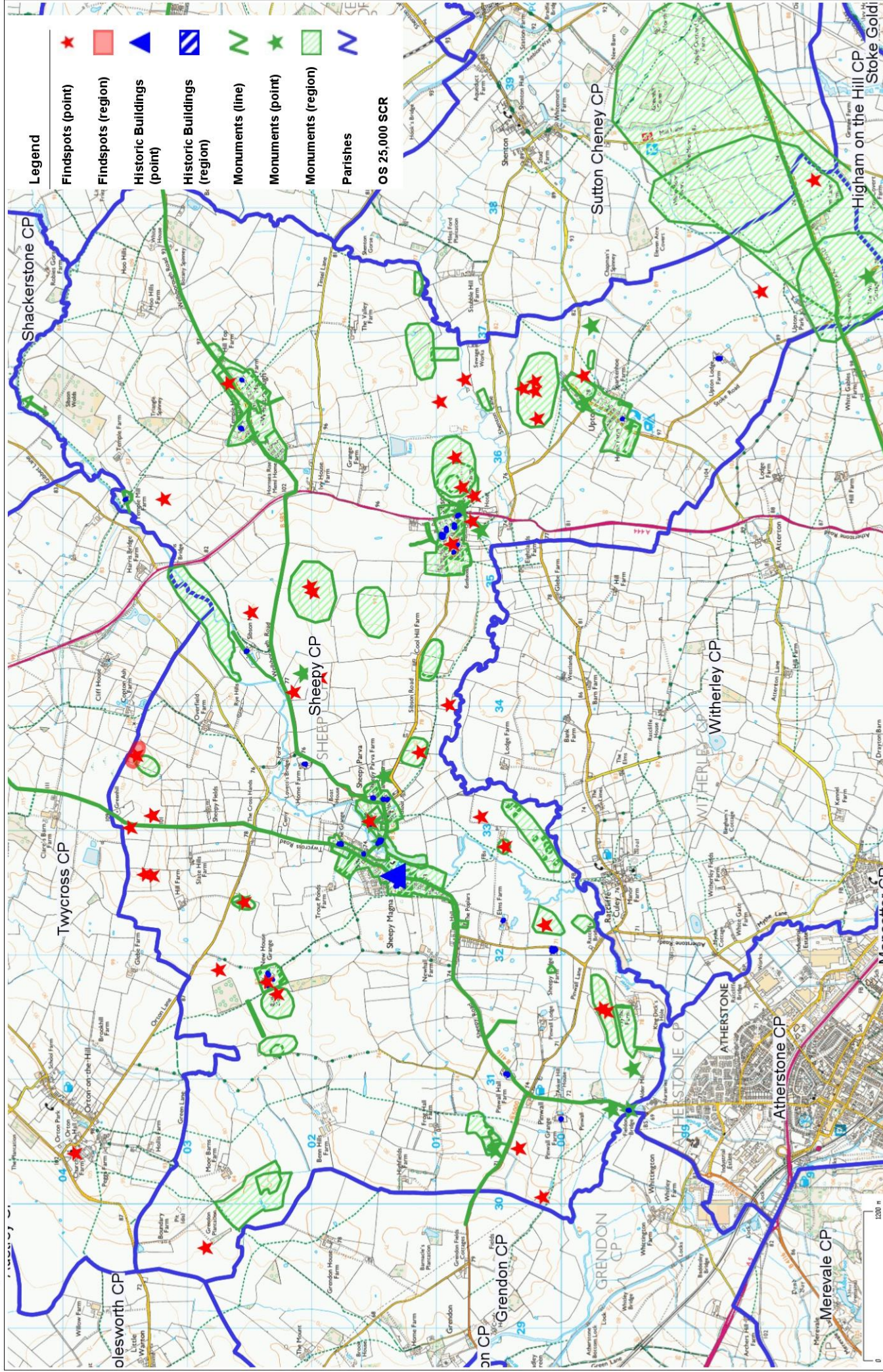
Features of Local Heritage Interest

- 3.13 There are buildings and sites in the parish that make a positive contribution providing local character and sense of place because of their heritage value. Although such heritage features may not be nationally designated, they may be offered some level of protection through the Plan. The Plan includes information about local, non-designated heritage features including sites of archaeological interest to guide decisions.
- 3.14 A list of Features of Local Heritage Interest has been compiled mainly from the following sources:
- the local Historic Environment Record
 - Sibson Conservation Area Appraisal
 - a list of candidate heritage assets nominated by Sheepy Historical Society
- 3.15 See Appendix 3 for further information on the process followed.

Policy S7: Features of Local Heritage Interest

The determination of planning applications which would affect features of local heritage interest (as shown on the Policies Map) will balance the need for, or public benefit of, the proposed development against the significance of the asset and the extent to which it will be harmed.





Design

- 3.16 Sheepy Parish has been subjected to standard, 'identikit' homes that typify new developments built by some house builders. Some of our housing looks the same as developments elsewhere and could be anywhere in the country. Too often new developments are dominated by the same, identikit designs that bear no resemblance to local character.
- 3.17 We now expect all development to contribute positively to the creation of well-designed buildings and spaces. Through good design we want to maintain and enhance the individual character of our parish and create places that work well for both occupants and users, and are built to last.

Policy S8: Design

Only development that reflects the buildings in Sheepy Parish that have a distinctive and traditional character will be supported. Development must also:

- A. Be in keeping with the scale, form and character of its surroundings;
- B. Protect important features such as traditional walls, hedgerows and trees;
- C. Not significantly adversely affect the amenities of residents in the area, including daylight/sunlight, privacy, air quality, noise and light pollution;
- D. Not significantly increase the volume of traffic through the Parish's settlements; and
- E. Have safe and suitable access.

