

SHEEPY PARISH NEIGHBOURHOOD PLAN

PARISH COUNCIL POLICY BRIEFING

13th June 2017

All Saints Church, Sheepy Magna



Shaping Our Future

AGENDA

- ▶ Objectives for meeting
- ▶ Background
- ▶ Progress and Status
- ▶ Vision
- ▶ Draft Policies
- ▶ Summary
- ▶ Councillor Q&A



OUR OBJECTIVES

- ▶ Describe progress
- ▶ PC to endorse **Neighbourhood Plan Draft Policies** so that we can:
 - ▶ Proceed to finalising pre-submission for approval by PC
 - ▶ Commence the six week pre-submission consultation
 - ▶ Share with Hinckley & Bosworth Borough Council



WHAT IS A NEIGHBOURHOOD PLAN?

- ▶ A plan to guide future development, growth, land use and protection that takes into account:
 - ▶ social, economic and environmental issues
- ▶ Can be a simple or as complex as needed/wanted but must pass an independent examination
- ▶ Must be developed in consultation, be compliant with local/national policies and supported by the community
- ▶ Once in place its policies are legally binding and form part of the HBBC development and local plans



WHY ARE WE DOING A NP?

- ▶ Puts the Parish in control
- ▶ Sets out what the community wants:
 - ▶ Environment
 - ▶ Housing
 - ▶ Local economy
 - ▶ Society, community and culture
 - ▶ Transport
- ▶ To control undesirable *ad hoc* development



NEIGHBOURHOOD PLANS IN THE BOROUGH

- ▶ [Barlestone](#) (consultation)
- ▶ [Burbage](#) (area designated)
- ▶ [Desford](#) (area designated)
- ▶ [Higham-on-the-Hill](#) (area proposed)
- ▶ [Market Bosworth](#) (adopted)
- ▶ [Markfield](#) (consultation)
- ▶ [Newbold Verdon](#) (area designated)
- ▶ [Sheepy](#) (area designated)
- ▶ [Stoke Golding](#) (area designated)
- ▶ [West Clarendon](#) (area designated)
- ▶ [Witherley](#) (area designated)



WHAT A NEIGHBOURHOOD PLAN CAN AND CANNOT COVER?

Can	Cannot
Decide where and what type of development should happen	Prevent any development taking place/block a specific proposal
Promote more development than in the Local Plan	Conflict with existing current statutory policies (e.g. Local Plan)
Include policies on design standards	Be prepared by a body other than a Parish Council
Identify areas for protection	Be prepared with out consultation and community support
Set out improvements or additions to facilities and services	



THE PROCESS

Stage 1

Parish Council propose
and agree
Neighbourhood Plan

Obtain community
support

Stage 2

Establish steering
group and apply for
funding

Initial consultation

Stage 3

Identify and prioritise
issues scope and
objectives

Draft policies

Stage 4

Draft
Neighbourhood
Plan

Consultation

Stage 5

Revise
Neighbourhood
Plan

Submit final
neighbourhood
plan

Stage 6

Independent
examination

Referendum

Gather evidence

Prepare

CURRENT
POSITION

Approval



OUR PROGRESS

- ▶ Steering group formation and mobilisation
 - July - Dec 2015
- ▶ Public parish drop in events in Sheepy Magna & Sibson
 - Spring 2016
- ▶ Public sector and business workshop
 - March 2016
- ▶ Develop website
 - April 2016
- ▶ Obtained funding support
 - Since 2015 - Ongoing
- ▶ Questionnaire development (Adult & Young Persons)
 - Mar - Jun 2016
- ▶ Questionnaire circulation and response gathering (>70% response)
 - July 2016 - Oct 2016
- ▶ Questionnaire data input
 - Sep - Dec 2016
- ▶ Questionnaire digitisation
 - Jan - Mar 2017
- ▶ Questionnaire analysis
 - Jan - Jun 2017
- ▶ Draft policy development
 - Apr - May 2017