4. Local Green Spaces

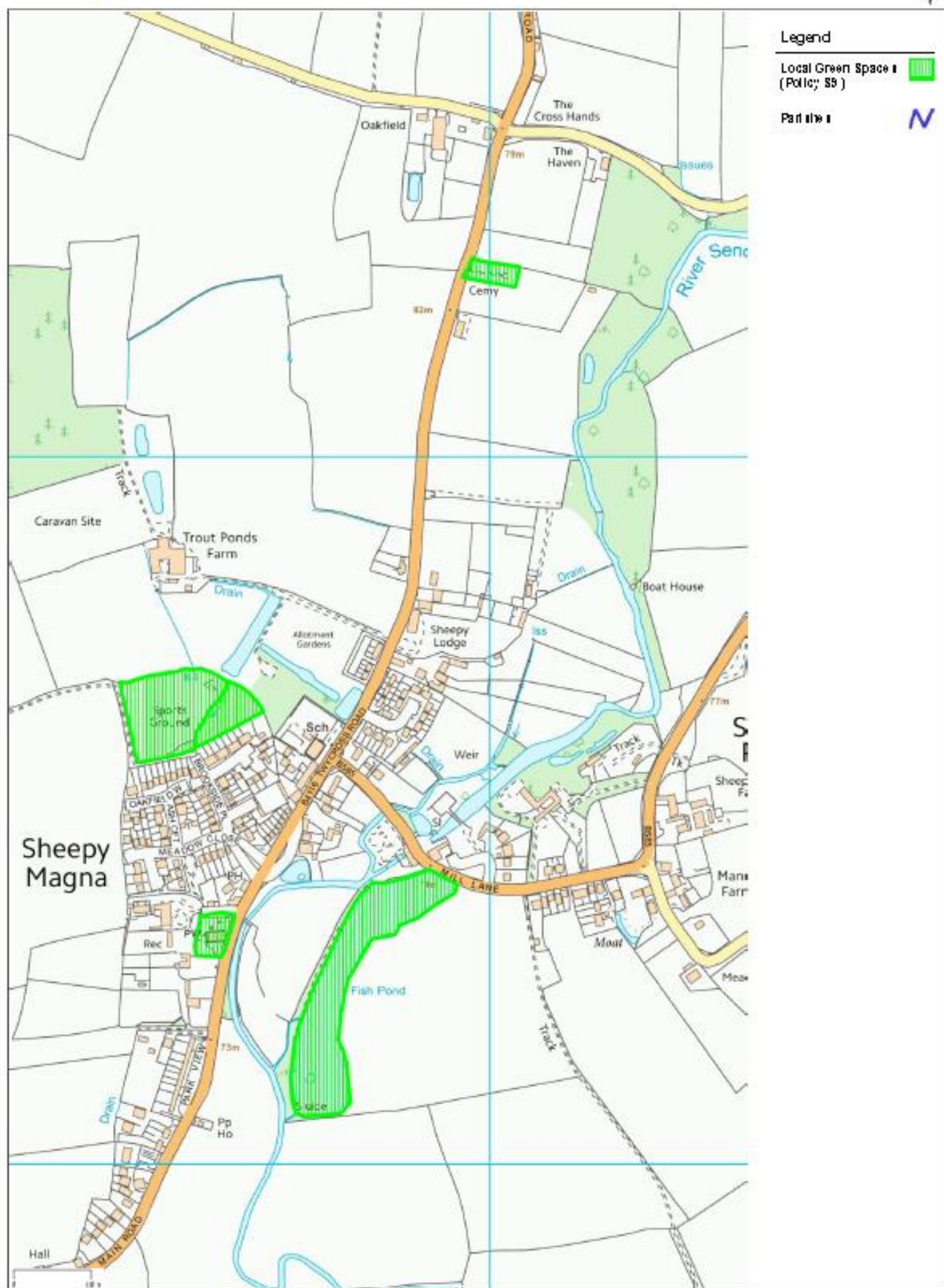
- 4.1 National policy makes provision for local communities to identify green areas of importance to those communities, where development will not be permitted except in very special circumstances. The importance of these Local Green Spaces is summarised in Appendix 4.

Policy S9: Local Green Spaces

The following sites have been designated as Local Green Spaces:

1. Sheepy Magna Playing Fields
2. Sheepy Glade
3. All Saints Churchyard, Sheepy Magna
4. St Botolph Churchyard, Sibson
5. Sheepy Cemetery
6. The Mill Lake, Sheepy Parva

Development that would harm the openness or special character of a Local Green Space (as designated on the Policies Map) or its significance and value to the local community will not be permitted unless there are very special circumstances which outweigh the harm to the Local Green Space.





5. Housing

Hinckley and Bosworth Local Plan

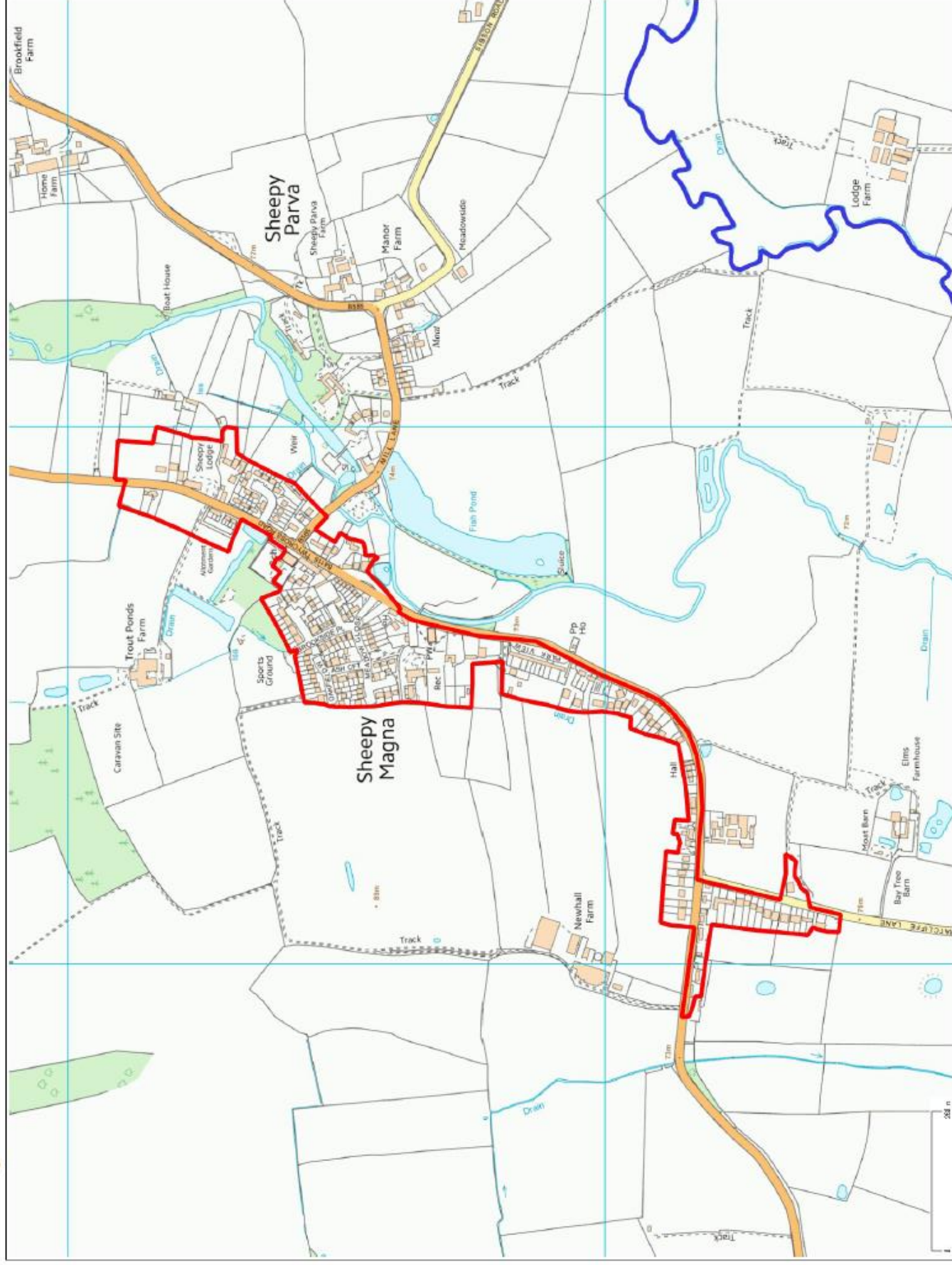
- 5.1 The Sheepy Parish Neighbourhood Plan must be in general conformity with the strategic policies of the Hinckley and Bosworth Local Plan and it should not promote less development than set out in the Local Plan or undermine its strategic policies.
- 5.2 The Core Strategy identifies Sheepy Magna as a 'Rural Village' where at least 20 new homes are to be allocated over the period 2006 to 2026. The Site Allocations and Development Management Policies DPD subsequently allocated the site at Trout Ponds Farm, Sheepy Magna for the development of 15 houses. The Core Strategy also supports housing development within the settlement boundary.
- 5.3 Sibson is identified as a Rural Hamlet in the Core Strategy because of its limited services and facilities. Housing development is confined to infill housing development and local needs schemes.
- 5.4 The Core Strategy does not expect Wellsborough, Upton, Pinwall or The Cross Hands to accommodate more housing.

Current Housing Supply

- 5.5 Since 2006, 10 houses have been built (net of demolitions) in the Parish (to 31st March 2017) and a further 41 homes had planning permission. 43 of these homes are in Sheepy Magna- most at the Trout Ponds Farm site. The redevelopment of the Hornsey Rise Memorial Home site (Policy S13) for a further 20 dwellings would increase the total supply of homes in the Parish to 71.
- 5.6 The site allocated at Trout Ponds Farm in Sheepy Magna, has planning permission for 24 homes (Ref: 14/00136/FUL) and construction has started. It means that the Core Strategy minimum housing allocation for Sheepy Magna has been **exceeded**.
- 5.7 In the 2016 Questionnaire, 78% of respondents supported only minimal development as required by the Core Strategy. Most (76%) agreed that further development should be restricted to brownfield, conversions and infill sites.



FIGURE 7: TROUT PONDS FARM SITE, SHEEPY MAGNA



Infill Housing

- 5.8 The Core Strategy supports infill development in Sheepy Magna and Sibson. To clarify where infill development would be acceptable, the Neighbourhood Plan defines a settlement boundary for Sheepy Magna and Sibson which takes account of the character of each settlement. This replaces the Settlement Boundaries defined by the Site Allocations and Development Management Policies DPD.
- 5.9 In the remainder of the Parish outside of these two new settlement boundaries, which covers the settlements of Sheepy Parva, Wellsborough, Upton, Pinwall and The Cross Hands, new residential development will not normally be permitted.

Policy S10: Infill Housing

Permission for housing development within the Sheepy Magna and Sibson Settlement Boundaries, as defined on the Policies Map, will be supported.

Outside the Sheepy Magna and Sibson Settlement Boundaries, permission for housing development will be limited to:

- A. Land allocated for residential development at Hornsey Rise Memorial Home in accordance with Policy S11;
- B. Rural worker accommodation in accordance with Site Allocations and Development Management Policies DPD Policy DM5;
- C. Replacement dwellings in accordance with Site Allocations and Development Management Policies DPD Policy DM14;
- D. The re-use and/or adaptation of redundant rural buildings in accordance with Site Allocations and Development Management Policies DPD Policy DM15; and
- E. Exception site affordable housing in accordance with Policy S12.

Meeting Local Housing Needs

- 5.10 In planning for new homes, there should be a mix of housing to meet the needs of people living locally. New evidence about the future need for housing in Leicester and Leicestershire was published on 31 January 2017. The 2017 Leicester and Leicestershire Housing and Economic Development Need Assessment identifies a range of factors which influence the need for different types of homes. This includes demographic trends, and in particular a growing older population, market dynamics and affordability.
- 5.11 For Hinckley and Bosworth Borough Council, the appropriate mix of homes of different sizes needed in the market and affordable sectors is as follows:

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market Housing	0-10%	35-45%	45-55%	5-15%
Affordable Housing	30-35%	35-40%	20-25%	5-10%

- 5.12 Using data from the 2011 Census, compared to the borough, Sheepy Parish has a smaller proportion of young householders (under 35) but more households over the age of 65. Local house prices are high compared to Hinckley, a high proportion of homes are detached and there are high levels of under-occupancy.
- 5.13 The provision of market housing units which cater for older households is a key supply gap which urgently needs to be addressed. While 'land hungry' bungalows are not attractive for developers, it is important that efforts are made within new developments to provide for older households.

Policy S11: Housing Mix

New housing development shall provide for a mix of housing types that will be informed by the most up to date evidence of housing need. Applicants for development of 10 or more dwellings will need to demonstrate how their proposals will meet the housing needs of older households and the need for smaller, low-cost homes.

Affordable Housing

- 5.14 Affordable housing is defined in the Glossary. New affordable housing will be allocated initially to people with a local connection, including those living, working or with close family ties in Sheepy Parish.
- 5.15 The Core Strategy requires that on large private-sector developments, 40% of dwellings should be affordable. The development of the Trout Ponds Farm site will provide five affordable homes which is less than the 40% requirement, but was acceptable to the Parish Council, as there was no evidence of significant demand. Large housing sites that come forward which have not been specifically identified in the Neighbourhood Plan will still be expected to contribute fully to affordable housing provision.
- 5.16 If there were to be a proven local need for additional affordable homes, the Neighbourhood Plan makes provision to allow planning permission to be granted for affordable housing on 'Rural Exception Sites', i.e. sites that would not normally be released for private market housing.

Policy S12: Affordable Housing

On windfall housing developments of 11 dwellings or more, the minimum Affordable housing provision is 40%.

Affordable housing may also be permitted on Rural Exception Sites within or adjoining the Sheepy Magna or Sibson Settlement Boundaries where the development is demonstrated to meet an identified local need for affordable housing that will not otherwise be met, such development still conforming to the policies S3 and S8 defined earlier in this document.