OUR TIMELINE FROM NOW

Jun - Sept 2017	Pre-submission Statutory Consultation	<ul style="list-style-type: none"> • Produce draft Neighbourhood Plan • Decide on date and venue • Issue invites (6 weeks notice) • HBBC review • Statutory & stakeholders consultation events • Incorporate feedback • Submit to HBBC
Oct - Nov 2017	Pre-submission Parishioners Consultation	<ul style="list-style-type: none"> • Prepare comments and forms • Decide on date and venue • Issue invites • Parishioners consultation event
December 2017	Neighbourhood Plan - Finalise & submit	<ul style="list-style-type: none"> • Finalise and submit
Dec - Jan 2018	Neighbourhood Plan - Independent Examination	<ul style="list-style-type: none"> • HBBC appoint examiner • Examination and completion of updates
Feb - Mar 2018	Neighbourhood Plan - Referendum	<ul style="list-style-type: none"> • Prepare and give notice of Referendum • Referendum - Parishioners to vote on the adoption of the Neighbourhood Plan. • Collate results
April 2018	Neighbourhood Plan - Independent Verification	<ul style="list-style-type: none"> • Independent verification by Third Party
April 2018	Neighbourhood Plan - Adoption & celebration	<ul style="list-style-type: none"> • Completion of the Steering Group' work



CURRENT STATUS

- ▶ Draft NP being developed for whole of Sheepy Parish
- ▶ Covers MAIN Parish priorities as indicated through consultations
- ▶ Focus on housing development - a key requirement to get approval
- ▶ Plan to run from 2016-2036 - adjusted to align with HBBC plans & to ensure sustainability
- ▶ Draft policies presented to PC for endorsement and then shared with HBBC



THE VISION

Sheepy Parish in 2036

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

New developments have taken full account of flood risk

Development reflects local needs

Important view 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



POLICY HEADINGS

RURAL CHARACTER

Countryside

Public rights of way

Locally important views

Renewable energy

Ecology & biodiversity

Water management

HERITAGE & DESIGN

Local heritage assets

Design

LOCAL GREEN SPACES

Local Green Spaces

HOUSING

Infill housing

Housing mix

Affordable housing

Windfall Site

SERVICES, FACILITIES & INFRASTRUCTURE

Community services & facilities

Car parking and new development

Comms infrastructure

EMPLOYMENT

Rural economy



S1 - COUNTRYSIDE

RURAL CHARACTERISTICS

Countryside

Public rights of way

Locally important views

Renewable energy

Ecology & biodiversity

Water management

POLICY STATEMENT

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.



S2 -PUBLIC RIGHTS OF WAY & NETWORK

RURAL CHARACTERISTICS

Countryside

Public rights of
way

Locally
important views

Renewable
energy

Ecology &
biodiversity

Water
management

POLICY STATEMENT

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



S3 - LOCALLY IMPORTANT VIEWS

RURAL CHARACTERISTICS

Countryside

Public rights of way

Locally important views

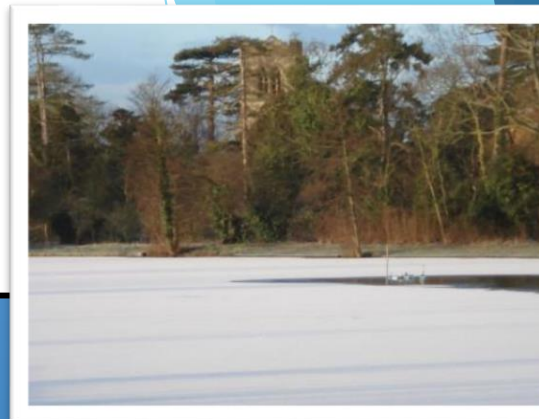
Renewable energy

Ecology & biodiversity

Water management

POLICY STATEMENT

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)



IMPORTANT VIEWS

View	Yes	View	Yes
Of Mill Lake	84%	Road to Shenton from Sibson	61%
Road & footpath between Sheepy Parva and Sibson	83%	New House Grange	61%
Of the Glade and Playing Fields	82%	Fields to the rear of Long Row Cottages	59%
Field adjacent to the end of Meadow Close & Oakfield Way	76%	Road and Footpath to Shenton from Upton	57%
Trout Pond Lakes	73%	Back of Sheepy Lodge/Dormer House	57%
Lovett's Bridge	69%	View from Temple Hall	56%
Field to the rear of Sheepy Memorial Hall	65%	The back of Holly Tree Cottage	54%
Fields adjacent to crossroads Pinwall	63%		



S4 - RENEWABLE ENERGY

RURAL CHARACTERISTICS

Countryside

Public rights of way

Locally important views

Renewable energy

Ecology & biodiversity

Water management

POLICY STATEMENT

1. Ground-mounted solar photovoltaic farms will be supported where:
 - A. They are on previously developed or non-agricultural land;
 - B. Their location is selected sensitively and well-planned so that the proposals do not impact on any heritage asset;
 - C. The proposal's visual impact has been fully assessed and addressed in accordance with the PPG on landscape assessment; and
 - D. The installations are removed when no longer in use and the land is restored to its previous use.
2. Wind turbines will not be supported.