All affordable housing will be subject to conditions, or a planning obligation will be sought, to ensure that when homes are allocated, priority is given to people with a local connection to Sheepy Parish (i.e. including living, working or with close family ties in the Parish).

Hornsey Rise Memorial Home

- 5.17 Hornsey Rise Memorial Home, Bosworth Road, Wellsborough was run by the religious organisation Pilgrim Homes as a Christian care and respite home. Originally constructed for the National Society of Operative Printers and Assistants (NATSOPA) it opened as a convalescent home in 1921- a

memorial to printers who fell in the First World War. It was later taken over by the Pilgrim's Friend Society in 1974 and closed in 2012. The site was purchased by a developer in 2014.



FIGURE 8: THE NATSOPA MEMORIAL HOME, WELLSBOROUGH, 1936

© HISTORIC ENGLAND

- 5.18 The site contained three main buildings, two bungalows, a pavilion, gardens, a chapel, and a hall.
- 5.19 In April 2016, initial proposals for the demolition of the former care home and its redevelopment for 14 dwellings and 12 apartments, and the conversion of the former chapel to one dwelling were put forward.

5.20 This remote site has become victim to arson, vandalism and other anti-social behaviour and is a local eyesore. In June 2016, a major fire caused significant damage. About 0.5 hectares is brownfield having been occupied by buildings associated with the now derelict Memorial Home. The remaining 2.7 hectares formed the gardens associated with the home.

5.21 The redevelopment of the site for housing would be acceptable provided it helped meet the housing needs of older households and the need for smaller, low-cost homes (Policies S8 & S11). Although it is a Brownfield site, the whole site should not be developed to avoid too many

homes being developed in a location that has poor access to key services and facilities.

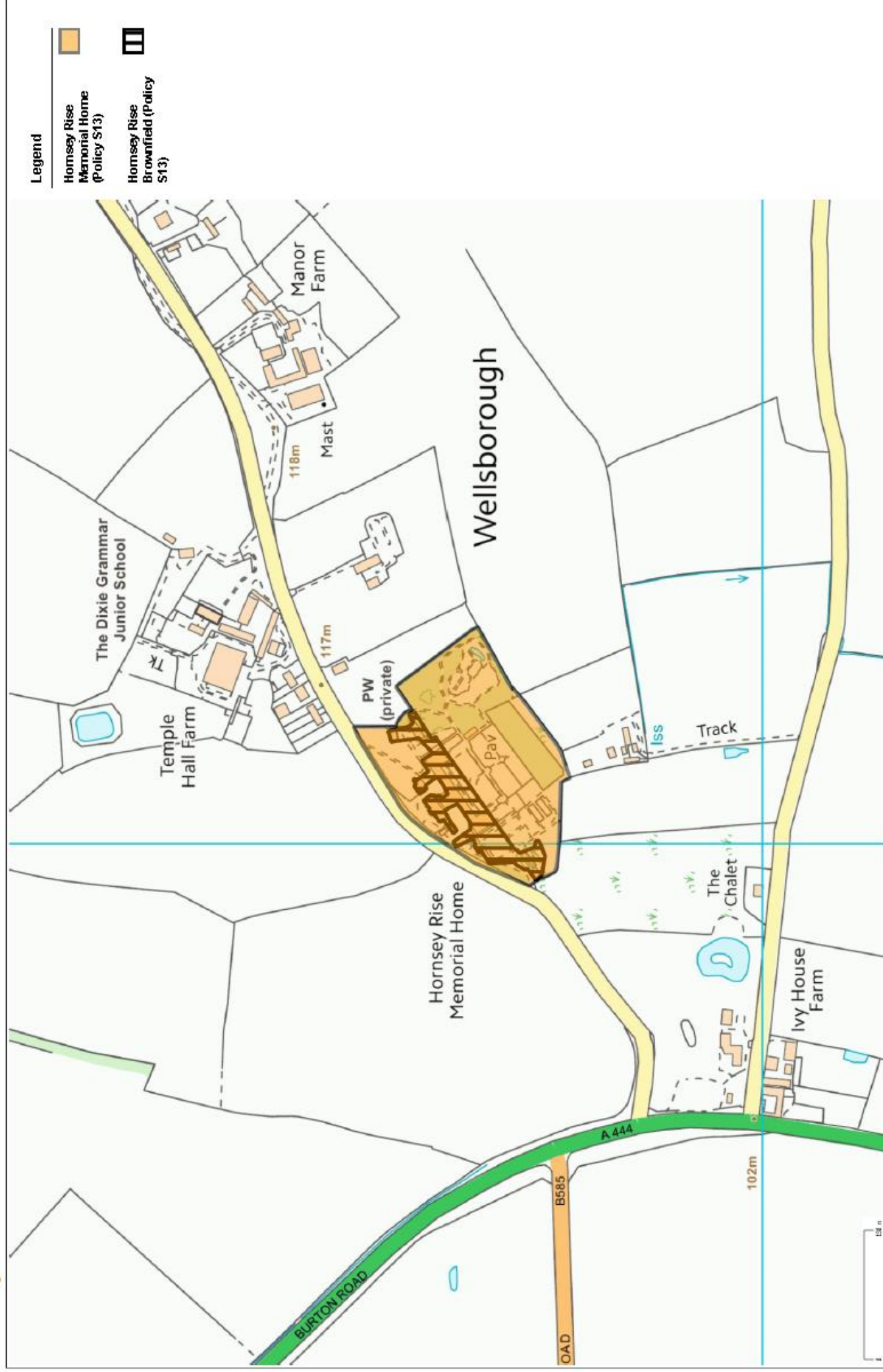


FIGURE 9: HORNSEY RISE MEMORIAL HOME IN 2017

Policy S13: Hornsey Rise Memorial Home

Some 0.5 hectares of land at Hornsey Rise Memorial Home, Bosworth Road, Wellsborough, shown as Brownfield on the Policies Map, is allocated for the development of around 20 dwellings. Housing development will be supported subject to the following criteria:

- A. No more than three dwellings shall have four bedrooms or more;
- B. The former chapel should be restored as a representation of the previous use of the site as a Memorial Home. Other buildings and structures that are not to be incorporated into the redevelopment shall be removed prior to the commencement of any development;
- C. Any contamination present shall be safely remediated prior to the commencement of any development;
- D. Development being no more intensive, in terms of traffic generation, than the previous permitted use;
- E. The construction of a footpath/cycle path from the site access along the south side of Bosworth Road eastwards to the point where there is a footpath on the north side of Bosworth Road; and
- F. A landscaping scheme should be implemented to provide for an improvement in biodiversity and include the retention and enhancement of trees and hedgerows along the boundaries of the site.



6. Services, Facilities and Infrastructure

- 6.1 The National Planning Policy Framework promotes the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. However, the provision of such services and facilities in Sheepy Parish is limited. Sheepy Magna has a primary school, church, pub, memorial hall, sports and recreation facilities. There is a church, pub, and village hall in Sibson. Although there are a range of businesses throughout the Parish, there are no main facilities in Sheepy Parva, Upton, Wellsborough, Pinwall or The Cross Hands.
- 6.2 The only bus service is the Roberts Coaches Number 7 service between Measham, Atherstone, and Fenny Drayton. This is a two-hourly, Monday to Saturday service only, with a stop in Sheepy Magna and Pinwall and nowhere else in the wider Sheepy Parish.
- 6.3 Our 2016 Questionnaire showed that local people would like to see faster internet connections, better sports facilities, a shop/Post Office and improved public transport services.
- 6.4 The loss of even the limited services and facilities that residents do currently enjoy can have a significant impact on people's quality of life and the overall viability of the community. With an increasing proportion of older people in the population, especially those who have been resident in the Parish for many years, access to locally based services will become increasingly important due to lower mobility levels.

Policy S14: Community Services and Facilities

Development that would result in the loss of the following facilities will not be supported, unless it can be demonstrated that:

- A. It is no longer viable; and
- B. It is no longer needed by the local community; and
- C. It is not needed for any other community use or that the facility is being replaced by equivalent or better provision in terms of quantity, quality and location:

Sheepy Magna Church of England Primary School
The Black Horse PH, Sheepy Magna
The Cock PH, Sibson
Sheepy Magna Memorial Hall
Sibson Village Hall

Young People

- 6.5 Our 2016 Questionnaire of young people showed that over 50% would like to stay in the area when they were an adult and that there needed to be better facilities for play, leisure and sport.

Traffic and Parking

- 6.6 Traffic (particularly HGVs), road safety, speeding and inconsiderate parking were all concerns for adult and younger people. Parking problems were identified at Sheepy Magna Memorial Hall, Sheepy Cemetery, Mill Lane Sheepy Parva (particularly at the beginning and end of the school day), St Botolph Church and Sibson Village Hall.
- 6.7 There is very little support for measures to control the speed of traffic and promote calming as measures such as chicanes and speed humps are out of keeping with the rural character of the parish. There is some support for vehicle activated speed signage and speed cameras which are now being taken forward by the Parish Council.
- 6.8 On-street parking was identified as an issue and to avoid exacerbating the problem further, new housing developments should include adequate car parking provision to minimise the need for on-street car parking within settlements and have regard to the level of public transport available.

Policy S15: Car Parking and New Development

At least two off-street car parking spaces shall be provided for each new dwelling. At least three such spaces should be provided for four-bedroom or larger dwellings.

Superfast Broadband

- 6.9 Internet connectivity, be it for personal and home use or to support businesses, is an essential requirement today and its use will only grow in the future.
- 6.10 Further, with the modern commercial use of the Internet for business trading, supplier and customer management, Internet trading, the growth of wireless devices, smartphones, tablets etc, the growth of social media, on line gaming, on demand television, high-speed Internet connections have become essential to modern life and without which rural businesses and communities cannot prosper.
- 6.11 Traditional connections cannot handle the data volumes and speeds required to make realistic use of the technology. This can only be delivered by making fibre optic based Internet connections accessible.
- 6.12 In Sheepy Parish, 82 residents (2011 Census) worked from home. Unfortunately, large parts of the Parish are unable to receive Superfast Broadband despite the significant efforts and support from the Parish Council over recent years. Many of the residences, farms and hamlets are located too remotely for high speed connections to be made available in the near future on the country's priority programme i.e. they fall out of the targeted 95% coverage. This will therefore continue to inhibit the prosperity

of the Parish and the promotion of rural industry especially tourism and leisure.

Policy S16: Communications Infrastructure

New residential or employment development should incorporate open access ducting to industry standards, to enable all premises and homes to be directly served by fibre optic broadband technology. Exceptions will only be considered where it can be demonstrated that making such provision would render the development unviable.

7. Employment

Economic Activity

- 7.1 The 2011 Census shows that of the 837 parish residents aged 16 to 74, 579 were economically active. Of those economically active, 49% were in full-time employment, 21% were in part-time jobs and 25% were self-employed. In March 2017, the Job Seekers Allowance claimant count in Twycross and Witherley with Sheepy ward was 0.2%.
- 7.2 The 2011 Census shows that a particularly high proportion of working residents were in managerial or professional occupations – 210 people or 37% compared with 27% in Hinckley and Bosworth borough.
- 7.3 Historically, agriculture provided the bulk of local employment and it remains part of village life and the local economy.
- 7.4 We want to support economic growth in Sheepy Parish to create jobs and prosperity, reduce the need for people to travel to work by car, and provide opportunities for the expansion and growth of local enterprise.

Tourism

- 7.5 Hinckley and Bosworth Borough is a growing tourist destination with around 50 hotels and guesthouses, as well as over 200 pubs, restaurants and bars, tea rooms, coffee houses and farm shops, and a wide range of supporting facilities and services. Several of the Borough's most important visitor attractions lie close to Sheepy Parish including Twycross Zoo, the Ashby Canal, Shenton antiques and the Battlefield Line railway.



FIGURE 10: BATTLE OF BOSWORTH RE-ENACTMENT

- 7.6 The Bosworth Battlefield Heritage Centre at Sutton Cheney is open to visitors to explore the stories of characters that would have been at the battle, and can enjoy special events taking place throughout the year. The

ongoing 'Richard III effect' provides local businesses with opportunities to benefit from the growing number of visitors to the area.

Live/Work Units

- 7.7 Many people have historically had business premises and residential accommodation which are connected or attached in some way, such as homes with workshops attached and farmhouses. During more recent decades, due to changing employment and living trends, this has altered and new developments are normally exclusively for either residential or employment purposes with people typically commuting from their home to their place of work.
- 7.8 However, changing patterns of employment in recent years together with improvements in information technology means that often people can work or operate a business without the need to travel to premises some distance away.
- 7.9 A live/work unit is a property that is designed primarily for employment purposes but which also includes ancillary residential space connected to the employment premises. Live/work units allow more people to work from home but we are keen to ensure that there are controls to prevent proposals becoming a wholly residential use.

Policy S17: Rural Economy

The sustainable growth and expansion of all types of business and enterprise through the conversion of existing buildings and well-designed new buildings will be supported.

Tourism development is particularly encouraged, especially that associated with Richard III and the Battle of Bosworth Field.

Live/Work units will be supported where the ratio between living space and work space does not exceed 50:50. In addition conditions preventing sub-division and restricting residential occupation to those employed in the linked workspace will be imposed.