S5 - ECOLOGY & BIODIVERSITY

POLICY STATEMENT

1. Development should not harm local ecological features and habitats which include:
 - A. Sheepy Fields SSSI
 - B. River Sence and its tributaries
 - C. Manor Farm Meadows
 - D. Tinsel Lane Roadside Verge
 - E. Sheepy Magna Churchyard
 - F. Marsh near Harris Bridge, River Sence
2. New development will be expected to maintain and enhance existing ecological corridors and landscape features for improved biodiversity.

RURAL CHARACTERISTICS

Countryside

Public rights of
way

Locally
important views

Renewable
energy

Ecology &
biodiversity

water
management



S6 - WATER MANAGEMENT

RURAL CHARACTERISTICS

Countryside

Public rights of
way

Locally
important views

Renewable
energy

Ecology &
biodiversity

Water
management

POLICY STATEMENT

New development should take full account of flood risk especially from rivers, groundwater and overland flow. Developments should incorporate Sustainable Drainage Systems (SuDS) with attenuation, storage and treatment capacities incorporated.



S7 LOCAL HERITAGE ASSETS

HERITAGE & DESIGN

Local heritage
assets

Design

POLICY STATEMENT

Local Heritage Assets should be conserved and enhanced.

See table for schedule of assets.



S7 LOCAL HERITAGE ASSETS

Grade II	Grade II	Grade II*	Conservation Area Sibson		Battlefield Sites	Scheduled Monuments	Consultation process
Bridge House & Adjoining Dwelling, Sheepy Magna	Elms Farmhouse, Sheepy Magna	Church of All Saints, Sheepy Magna	Poplars Farm	The Stables	Battle of Bosworth Fields	Moated site north-west of Pinwall	Petrol Pump, Upton
War Memorial, Sheepy Magna	Gresley Farmhouse, Sheepy Magna	Church of St Botolph, Sibson	Huntington House	Coachmans Cottage		Barn at Newhouse Grange	Lovetts Bridge, The Cross Hands
Newhouse Grange, Sheepy Magna	Sheepy Lodge, Sheepy Magna	The Great Barn at New House Grange, Sheepy Magna	Vine Cottage	Ushers Cottage			Blacksmith Workshop, Upton
Old Cottage, Newhouse Grange, Sheepy Magna	Manor House, Sheepy Parva		Corner Cottage	School House			
Pinwall Hall, Pinwall	Manor Farmhouse, Sheepy Parva		Long Row				
Pinwall Grange, Pinwall	Barns at Manor Farm, Sheepy Parva		The Swiss Cottage				
Fieldon Bridge, Pinwall	Home Farmhouse, Sheepy Parva		Glebe House				
Temple Mill, Wellsborough	Houghton House, Sibson		Rose Cottage				
Temple Hall, Wellsborough	Swiss Cottage, Sibson		Sibson Manor				
Manor Farm cottages, Wellsborough	The Cock Inn, Sibson		Carriers Croft				
Sibson Mill, Sibson							



S8 - DESIGN

HERITAGE & DESIGN

Local heritage
assets

Design

POLICY STATEMENT

Only development that reflects the distinctive and traditional character of buildings in Sheepy Parish 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 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.



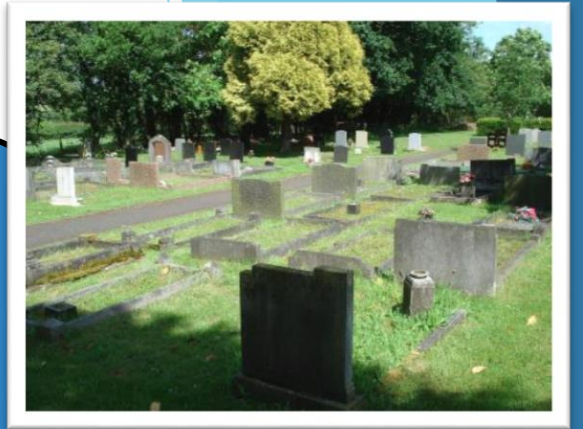
S9 - LOCAL GREEN SPACES

LOCAL GREEN
SPACES

Local Green
Spaces

POLICY STATEMENT

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.



HOUSING

HOUSING

Infill housing

Housing mix

Affordable housing

Windfall site

Minimum HBBC requirement (20) exceeded by 23 (43 built/approved) in Sheepy, additional 4 elsewhere.