APPENDICES

Appendix 1: Non-planning issues

The process of preparing the Sheepy Parish Neighbourhood Plan has highlighted non-planning issues or the need for community projects. Most of these matters were raised in response to the 2016 Questionnaire and are being considered by Sheepy Parish Council. They do not form part of the statutory Neighbourhood Plan, so are not subject to the independent examination nor referendum.

Street lighting

General support for switching off lights late at night. However, there is some concern about increase in crime but others counter this.

Flood maintenance

There is a need to undertake regular drainage cleansing and respond to any reports of blockages.

Sport, recreation and open spaces

Providing more leisure and sport facilities.

Other than from young persons, there was a low response generally in relation to the requirement for improvements to be made to each of the sports facilities listed; namely additional sports fields, sports hall, changing rooms, bowls, tennis courts, an outdoor gym, senior citizens/ Youth facilities, improved play equipment and more parking.

There is a need (specified by Young people) for better facilities for play- indicated by a 52.4% response for leisure and sports; with the following facilities being listed: tennis courts, a basketball court/net, a skateboard park, cycle track, an outdoor gym with a fitness instructor, a rugby/smaller football pitch and a netball court.

Additional designated wildlife areas/habitats.

Trees

Where trees need to be felled they should be re-placed with sufficient numbers and of type to be carbon neutral.

Comments about the number of large/inappropriate trees in St Botolph's Church Yard.

Public rights of way

Accessible footpaths for people with disabilities.

There were additional responses in relation to specific paths. There were also some suggestions as to improvements; namely increased sign posting, keep public rights of way clear, extend the walks in the Glade, provide picnic benches in the shade in the Glade and first grass cut earlier to prevent obstruction at junctions of roads and more wildflowers in the Glade.

Transport

There is widespread recognition that a good bus service is important, particularly for the elderly, but some parts of the parish are not served by the current bus service.

Current bus routes and timetables are not perceived as user friendly and the service is perceived as unreliable. Several parishioners commented that the buses are not inclusive for those with disabilities.

The most popular destinations for a wider bus service include Nuneaton, Market Bosworth, Tamworth (including Ventura Park), Hinckley and Ashby.

Traffic (particularly HGVs), road safety, speeding and un-neighbourly parking were all major concerns to adult parishioners. However, there is very little support for measures to control the speed of traffic and promote calming where those measures are seen as out of character with the rural nature of the parish (for example chicanes and speed humps).

Parking hotspots were identified at Sheepy Magna Memorial Hall, Sheepy Cemetery, Mill Lane Sheepy Parva (particularly at the beginning and end of the school day), St Botolph Church, Sibson Church and Sibson Village Hall.

Most young people walk to sports and activities within the villages where they live (but are transported by car to activities outside their village).

A fifth (Young Persons Questionnaire) have no problems getting around but the remainder experience difficulties with speeding traffic, lack of cycle paths and pavements and crossing the road.

The young peoples' comments were supported by the adults desire for more cycle routes. People say they would cycle more if cycle lanes were available.

Services and facilities

A few comments that there could be more events and that they need updating but not clear at which hall. Also, there were 15 responses that the "Village Halls" / Sports pavilions and playing fields could be used more frequently for a variety of uses but require upgrading. There were 4 comments that the Church (which one?) could be used for more community activity if heating upgraded and pews removed and as to the requirement for improvements to the maintenance of the church grounds.

The pubs and restaurants are important (and the pubs need to be improved and protected against closure).

There is clear dissatisfaction with mobile and broadband services in the parish. The questionnaire responses were however inconclusive as to how the services could be improved with only 28 responders being in favour of a community-type solution, dependant on outcome and costs.

There is a clear desire for a shop of some sort in the parish.

There were 24 responses indicating dissatisfaction with the water supply- the responses ranged from statements that the water pressure needed to be improved and the pipes needed to be upgraded.

Appendix 2: Important Views

The following views have been identified as important in defining the character of the Parish. The views highlight the open countryside and extensive vistas enjoyed across the Parish. The varied landscape of arable and pasture land; meadows over rolling countryside; extensive woodland and the streams and ponds are all deemed by Parishioners as important in providing recreational benefits for walking, cycling and enjoying the outdoors.

1.View of the mill pond from Mill lane, Sheepy Parva

The view is located off the B585 Wellsborough Road, on the approach into Sheepy Magna from Sheepy Parva. The view takes in the mill pond and surrounding fields and woodland. Beyond the pond to the Southwest the view extends across fields and woodland towards Merevale and Monks Park wood in the distance.



The view is important as it takes in the combined elements of the mill pond and rolling countryside, pasture land and woodlands beyond. The mill pond is an intrinsic part of Sheepy Magna /Sheepy Parva industrial history, as it was formed to provide water to drive the waterwheel to the old mill. The mill pond is now a private lake and a haven for wild life.

2.View from the road & footpath between Sheepy Parva and Sibson

The view can be admired when heading west from Sibson towards Sheepy Parva along the Sibson Road. It reveals magnificent expansive views over diverse agricultural land. The view extends towards Atherstone and the wooded hills of Merevale estate.



This vista of arable, grazing pastures and traditional meadows is broken up by the many hedgerows, mature trees and the River Saint in the vale. The landscape supports a diverse flora and fauna providing habitat for birds and other wild life, including buzzards, herons, plover and partridge. As you look east towards Sibson there is a lovely view of the village rooftops and St Botolph's Church tower as it nestles in a substantial copse of mature trees. The view is important as it illustrates the commanding position of Sibson its ancient meadows, and diverse agricultural land of the Parish. Sibson Road is an important recreational route popular with walkers and cyclists.

3. View of the fields to the rear of Long Row Cottages, Sibson

This view can be seen from the public footpath adjacent to Long Row Cottages, Sibson and extends across agricultural land.



The view is important as it shows the ancient meadow and agricultural heritage of the area. According to locals, the ancient meadow has been undisturbed in living memory. Within the view you can also see the River Saint in the small valley.

4. View of the Glade and playing field, Sheepy Magna

This view commences at the Sheepy playing fields and leads to Trout Ponds Lakes through the wooded area of Sheepy Glade. The playing field is an open grassed area to the foreground with mature trees and hedgerow in the background. The Glade is an area of woodland and wildflowers, with a wheelchair accessible footpath and seating.



The view is recreationally important, Parishioners were invited to plant trees in an allotted area of the Sheepy Playing Fields to create a tranquil space to enjoy the views, woodland and wildlife. It was opened on 15th March 1997 and provides a recreational facility for Parishioners including children from the nearby Sheepy Magna CE Primary School, who use the area as part of the school curriculum.