S10 - INFILL HOUSING

HOUSING

Infill housing

Housing mix

Affordable housing

Windfall Site

POLICY STATEMENT

1. Housing development within the Sheepy Magna/Sibson Settlement Boundaries, as defined on the Policies Map, will be supported.
2. Elsewhere permission for housing development will be limited to:
 - A. Land allocated for residential development in accordance with Policy S13;
 - B. Rural worker accommodation in accordance with HBBC Policy;
 - C. Replacement dwellings in accordance HBBC Policy;
 - D. The re-use and/or adaptation of redundant rural buildings in accordance HBBC Policy and;
 - E. Exception site affordable housing in accordance with Policy S12.



S11 - HOUSING MIX

HOUSING

Infill housing

Housing mix

Affordable housing

Windfall Site

POLICY STATEMENT

New housing development will provide for a mix of housing types 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.



S12 - AFFORDABLE HOUSING

HOUSING

Infill housing

Housing mix

Affordable housing

Windfall Site

POLICY STATEMENT

- 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.
- 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).



S13 - WINDFALL SITE

HOUSING

Infill housing

Housing mix

Affordable housing

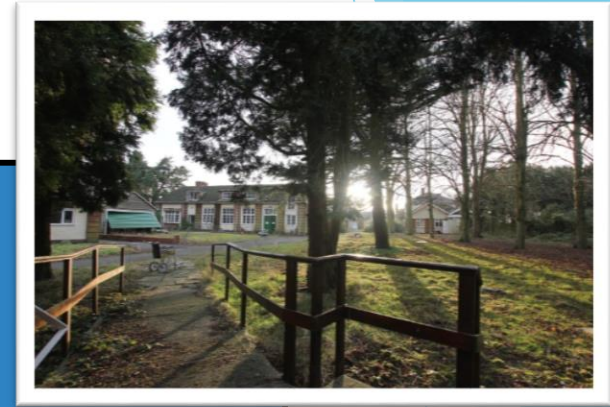
Windfall Site

POLICY STATEMENT

*** *Under development* ***

Hornsey Rise Memorial Home:

- Derelict building and grounds
- Opportunity to propose development reflecting Parish needs informed by Parish-wide consultation



S14 - COMMUNITY SERVICES & FACILITIES

SERVICES, FACILITIES
& INFRASTRUCTURE

Community
services &
facilities

Car parking and
new
development

Communications
infrastructure

POLICY STATEMENT

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*



S15 - CAR PARKING & NEW DEVELOPMENT

SERVICES, FACILITIES & INFRASTRUCTURE

Community
services &
facilities

Car parking and
new
development

Communications
infrastructure

POLICY STATEMENT

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



S16 - COMMUNICATIONS INFRASTRUCTURE

SERVICES, FACILITIES
& INFRASTRUCTURE

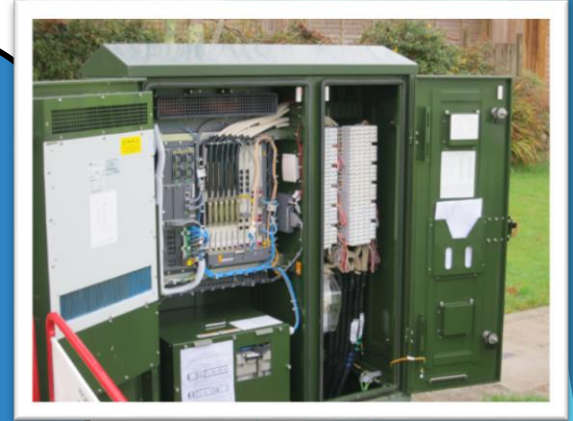
Community
services &
facilities

Car parking and
new
development

Communications
infrastructure

POLICY STATEMENT

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.



S17 - RURAL ECONOMY

EMPLOYMENT

Rural economy

POLICY STATEMENT

- 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 associated with Richard III and the Battle of Bosworth Field is particularly encouraged.
- 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.



SUMMARY

- ▶ Excellent participation throughout the Parish
- ▶ 17 Draft policies produced
- ▶ Endorsement of policies by PC is required
- ▶ With approval, pre-submission document can be completed by end of June 2017
- ▶ Next Steps
 - ▶ PC approve the pre-submission document to formally start the six week consultation process July 2017.
 - ▶ Share with HBBC



Thank you

PARISH COUNCILLORS Q & A

*Sheepy Parish Council and its
Neighbourhood Plan - Shaping Our Future*