5. View across the field at the end of Meadow Close and Oakfield Way, Sheepy Magna

The view is accessed from the public right of way adjacent to Meadow Close and Oakfield Way, Sheepy Magna. Looking southwest the view is of a small woodland area and a large tract of arable land. These features continue as the view moves around to the northwest.

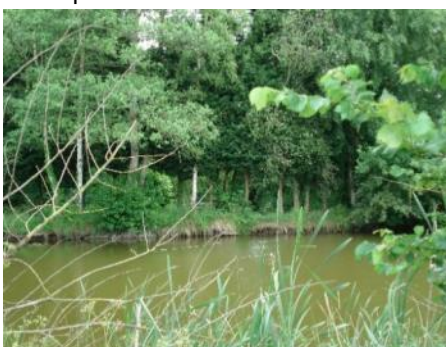


The key essence of this view is that it shows wonderful rolling countryside, arable land and woodlands beyond, which extends uninterrupted from this side of Sheepy Magna.

This view is important as it is a point where countryside and village sit side by side. It shows the agricultural heritage of the area and this view is enjoyed by many Parishioners as it is a very popular walk and one which is used heavily daily.

6. View across Trout Ponds Lakes, Sheepy Magna

Trout Ponds, Sheepy Magna is an important view within the Parish in the context of bird life, other wildlife, landscape and recreation. Trout Ponds comprises of 2 large ponds used for recreational fishing and is viewed from either the B4116 Twycross Road or from the Glade via Brookside Place, or the footpath between the two. The ponds are surrounded



by mature trees, grasses and pond plants and are a haven for pond, bird and other wildlife. The view at Trout Ponds is important as it is part of local history as the ponds were created by Cistercian monks from Merevale Abbey. The woodland and vegetation landscape is typical of that within the Parish. It forms part of the views to The Glade, a recreational woodland walk created as a millennium project in 2000 for Parishioners.

7. View of Lovett's Bridge and the River Sence

Lovett's Bridge is approached from the non-maintained single track lane linking the B585 Wellsborough Road at Sheepy Parva, with Watery Lane off the B4116 Twycross Road at The Cross Hands.

The lane is surrounded by mature trees and ancient hedgerows (botanists believe the hedgerows to be at least 1000 years old), and slopes down to an ancient ford -at least 1000 years old - which forms a crossing for the River Sence.

A red brick arched footbridge -Lovetts Bridge sits to the side of the ford and was once a very old roadway

The view at Lovetts Bridge is important as it links Sheepy Parva across the river Sence towards The Cross Hands and Orton on the Hill. It is a recreational area where children and dogs enjoy playing in the water, 'pooh sticks' on the bridge, and the peace and tranquility of the area



8. View across the field to the rear of Sheepy Memorial Hall, Sheepy Magna

This view looks north-westwards and then extending in an arc towards the north east. The northwest view is across grazing pasture to the Newhall Farm, north it extends to the tree line on the brow of a ridge. To the north east there are trees and hedgerows on the horizon.

The view is important as it shows the agricultural heritage of the area; the typical open and rolling countryside; pasture land, ancient hedgerows and trees that are a main feature of the Parish.



9. View across the field adjacent to the crossroads at Pinwall

The view starts at the B5000 crossroad junction with the B4116 in Pinwall. It extends from the west with a hedgerow forming the field boundary to the B4116, across the field to the hedgerow forming the field boundary running parallel with Pinwall Lane to the south. To the north the view extends to the tree line on the brow of the hill.



The view is important as it shows the open and rolling countryside; the agricultural heritage with pasture land, ancient hedgerows and trees that are typically across the Parish.

10. View from the road to Shenton from Sibson

This view is taken on the road to Shenton from Sibson, between the A444 and Upton Lane. To the left it looks north-eastwards and then pans around to the right, looking eastwards, almost parallel to the road itself. In the foreground is a ditch, of the type common in the countryside surrounding and running into Upton and natural



grasses that can be seen at the side of the road throughout the parish on the minor roads and lanes. The view takes in a small field with traditional hedgerows, before opening out onto expansive arable land and then, in the far distance, a copse and hedgerows can be seen. The view is important as it illustrates the open and diverse countryside, and the beautiful vistas enjoyed across the parish.

11. View across the fields to New House Grange, Sheepy Magna

The first view shows New House Grange Farm (with its Grade II Listed Great Barn and Dovecote) and the surrounding landscape, as seen from the footpath leading from Sheepy Magna. The second view shows the popular footpath leading to New House Grange Farm.



The view is important as it shows an example of the many historically important farm settlements in the parish, as well as the rolling countryside and the mature trees and hedgerows typical across the parish.

12. View from the road and footpath to Shenton from Upton

This view is taken from the Shenton Lane on the outskirts of Upton. It shows the footpath running from Upton towards Shenton. To the left, it looks north-northwesterly and pans around to the right towards the northeast.

This uninterrupted view is important as it is an example of open and expansive arable land with distant hedgerows and individual trees running alongside Sibson Lane (from left to right from Sibson to Shenton). This open countryside landscape is typical to the parish.



13. View from the back of Sheepy Lodge/Dormer House, Sheepy Magna

This view is taken from the B4116, Sheepy Magna, and shows the open pasture, mature hedgerows and trees typical across the parish. This view is important as this illustrates the open countryside between The Cross Hands and Sheepy Magna.



14. View from the footpaths at the rear of Temple Hall across the fields, Wellsborough

The view to the south of the B585 Bosworth Road (Wellsborough) shows the footpath across two grazing paddocks. (Manor Farm Cottage & Manor Farm) which descends in the direction of Shenton through arable farm land. Looking south farm buildings and the residential properties on



Tinsel Lane can be seen, along with the tower of St. John's church at Shenton amongst trees. Various other steeples & spires are also visible in the distance. To the west in the direction of Sibson is extensive farmland as well as a cone shaped prominence nicknamed 'Mount Judd', a spoil heap from a former quarry. To the east, the town of Market Bosworth and the spire of St. Peter's church in Market Bosworth.

To the north of the B585 Bosworth Road (Wellsborough) the footpath heads across arable farmland to Congerstone. To the west the grounds of the Dixie School and to the East Hoo Hills Farm buildings. The footpath rises steadily uphill intersecting a hawthorn hedgerow, skirting around the western perimeter of a copse on the brow of the hill before descending towards Temple Hill Farm.

The far-reaching views are important as these demonstrate the important connections of other parish countryside to that of Sheepy parish.

Appendix 3: Features of Local Heritage Interest

All of the interests determined to be Features of Local Heritage Interest can be viewed on the Neighbourhood Plan website using the following link <http://sheepparishneighbourhoodplan.com/supporting-evidence/>. They have been compiled from the sources set out below and can be summarised as follows:

Historic Environment Record

The interests comprised in the Leicestershire & Rutland Historic Environment Records for Historic Buildings and Monuments and Findspots, being information provided by Helen Wells, Archaeology, County Hall, July and August 2017.

These interests have all been determined to be Features of Local Heritage Interest by virtue of them having already been identified in the HER Records as features of historic interest. The full list and HER justification can be viewed on the Neighbourhood Plan website.

Sibson Conservation Area Appraisal

The interests identified as Un-Listed Buildings of Local Historic Interest of Architectural importance (as set out in the Sibson Conservation Area Appraisal dated January 2008). These interests have all been determined to be Features of Local Heritage Interest by virtue of them having already been identified in the Appraisal as being of local historic interest. A further analysis was also separately undertaken by the Neighbourhood Planning Group. The full list, Appraisal itself and the separate analysis can be viewed on the Neighbourhood Plan website.

Properties Nominated for Local Heritage List by Sheepy Historical Society.

The interests nominated for inclusion in a Local Heritage List by Sheepy Historical Society In 2014 as suggested by & confirmed at a public meeting are all properties and have been determined to be Features of Local Heritage Interest by virtue of them having already been identified in a list suggested and confirmed by the Sheepy Historical Society for their history, historical association and rarity. The full list, and the notes relating thereto can be viewed on the Neighbourhood Plan website.

Interests Nominated by the Neighbourhood Planning Steering Group

The Neighbourhood Planning Steering Group has determined that further interests merit designation as Features of Local Heritage Interest. The full list and the separate supporting justification for inclusion can be viewed on the Neighbourhood Plan website.

Appendix 4: Local Green Spaces: Summary of Reasons for Designation

No.	Local Green Space	Holds a particular local significance, for example because of its beauty	holds a particular local significance for example because of its historic significance	holds a particular local significance, for example because of its recreational value	holds a particular local significance, for example because of its tranquillity	holds a particular local significance, for example because of the richness of its wildlife	holds a particular local significance, for any other reason
1	Sheepy Magna Playing Fields	Y	N	Y	Y	Y	N
2	Sheepy Glade	Y	N	Y	Y	Y	N
3	All Saints Churchyard, Sheepy Magna	N	Y	N	Y	Y	N
4	St Botolph Churchyard, Sibson	Y	Y	N	Y	Y	N
5	Sheepy Cemetery	N	Y	N	Y	Y	N
6	The Mill Lake, Sheepy Parva	Y	Y	N	Y	Y	N

Appendix 5: Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Biodiversity: The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity generally tends to reduce biodiversity, so special measures often need to be taken to offset the impact of development on natural habitats.

Brownfield Land: See previously developed land below

Conservation Areas: Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance; permitted development rights may be restricted in these areas.

Consultation Statement: Explains and demonstrates how engagement with the community and others has shaped the development of a neighbourhood plan.

Core Strategy: The Core Strategy Development Plan Document (DPD), a local plan document that was adopted on 15 December 2009 and sets out the long-term vision for Hinckley and Bosworth Borough, the strategic objectives, and the strategic planning policies needed to deliver that vision.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development: The legal definition of development is “the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land” (Sec 55 of 1990 Act); this covers virtually all construction activities and changes of use.

Development plan: This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Development Plan Documents (DPDs): Planning policy documents which make up the Local Plan.

economically active: Comprises all persons of either sex who furnish the supply of labour for the production of economic goods and services.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

independent examination: An examination of a proposed neighbourhood plan, carried out by an independent person, set up to consider whether a neighbourhood plan meets the basic conditions required.

infill: Development of new houses, business buildings, etc. on land between other buildings in already developed areas

infrastructure: Basic services necessary for development to take place e.g. roads, electricity, water, education and health facilities.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

legislation: The Acts of Parliament, regulations, and statutory instruments which provide the legal framework within which public law is administered.

Listed Buildings: A building of special architectural or historic interest. Listed buildings are graded I, II* or II, with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).

Local Green Space: Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references in the Sheepy Parish Neighbourhood Plan to local planning authority apply to Hinckley and Bosworth Borough Council.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Wildlife Site: Areas identified and selected locally for their great wildlife value. The designation is non-statutory but is recognition of a site's significance with many sites being of county and often regional importance for wildlife.

National Planning Policy Framework: The government policy document adopted in March 2012 intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development.

Neighbourhood Area: The local area in which a neighbourhood plan or Neighbourhood Development Order can be introduced. For the purposes of this Plan the Neighbourhood Area is Sheepy Parish.

Neighbourhood Plan: A planning document created by a parish or town council or a neighbourhood forum, which sets out vision for the neighbourhood area, and contains policies for the development and use of land in the area. Neighbourhood plans must be subjected to an independent examination to confirm that they meet legal requirements, and then to a local referendum. If approved by a majority vote of the local community, the neighbourhood plan will then form part of the statutory development plan.

Older people: People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Parish Council: Where an area is designated as a civil parish, the community it contains may be represented by a Parish Council which is an elected local government body. For the purposes of this Plan, the Parish council concerned is Sheepy Parish Council. This provides a limited range of local public services and makes representations on behalf of the community to other organisations; particularly significant to planning in that it can make submissions on behalf of its community when development plan documents are being prepared and on planning applications submitted within the parish. An increasingly important role is in being proactive in the preparation of Neighbourhood Plans.

Permitted Development: Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

Planning Obligation: Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Policies Map: An important part of the development plan showing the location of proposals, designations and area based policies in the Local Plan or Neighbourhood Plan on an Ordnance Survey base map.

Public Footpath: A right of way for walkers. A walker includes a person who uses manual or powered mobility aids such as a wheelchair or scooter.

Public Right of Way: A way over which the public have a right to pass and repass. The route may be used on foot, on (or leading) a horse, on a pedal cycle or with a motor vehicle, depending on its status. Although the land may be owned by a private individual, the public may still gain access across that land along a specific route. Public rights of way are all highways in law.

Referendum: A vote by the eligible population of an electoral area may decide on a matter of public policy. Neighbourhood plans and Neighbourhood Development

Orders are made by a referendum of the eligible voters within a neighbourhood area.

Registered Battlefield: Important English battlefields of clear historical significance registered by Historic England.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

stakeholders: People who have an interest in an organisation or process including residents, business owners and government.

Sustainable Development: An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that “meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Sustainable Drainage Systems (SuDS): Drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. By mimicking natural drainage regimes, SuDS aim to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment.

2016 Questionnaire: means the questionnaire sent to residents in 2016 in respect of the Sheepy Parish Neighbourhood Plan asking for responses in relation to a number of local issues in Sheepy Parish, including housing, views, transport, heritage and facilities.